An SBA 504 loan is a partnership between a Certified Development Company (CDC), the Small Business Administration, and a lender. CDC’s are economic development organizations that have been certified by the SBA to make loans under the Certified Development Company Economic Development Loan Program through an SBA 504 loan.

Working with a lender, the CDC provides up to 40% of the financing for commercial real estate purchase and new construction with an SBA 504 loan. A lender must partner with the CDC and typically provides 50% of the financing, while the entrepreneur ends up paying as little as 10% down.

The CDC works closely with the small business borrower to process, approve, close, and service the SBA 504 loan. Funding is provided by the CDC issuing a 10, 20, or 25 year debenture bond that is sold to investors on Wall Street giving entrepreneurs access to capital at low, fixed interest rates.

Effective rate includes principal & interest, program fees, and loan loss subsidy.

**CCD EDA CARES Act Revolving Loan Fund**

CCD Business Development Corporation was awarded an U.S. Department of Commerce Economic Development Administration (EDA) CARES Act Revolving Loan Fund Supplemental Disaster Recovery and Resiliency Grant Award.

The grant will establish a new $1.4m Revolving Loan Fund.

CCD’s overriding purpose, or mission, is the development of long-term private sector employment. This is accomplished through both private and public investment to encourage startup and expansion of private business and industry in order to diversify and stabilize the economy of our service region of Coos, Curry and Douglas counties.

**Loan program overview:**

- **Eligible Applicants:** Small businesses located in Coos, Curry, and Douglas counties.
- **Loan Amounts:** $5,000—$250,000
- **Interest Rate:** 4%
- **Loan Term Options:** 5, 7, 10 or 20 years
- **Loan Fee:** 1%
- **Collateral:** Collateral will be required.
- **Prepayment:** Prepayment of principal may be made, without penalty.

The goal is to have these funds deployed to small businesses within a 24 month period.

CCD’s Revolving Loan Funds have been in placed since 1978. To date, the funds have assisted 252 small businesses. Total loan funds deployed $28,611,656, total leveraged fund $76,250,939, and total jobs created/retained 2,679.

Contact us today to discuss your project.

**Featured SBA 504 Project**

**Myers Family, LLC**

Joshua T. Myers, DDS, P.C.
Myers Family Dentistry
299 NE Main Street
Winston, OR 97496
(541) 679-4179
www.myersfamilydentist.com

Dr. Myers started his practice in 2015. In 2019 Dr. Myers was ready to expand and construct a new dental practice building in Winston, OR. Myers Family Dentistry’s services include general dentistry, teeth whitening, crowns, preventative care and periodontal exams.

CCD partnered with Oregon Pacific Bank Company on this project.
CCD COVID-19 LOAN PROGRAM

Purpose: With the outbreak of COVID-19 across the nation, many businesses are currently and potentially facing revenue shortfalls that compromise their ability to cover operating expenses like payroll, rent, loan payments, utilities, etc. This program is to provide immediate assistance to enable the business to meet their monthly operating expenses during their recovery.

Who May Borrow: Small businesses located in Coos, Curry and Douglas counties. Operating Company has been in business for at least one (1) year.

Is Collateral Required: Personal Guarantees will be required.

Eligible Loan Amounts: $1,000—$15,000

What Terms Are Available: Payments will be deferred for three (3) months. 4% fixed interest rate for loans funded through the COVID-19 Loan Program. Five (5) year repayment period.

Microenterprise Businesses—
FREE BUSINESS TECHNICAL ASSISTANCE

ATTENTION

CCD recently partnered with the City of Roseburg to create and implement a Microenterprise Assistance Services Program.

The program is available to microenterprises, which are small businesses with five or fewer employees, including the owner.

The program enables low– and moderate-income owners of microenterprises and persons developing microenterprises access to information, training and resources for their individual circumstances.

CCD is taking applications for the program. Sessions will be offered online.

Businesses who are interested in participating or want additional information should contact:
Bryan Sykes at (541) 672-6728 Ext. 301 or info@ccdbusiness.com.
Pacific Coast Myrtlewood has been in business since 1946. They specialize in one of kind hand made creations. Pacific Coast Myrtlewood makes urns, hand carved decorative art pieces, wood jewelry, wood bowls, trays, walking sticks, clocks, spoons, and birdhouses made from myrtlewood, pistachio wood, walnut, redwood and Monterey cypress.

Shooting Star Motel is a 15 unit Motel and gift shop, The motel was established in the 1940’s with a rebuild in 1972. Room options available include rooms with kitchenettes and family suites. The motel is pet friendly. The motel is located two minutes from the beach and world class golf courses.

Lookingglass Brewery is dedicated to bringing customers a craft beer experience they will never forget, and simply enjoy. Their mission is simple "Brew great beer."
Community & Economic Development Department Projects!

With the onset of COVID-19 in mid-March, construction and/or planning had already started on some of our infrastructure projects, that CCD is contracted to provide project administration, labor standards, and/or funding agency’s environmental review records. With state, federal, and OSHA rules soon in place, these—and other—projects kept going, without interruption—here are some highlights!

