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</table>
This report provides a summary of CCD’s activities and accomplishments for July 2020 - June 2021.

The Staff and Board of Directors of CCD Business Development Corporation are pleased to submit our Annual Report for the fiscal year ending June 30, 2021. This report marks CCD’s 49th year of providing flexible and innovative financing opportunities to small businesses and assisting our small communicates and special districts with our many community development programs and services.

CCD Business Development Corporation is governed by a Board of Directors made up of representatives from public and private sectors within the three counties served by CCD. The Board manages the corporation's business through a committee structure, and through staff guided by an Executive Director/Finance Manager. CCD serves as the "Federal Economic Development District" as defined by the US Economic Development Administration for Coos, Curry and Douglas counties.

CCD is also designated as a “Certified Development Company” by the US Small Business Administration (SBA). CDC’s work in conjunction with conventional financial institutions to provide funding for businesses that would otherwise not have access to high-quality financial resources.

CCD is a mission-based lender, connected to the community not just physically but financially. As a non-profit lender, we use our excess capital on economic development activities for the communities we serve.

OUR MISSION:
“ENCOURAGE ECONOMIC DEVELOPMENT, DIVERSIFY LOCAL ECONOMIES, SUPPORT INDUSTRY, AND ENHANCE QUALITY OF LIFE FOR ALL IN THE REGION.”
A MESSAGE FROM THE
OUTGOING BOARD CHAIR

Dear Colleagues, Friends & Partners:

I wanted to express my thanks for the opportunity to serve as the CCD Board Chair for the 2020-2021 year. And gawd, what a year! The past 16 months have felt like something out a sci-fi/dystopian film (and not a very good one!). And things still aren't back to the pre-pandemic way – if they ever will be.

Dealing with this worldwide crisis in our region has been a series of micro-crisis. From my day-job standpoint I honestly don't know what we would have done without CCD and their credible competent staff. In the blink of an eye, they had to pivot in so many different directions to keep things moving economically for all of us. But they did it, and they did it really well. I personally am so grateful for the economic help and business leadership they provided, and continue to provide in my little village.

For the first time in my professional career, I'm having difficulty visualizing what the future holds – either short or long-term. But one thing I do know is that CCD provides a solid-as-a-rock foundation economically and if we continue to partner with them, we are going to make it out of this strange vortex in one somewhat battered piece (all things considered!).

On a lighter note, the pandemic was okay for us introverts. It was great serving as chair when I didn't even have to leave my office. A lot of times I was able to “sign” electronic documents from the comfort of my reading spot at home. It was a tough gig, but someone had to do it.

In closing, I offer my hope and my wish that things will be better for all of us economically, socially and health wise for 2021-2022. Thank you for the opportunity to serve and may the Heavenly Father (or whichever deity works for you) bless and keep you and yours safe and well, now and into the coming year.

Respectfully,

Jodi Fritts, City Administrator
jfriggs@goldbeachoregon.gov
EXECUTIVE DIRECTOR /  
FINANCE MANAGER REPORT

**What a year 2020-21 has been for CCD Business Development Corporation.** Day-to-day, a new chapter was being written in our history book. At CCD, we believe that with every challenge there is an opportunity for change and growth. I am grateful for all the opportunities CCD was provided to assist our region during these challenging times.

This report highlights some of those opportunities that enable CCD to have a positive impact on the communities and small businesses we serve. This work would not have been possible without the dedication and support provided by CCD’s staff, Board of Directors, and our regional partners.

This fiscal year has been another step forward in CCD’s journey to continue to grow our lending and community development activities, building and cultivating new partnerships, and amplifying the impacts that our programs and services have on the communities we serve.

Listed below are a few highlights from fiscal year 2020-21:
- Approved/funded 11 SBA 504 loan projects totaling over $4 million in direct funds to Oregon small businesses.
- Approved/funded 16 CCD Revolving Loan Fund projects totaling over $2 million in direct funds to our region small businesses.
- Deployed 950 small business grants totaling over $6 million to small businesses within our service region
- Under contract to provide Project Administration services for 17 projects. Regional projects total over $35 million
- Staff made 32 Presentations
- Staff Attended 227 Economic Development/Community Meetings
- Staff Attended 119 Trainings/Webinars
- Staff Attended 68 Project Meetings
- Staff Attended 55 Economic Recovery Initiative Outreach Meetings
- CCD Sponsored 4 Community Events
- Received $50,000 USDA Rural Business Development Grant (RDBG) – for technical assistance services
- Received $5,000 Ford Family Foundation Grant to support CCD’s 2021-22 training budget
- Received $10,000 Ford Family Foundation Grant to support CCD’s RARE Participate
- Received $66,000 Local Initiative Support Corporation (LISC) Grant – for technical assistance services

I would like to thank our regional and community partners who helped CCD make this year successful.

So many reasons to be thankful but we are excited to begin our next fiscal year celebrating CCD’s 50th Anniversary. This organization would not have been as successful without the number of community members who have served on CCD’s Board of Directors and our various committees. The past Executive Directors who led this organization as well as the staff members who have work for CCD. The records show they were not passive, they were builders, seekers, organizers, and leaders. They worked hard to put the puzzle pieces together for our region and to provide opportunities for economic growth and prosperity.

Thank you for your continued support of our mission to encourage economic development, diversify local economies, support industry, and enhance the quality of life for all in the region.

Respectfully submitted,

Theresa Haga  
Executive Director/Finance Manager
JULY 2020-JUNE 2021
BOARD OF DIRECTORS

COOS COUNTY

John Burns
Chief Executive Officer, Port of Coos Bay

Rodger Craddock
City Manager, City of Coos Bay

Iliana Montiel
CTCLUSI Siuslaw Indians

Melissa Cribbins
Coos County Commissioner

Judy Duffy
CEO, Tribal One

David Milliron
City Administrator, City of North Bend

Sammie Arzie
AVP/Commercial Banker Banner Bank

Jessica Engelke
Business/Marketing Instr. SWOCC

Shaun Gibbs
Executive Director, South Coast Development Council

CURRY COUNTY

Court Boice
Curry County Commissioner

Jodi Fritts
City Administrator, City of Gold Beach

Maarten Van Otterloo
Retired

Summer Matteson
Economic Development, Curry County

Bret Curtis
Remax

Tamie Kaufman
Cooperative Management Solutions

Randy Mason
SR Relationship Manager, Rogue Credit Union

David Johnson
Finance Director City of Port Orford

DOUGLAS COUNTY

Chris Boice
Douglas County Commissioner

Tim Allen
Roseburg Rentals

Joel Hooper
Hooper Wealth Investments

Charmaine Vitek
Port Manager, Port of Umpqua

Roan Doan
Cow Creek Govt. Offices

Sam Carter
Regional Business Manager, Pacific Power

Randy Richardson
VP, Sr. Business Banking Relationship Manager, Umpqua Bank

Kristi Gilbert
Community Dev. Specialist, City of Sutherlin

Resigned from Board:
Terence O’Connor
City Administrator, City of North Bend, Retired - Coos County
JULY 2020-JUNE 2021
OFFICERS & COMMITTEES