CITY OF SUTHERLIN— SCHOON MTN WATER STORAGE TANK & TANGLEWOOD PUMP STATION IMPROVEMENTS

Estimated project costs: $985,980
Funding: SDWRLF and Match funds

The City of Sutherlin’s upgrades to the Schoon Mountain Storage Reservoir and the Tanglewood Pump Station on 6th Avenue and Oak Street are underway! Construction began in the spring and the project is moving quickly. The upgrades to the water tank will address current and future storage need and create a new structure that is less prone to failure. The needed improvements for the Tanglewood Pump Station will include abandoning the existing pump station, and a new pump station will be constructed above grade. The pump station will include new pumps, controls, and modern safety features.

COOS COUNTY DORA-SITKUM FIRE GARAGE

Estimated project cost $756,950
Funding: Community Development Block Grant

This is a $756,950 project, that is building a fire garage in the Sitkum area, for Dora-Sitkum Rural Fire Protection District. The main Fire Station is located in Dora, north of Myrtle Point. Due to slides on the roadway that connect Dora to Sitkum during winter storms, it was desired to build a garage to store two trucks, firefighter/rescue equipment, and water. Locating it in the Sitkum area allows much better response, due to both slides and volunteers that live in that area—quicker response!

CITY OF WINSTON—SNOW STREET PUMP STATION

Estimated project costs: $1,330,000
Funding: DEQ - CWSRLF and Match funds

The City of Winston’s Snow Avenue Pump Station Improvements project is near completion. Construction has reached substantial completion. The project includes upgrades to the pump station, installation of three submersible pumps, a new wet well, and new valves and metering system. Approximately 1000 feet of 14’ asbestos concrete pipe along Thompson Avenue that had exceeded its useful life was also replaced. These improvements provide additional capacity and growth for the community and area.

CITY OF GOLD BEACH—PLANNING/DESIGN—WATER

Estimated project costs $5,136,896
Funding: SDWRLF, Match funds

Currently preparing final design plans. Improvements will include raw water intake improvements, water treatment plant improvements, SCADA system, some waterlines.
How can we help Counties, Cities, Special Districts?

**Project Development:** We will help find project funding!

**Project Administration:** 12+ years experience with various funding agencies and programs!

**Labor Standards/Monitoring:** We have experienced staff members—we can do this for you!

**Funding Agency Applications:** We can help!

**Assist with “New Business” Development:** We will help you or refer you to one of our partners!

**Enterprise Zones—Tax Abatement:** We manage all Enterprise Zones in Coos, Curry, and Douglas counties!

**Got a Project?** We will write letters of support!

CCD Business Development Corporation (CCD) is the federally recognized and funded Economic Development District (EDD) for Coos, Curry, and Douglas counties. In this capacity, CCD receives a grant from the US Economic Development Administration (EDA) that enables CCD to provide technical assistance, project development, grant writing and grant/project administration services to agencies in CCD’s District.

**CCD Staff Supports our Partners!**
- Coos, Curry, and Douglas Counties
- Cities
- Ports
- Tribes
- Small Business Development Centers
- South Coast Development Council
- The Partnership
- Southwestern Oregon Workforce Investment Board
- NeighborWorks Umpqua
- Oregon EDD’s
- Business Oregon
- USDA—Rural Development
- DEQ—Department of Environmental Quality
- EDA—Economic Development Administration
- RST—Governor’s Regional Solutions Team

For additional information about CCD’s Economic Development Department Visit our website at: www.ccdbusiness.org

OR CALL (541) 672-6728

Coos and Curry Counties—Tracy Loomis, Community Development Director, Ext. 302
Douglas County—Brandi Medeiros, Community Development Specialist, Ext. 308
The SBA 504 Loan Program is a powerful economic development loan program that offers small businesses another avenue for business financing, while promoting business growth, and job creation. This program is a proven success and a win for the small business, the community and participating lenders.

The program provides approved small businesses with long-term, fixed-rate financing used to acquire fixed assets for expansion or modernization. 504 loans are made available through “Certified Development Companies”, like CCD.

Lenders and loan programs have unique eligibility requirements. In general, eligibility is based on what a business does to receive its income, the character of its ownership, and where the business operates. Normally, businesses must meet size standards, be able to repay, and have a sound business purpose.

CCD has assisted 223 small businesses with the SBA 504 Loan Program. Total loan funds deployed $126,256,039, total leveraged funds $325,228,294, and total jobs created/retained 4,223.

Contact CCD today to discuss your project.

**Featured SBA 504 Project**

Troost Holdings, LLC dba Carl S. Schreiner, M.D.,P.C.
2423 NW Troost Street
Roseburg, OR 97471
(541) 677-3300
www.realtimeresearch.com

Carl is an Otolaryngology specialist in Roseburg, OR. He has been practicing for over 20 years, specializing in disorders of the head and neck ranging from hearing loss to cancer.