BOARD OFFICERS

Jodi Fritts
Chair, Curry County

Jessica Engelke
Vice Chair/Treasurer
Coos County

Tim Allen
Secretary
Douglas County

Chris Boice
Assistant Secretary
Douglas County

EXECUTIVE COMMITTEE

Melissa Cribbins
Coos County

Jessica Engelke
Coos County

Jodi Fritts
Curry County

Randy Mason
Curry County

Joel Hooper
Douglas County

Randy Richardson
Douglas County

Sammie Arzie
At-Large Member

Tim Allen
Douglas County

LOAN COMMITTEE

Rodger Craddock
Coos County

Melissa Cribbins
Coos County

Sammie Arzie
Coos County

Jodi Fritts
Curry County

Randy Mason
Curry County

David Johnson
Curry County

Charmaine Vitek
Douglas County

Joel Hooper
Douglas County

Randy Richardson
Douglas County

BUDGET COMMITTEE

Melissa Cribbins
Coos County

Sammie Arzie
Coos County

Randy Mason
Curry County

David Johnson
Curry County

Charmaine Vitek
Douglas County

Joel Hooper
Douglas County

Randy Richardson
Douglas County

NOMINATING COMMITTEE

Melissa Cribbins
Coos County

Randy Mason
Curry County

Kristi Gilbert
Douglas County

Tim Allen
Douglas County
MEET THE CCD TEAM

Theresa Haga  
Executive Director/Finance Mgr.  
Start Date: March 2000

Bryan Sykes  
Accounting Manager/Asst. Dir.  
Start Date: March 2016

Tracy Loomis  
Community Development Dir.  
Start Date: September 2007

Michele Laird  
Loan Officer  
Start Date: September 2013

Krisha Rasmussen  
Loan Servicing Tech  
Start Date: July 2018

Brianna Rogers  
Accounting Generalist  
Start Date: January 2020

Brandi Medeiros  
Community Dev. Specialist  
Start Date: September 2011

Lehi Dowell  
Economic Recovery Coord.  
Start Date: May 2021

Louie Robida,  
SBA 504 Loan Officer  
Start Date: June 2010
Janelle was a RARE Participate September 2020 - June 30, 2021. The Resource Assistance for Rural Environments (RARE) is an AmeriCorps program administered through the University of Oregon’s Community Service Center. The mission of the RARE Program is to increase the capacity of rural communities to improve their economic, social, and environmental conditions, through the assistance of trained graduate-level members who live and work in communities for 11 months.

CCD was grateful for having the additional capacity and support this position provided to our Economic Recovery Initiative project.

Leah started working for CCD as the Economic Recovery Coordinator which was created to provide additional capacity to work on the EDA CARES Act Supplemental Planning Grant project. She was actively involved with the grant programs that were deployed throughout this fiscal year. She provided additional capacity with her talents in marketing.

CCD was grateful for having the additional capacity and support this position provided to our Economic Recovery Initiative project and the other resources deployed from the CARES Act.

OUR VISION:
“PROVIDE OPPORTUNITY FOR PROACTIVE ECONOMIC GROWTH THROUGH DIVERSIFICATION AND EXPANSION.”
JULY 2020-JUNE 2021

STRATEGIC GOALS

• Continue Building Toward a Sustainable Operational Reserve.

• Increase Awareness of CCD & Regional Programs & Services (RESOURCES).

• Maintain a 25% Increase in SBA 504 Loan Approvals and Funding.

• Implement a Borrower Outreach Program to Mitigate Risk Associated with COVID-19.

• Complete a Disaster Recovery & Resiliency Economic Plan – EDA CARES Act Planning Grant.

• Maintain Outreach to the Region’s Communities & Special Districts to Identify Potential Resiliency, Mitigation, and Economic Recovery Projects.

• Continue to Assist with the Local, State, and Federally Led COVID-19 Recovery Planning Efforts.

• Establish a Marketing Program/Procedures to Utilize Updated Formats.

• Decrease Reliance on Local Server Hardware to Increase Data Security & Resilience, Employee Accessibility and Efficiency.

• Continue to Assist our Communities & Entities with Current and/or New Project Planning & Development.

“SUCCESS IS WHERE PREPARATION & OPPORTUNITY MEET.”

- BOBBY UNSER
50 YEARS OF LENDING

CCD Business Development Corporation (CCD) began its journey in 1971, and since then we have been helping small businesses start and expand throughout our region. CCD strives to provide access to capital for small businesses and support job creation/retention.

<table>
<thead>
<tr>
<th>LOAN PROGRAM</th>
<th>LOANS FUNDED</th>
<th>JOBS CREATED/ RETAINED</th>
<th>ECONOMIC IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SBA 504</td>
<td>229</td>
<td>4,304</td>
<td>$128,705,239</td>
</tr>
<tr>
<td>CCD RLF</td>
<td>266</td>
<td>2,740</td>
<td>$30,313,156</td>
</tr>
<tr>
<td>TOTAL</td>
<td>495</td>
<td>7,044</td>
<td>$159,018,395</td>
</tr>
</tbody>
</table>

2021 BY THE NUMBERS

As a mission based, non-profit lender, we partner with the U.S. Small Business Administration and community banks/credit unions to assist in providing needed capital to small businesses in our region. CCD funding options include the SBA 504 Loan Program, Oregon Business Development Fund and Revolving Loan Funds.

<table>
<thead>
<tr>
<th>LOAN PROGRAM</th>
<th>LOANS APPROVED/FUNDED</th>
<th>JOBS CREATED/ RETAINED</th>
<th>ECONOMIC IMPACT</th>
</tr>
</thead>
<tbody>
<tr>
<td>SBA 504</td>
<td>11</td>
<td>81</td>
<td>$4,243,000</td>
</tr>
<tr>
<td>CCD RLF</td>
<td>16</td>
<td>61</td>
<td>$2,399,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td>27</td>
<td>142</td>
<td>$6,642,000</td>
</tr>
</tbody>
</table>
SMALL BUSINESS ADMINISTRATION (SBA) 504 LOAN

The Small Business Administration (SBA) 504 Loan Program available through CCD Business Development Corporation provides affordable long-term capital for the purchase of major fixed assets, such as owner-occupied commercial real estate, energy efficient green projects and/or heavy-duty machinery and equipment, without the high down payment requirements often associated with conventional financing programs. Borrowers can also get relief from high interest commercial mortgage debt under the SBA’s 504 Debt Refinancing Program.

Goals of the SBA 504 Loan Program:

- Create Economic Development Opportunity in a Community
- Provide Affordable Long-Term Financing for Business Expansion
- Give a Financial Incentive to Encourage Private Lender Participation
- Give a Financial Incentive to Stimulate Business Capital Investments
- Provide Access to Public Capital Markets for Small Business

Maximum SBA 504 Loan Amount:

- SBA 504 Loans, including Public Policy Loans, is set at a $5 million limit
- SBA 504 Loans to small manufactures and energy loan projects, is set at a $5.5 million limit

SBA 504 Loan Terms and Loan Fees:

- Loan Maturities of 10, 20, and 25 years are available
- Loan Fees total approximately 3 percent of the debenture and may be financed with the loan

Who is Eligible:

- Businesses that operate as a for-profit company, have a tangible net work of less than $15 million and have an average net income of less than $5 million after federal taxes for the two years preceding the loan application.

Typical SBA 504 Loan Structure:

- 50% Bank (Lead Lender) 1st Lien Position
- 40% CDC/SBA 2nd Lien Position
- 10% Borrower Equity

“SBA’s mission is to help small businesses grow and prosper.”
FUNDED SBA 504 LOAN PROJECTS

Imperium LLC
dba Rogue Real Estate Sales & Management
1195 NW Wall Street
Bend, OR 97703
(541) 728-0995
www.roguerealestate.com

Manatee Pine, LLC
DSL Builders LLC
195 Pine Street NE
Salem, OR 97301
(503) 363-0202
www.dsl-builders.com

Myers Family, LLC
Joshua T. Myers, DDS, P.C.
dba Myers Family Dentistry
299 NE Main Street
Winston, OR 97496
(541) 679-4179
www.meyersfamilydentist.com
FUNDDED SBA 504
LOAN PROJECTS

Brandon M. Deborah L. Thomas
Diamond Roofing Company
864 Nuckhorn Road
Roseburg, OR 97470
(541) 236-7112

Old Depot Property LLC
Dove Fitness Inc.
dba Anytime Fitness - Silverton
118 Brown Street
Silverton, OR 97381
(503) 873-7033
anytimefitness.com/gyms/1022/silverton-or-97381

Water Hill, LLC
Veracity Spirits LLC
dba Calapooia Brewing Co.
170 Hill Street NE
Albany, OR 97321
(541) 928-1931
www.calapooiabrewing.com
FINANCE DEPARTMENT REVOLVING
LOAN FUND PROJECTS

Larry J. & Laura K. Williams
Bee Central Inc.
1825 Oregon Street
Port Orford, OR 97465