CCD partnered with Oregon Pacific Bank to fund this project.

While SBA 504 loans are designed to help small businesses finance the purchase of fixed assets, like a new building, they are also a valuable economic development tool since small business expansion benefits communities through job creation, business growth and increased tax revenues.

“Growing Small Businesses, Jobs, Communities”

**Featured SBA 504 Project**

Oregon Retrievers, LLC
340 Cabbage Lane
Phoenix, OR 97535
(541) 535-1900
www.oregonretrievers.com

Oregon Retrievers is located in beautiful southern Oregon just 45 minutes from California border. In business for over 25 years with diligence and consistency in breeding dogs to become hunters, family dogs, rescue dogs, drug and bomb detection dogs, and dogs that assist the handicap. They offer private obedience training sessions.

CCD partnered with Branch Banking and Trust to fund this project.
**CCD/State of Oregon COVID-19 Emergency Business Assistance Grant Program**

CCD was successful in receiving $415,000 from the State of Oregon COVID-19 Emergency Business Assistance Grant Program. The purpose of the program was to provide financial assistance to small businesses impacted by the COVID-19 pandemic that had not received federal emergency assistance under the federal CARES Act or other federal programs to date.

**State of Oregon Round 1 Allocation—$115,000**
CCD also received a grant contribution of $20,000 from the City of Roseburg, $35,000 from the Port of Umpqua and $5,000 from Rogue Credit Union to deploy in the form of grants to small businesses impacted by the COVID-19 pandemic.

**Round 1 results:**
- 50 Small Businesses received grants.
  - 21—Sole Proprietors
  - 17—LLCs
  - 6—Corporations
  - 6—Nonprofits

**State of Oregon Round 2 Allocation—$300,000**

**Round 2 results:**
- 114 Small Businesses received grants.
  - 78—Sole Proprietors
  - 1—Partnership
  - 29—LLCs
  - 4—Corporations
  - 2—Nonprofits

CCD’s staff and Board of Directors appreciates all the support we received from our regional economic development partners in helping CCD market and deploy these grants to small businesses impacted by the COVID-19 pandemic.

**What would I tell a small business owner who is hoping to get financing?**

**Come Prepared.** Lenders want to know that the business owner understands their business, their markets and their customers. Current financial statements, profit and loss and a balance sheet.

You may also need a business plan, with projections and assumptions, for the next 24 months.

Be realistic in your expectations. Lenders want to help companies expand, succeed and thrive.

Be patient and be responsive to requests for additional documentation from your lender. Many times, once a credit request has been reviewed, questions are raised. Lenders need answers to these questions, which require input from the applicant.

Lastly, if your business is still standing, it’s no accident—you’ve got a compelling story, and that’s what you should be sharing with your financial institution. Tell your story—the good and the not so good—of how you’ve survived the current economy.
CCD is a private non-profit corporation formed in 1971. CCD was designed by the 3 counties (Coos, Curry, & Douglas) not as a replacement for the individual county development efforts, but as a focal point for economic development throughout the 3 county area. CCD is recognized as an Economic Development District.

In 1981, CCD expanded its financial services. The US Small Business Administration designated CCD as a “Certified Development Company,” which enabled CCD to begin helping businesses with SBA financing programs.

Equal Credit Opportunity Lender

Certified Development Companies

What is a Certified Development Company?
A CDC is a nonprofit organization certified by the SBA to provide 504 loans to small businesses. Nationally, there are about 214 of these organizations. Some only make 504 loans; others offer a range of programs to help small businesses. A CDC receives certification to operate statewide, and with approval from SBA, can be given certification to serve multiple, contiguous states. A CDC operates under the leadership of a board of directors, who are drawn from the service area.

Visit Our Website  www.ccdbusiness.org

CCD Business Development Corporation (CCD) is dedicated to helping small business owners get the financing they need to start or expand their business.

Our CDC has a 24-member Board of Directors, comprised of volunteers who care about the economic development role played by small business owners. Our Board includes representatives from banks, small businesses, government, and community groups.

To Get Started, Contact CCD’s Lending Team!

<table>
<thead>
<tr>
<th>Louie Robida</th>
<th>Vicki Holland</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan Officer/Marketing</td>
<td>Loan Officer</td>
</tr>
<tr>
<td>(503) 789-8191</td>
<td>(541) 817-3987</td>
</tr>
<tr>
<td><a href="mailto:l.robida@ccdbusiness.com">l.robida@ccdbusiness.com</a></td>
<td><a href="mailto:v.holland@ccdbusiness.com">v.holland@ccdbusiness.com</a></td>
</tr>
</tbody>
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WE WANT YOUR BUSINESS!

CCD Business Development Corporation—Growing Small Businesses and Supporting Small Communities for over 50 Years.

CCD’s team is ready to serve you and your clients.

Federal Notice: To help the government fight the funding of terrorism and money laundering activities. Federal Law requires all Certified Development Companies to obtain, verify and record information that identifies each person who applies for a loan.