B & S Automotive Services LLC
470 SW Douglas Blvd.
Winston, OR 97496
(541) 292-5556
nobsautomotiveservices.com

GGD, LLC
FRC, Inc. dba Face Rock Creamery
1250 N Bayshore Drive
Coos Bay, OR 97420
(541) 808-2121
www.facelrockcreamery.com

Krystal Jack
dba Jack’s Barber Shoppe
331 N First Street
Drain, OR 97435
(541) 836-2040
FINANCE DEPARTMENT REVOLVING

LOAN FUND PROJECTS

Russ Johnsen, LLC
The Majestic Theater, LLC
431 SE Main Street
Roseburg, OR 97470

Twisted Steel RC, LLC
4601 Carnes Road, Ste. 1
Roseburg, OR 97471
(541) 435-1812
www.facebook.com/TwistedSteelRc

Schrader’s Farm & Outdoor LLC
234 Spruce Street
Myrtle Point, OR 97458
(541) 572-2105

Andrew W. & Amy R. Sale
dba Whales Tail Candy & Gifts
16350 Lower Harbor Road, Ste. 204
Brookings, OR 97415
(541) 469-5750
www.whalestailcandyandgifts.com
FINANCE DEPARTMENT REVOLVING
LOAN FUND PROJECTS

Mr. Ed’s Espresso, Juice & Underground Pub, LLC
1870 Oregon Street
Port Orford, OR 97465
(541) 366-2042
www.facebook.com/MrEdsEspresso

Skogman Flooring LLC
dba Midwest Coast Flooring
1195 Newmark Avenue, Ste. C
Coos Bay, OR 97420
(541) 808-3866
www.midwestcoastflooring.com

Oregon Coast RD LLC
dba Real Deals on Home Décor & RD Boutique
790 N Bayshore Drive
Coos Bay, OR 97420
(541) 982-2906
www.facebook.com/realdealscoosbay

Alternative Youth Activities, Inc.
64065 Seven Devils Road
Coos Bay, OR 97420
(541) 888-2432
www.aya-or.org
FINANCE DEPARTMENT REVOLVING
LOAN FUND PROJECTS

Matts A1 LLC
Matt’s A1 Transmissions & Automotive
2335 NE Diamond Lake Blvd.
Roseburg, OR 97470
(541) 672-6501
www.a-1transmission.com

Big Foot Stump Grinding LLC
53196 Tatum Lynn Road
Bandon, OR 97411
(541) 366-1036
facebook.com/Big-Foot-Stump-Grinding-LLC

WBBB, LLC
dba Blue Box Seafood Company
200 Coho Point Loop
Winchester Bay, OR 97467
(203) 521-1165
www.blueboxseafood.com
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

CCD serves the region of Coos, Curry, and Douglas counties in Oregon, as this region’s Economic Development District (EDD). CCD receives an annual planning grant from the EDA, which enables this department to provide technical assistance, project development, grant/project application writing, and administration services to agencies in the CCD region. During CCD’s Fiscal Year 2020 – 2021, the following projects were contracted for grant/project administration, labor standards, etc., for the Community & Economic Development Department:

<table>
<thead>
<tr>
<th>COOS COUNTY PROJECTS</th>
<th>PROJECT COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coos County</td>
<td>$633,168</td>
<td>Design/Construction Completed</td>
</tr>
<tr>
<td>Coos County</td>
<td>$150,000</td>
<td>Project Closeout Underway</td>
</tr>
<tr>
<td>TOTAL OF COOS COUNTY PROJECTS</td>
<td>$783,168</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CURRY COUNTY PROJECTS</th>
<th>PROJECT COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gold Beach</td>
<td>$5,136,896</td>
<td>Design Complete/Construction Begins 08/2021</td>
</tr>
<tr>
<td>TOTAL OF CURRY COUNTY PROJECTS</td>
<td>$5,136,896</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DOUGLAS COUNTY PROJECTS</th>
<th>PROJECT COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canyonville</td>
<td>$137,122</td>
<td>Design Complete/Nearing End of Construction</td>
</tr>
<tr>
<td>Sutherlin</td>
<td>$985,980</td>
<td>Design Complete/Construction Underway</td>
</tr>
<tr>
<td>Sutherlin</td>
<td>$6,103,656</td>
<td>Design Complete/Construction Underway</td>
</tr>
<tr>
<td>Winston</td>
<td>$1,326,971</td>
<td>Design &amp; Construction Completed</td>
</tr>
<tr>
<td>Roseburg</td>
<td>$150,000</td>
<td>Project Closeout Underway</td>
</tr>
<tr>
<td>Roseburg</td>
<td>$61,346</td>
<td>Project Closeout Underway</td>
</tr>
<tr>
<td>Myrtle Creek</td>
<td>$80,000</td>
<td>Street Paving Completed</td>
</tr>
<tr>
<td>Myrtle Creek</td>
<td>$301,346</td>
<td>Street Paving</td>
</tr>
<tr>
<td>Myrtle Creek</td>
<td>$117,389</td>
<td>Street Project, Bridge Water Line</td>
</tr>
<tr>
<td>Lawson Acres</td>
<td>$417,519</td>
<td>Construction Completed</td>
</tr>
<tr>
<td>Reedsport</td>
<td>$20,000</td>
<td>Environmental Review Underway</td>
</tr>
<tr>
<td>Winston-Dillard Water Dist.</td>
<td>$3,596,500</td>
<td>Engineering/Design</td>
</tr>
<tr>
<td>TOTAL OF DOUGLAS COUNTY PROJECTS</td>
<td>$26,301,931</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OUTSIDE OF REGION</th>
<th>PROJECT COST</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two Rivers Cooperative</td>
<td>$1,866,450</td>
<td>Construction Completed</td>
</tr>
<tr>
<td>Mountain View Cooperative</td>
<td>$112,776</td>
<td>Construction Has Begun</td>
</tr>
<tr>
<td>TOTAL OF OUTSIDE REGION PROJECTS</td>
<td>$2,993,626</td>
<td></td>
</tr>
</tbody>
</table>
CCD is the Enterprise Zone Manager for 10 Oregon Enterprise Zones, in Coos, Curry, and Douglas Counties.

This is a state incentive, in exchange for investing and hiring in an enterprise zone, businesses receive exemption from local property taxes on new plant and equipment for at least three years (but up to five years) in the standard program. This incentive program is one of several that Business Oregon has, that can attract business retention, expansion, and new businesses.

For the current Enterprise Zone users, below is the total investment and new/retained employees, for the region in the past year.

<table>
<thead>
<tr>
<th></th>
<th>Amount of Investment</th>
<th>New Employees</th>
<th>Retained Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>COOS COUNTY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bay Area EZ</td>
<td>$21,278,340</td>
<td>82</td>
<td>90</td>
</tr>
<tr>
<td>Coquille Valley EZ</td>
<td>$9,955,000</td>
<td>82</td>
<td>428</td>
</tr>
<tr>
<td>Coos County Rural</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renewable Development Zone</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>CURRY COUNTY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Curry County EZ</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Gold Beach EZ</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>DOUGLAS COUNTY</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lower Umpqua EZ</td>
<td>$9,983,084</td>
<td>24</td>
<td>86</td>
</tr>
<tr>
<td>Roberts Creek EZ</td>
<td>$16,380,632</td>
<td>45</td>
<td>129</td>
</tr>
<tr>
<td>South Douglas EZ</td>
<td>$271,024</td>
<td>44</td>
<td>0</td>
</tr>
<tr>
<td>Sutherlin Oakland EZ</td>
<td>$62,114,170</td>
<td>150</td>
<td>312</td>
</tr>
<tr>
<td>Douglas County Rural</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Renewable Development Zone</td>
<td>$0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**TOTAL PROJECT INVESTMENTS** $119,982,250  
**TOTAL NEW EMPLOYMENT** 427  
**TOTAL RETAINED EMPLOYEES** 1045
COMMUNITY & ECONOMIC
DEVELOPMENT DEPARTMENT
INFRASTRUCTURE PROJECTS

COOS COUNTY - DORA-SKITKUM FIRE GARAGE

This project built a new Fire Garage for the Dora-Sitkum Rural Fire Protection District. This structure houses emergency vehicles, firefighting and EMT equipment, and communication equipment. Fighting fires in Sitkum was held back by the access at times – a one-way winding road through a river gorge. The Dora-Sitkum Fire Station, in the Dora area – several miles away on the other side of this road – have had problems responding on a timely basis during road access problems (slides, trees). Now the Fire Department can initiate fire suppression with fire trucks stationed in Sitkum. Response times are now much faster, and the fear is gone that a blocked road would mean no emergency response in the Sitkum area.

CITY OF GOLD BEACH – TREATMENT PLANT IMPROVEMENTS,
REPLACEMENT OF PORTION OF MAIN, RAW WATER INTAKE

City of Gold Beach is currently in the engineering phase of a project that will provide upgrades to the raw intake pump station, water treatment plant upgrades, chemical storage building, seismic upgrades, and some water pipe replacement. Construction is expected to start in August 2021 for the water main replacement project.
This project is nearing completion, construction of the new wastewater treatment plant is complete. Remaining project funds are being utilized for additional construction items, including coatings, maintenance software, a non-potable water pressure tank, sidehill screen bars, covers, and equipment.

This project replaced two 12,000-gallon steel reservoirs on Schoon Mountain with a new 135,000-gallon glass-fused-to-steel tank with an aluminum dome roof, increasing the storage capacity with a new structure that is less prone to failure. A new above grade pump station has been built with new pumps, controls, and modern safety features, replacing the outdated pump station.

Construction is underway for the City of Sutherlin’s Nonpareil Water Treatment Plant. This plant, originally constructed in 1982, needs necessary improvements to provide reliable potable water to the city. Additional electrical work was identified through engineering and the construction bids came in higher than expected. Additional funding was needed and secured through Business Oregon’s Safe Drinking Water Revolving Loan Fund. The estimated project costs went from $418,773 to $6,103,565. Construction will include improvements to the Intake building, raw water pump station, intake vault, clarifier, filter system, and main water treatment plant. Installation will include: new pumps for flow meter, treated water and potable water (including new pressure tank), new treated water flow meter with access hatch, chemical feed systems, new backwash basins, streaming current monitor and associated systems, and a new SCADA system. Site improvements include fencing and yard piping.
The City of Winston was awarded a Clean Water State Revolving Loan Fund contract to upgrade the Snow Avenue pump station and associated sewer lines and manholes. Approximately 1,000 feet of 14” asbestos concrete pipe along Thompson Avenue that had exceeded its useful life was also replaced. The new pipeline will provide additional capacity for growth and winter flows expected in the area. The project went to bid in February 2019 and construction has been completed.

This project widened, overlaid, and striped Laurance Street from NE Spruce Avenue, running east approximately 1,360 feet; shoulder aggregate was applied within the project boundaries. This project was awarded to Morello Construction and is complete.

This project upgraded the water line on Johnson Street from NE Spruce Avenue to NE Chestnut Avenue. Asphalt and sidewalks were restored. The project was awarded to Pacific Excavation and has been completed.
LAWSON ACRES – WATER ASSOCIATION WATER MAIN IMPROVEMENTS

Lawson Acres Water Association (LAWA) is a small water association consisting of approximately 30 connections in a rural area of southern Douglas County. Their old system had a history of issues with drinking water quality and compliance violations. This project included engineering and construction of a new 2-inch transmission line as well as connection to the City of Riddle’s water system and a new 3,000-gallon storage tank. The project has been completed.

CITY OF REEDSPORT – COMPLETE CDBG ENVIRONMENTAL REVIEW RECORD

The City of Reedsport is in the design phase of an upcoming project – Forest Hills Pump Station. City has contracted with CCD to compete a CDBG Environmental Review Record, for the upcoming project. The Environmental Review Record and the engineer’s final project design are both taking place at the same time.

TWO RIVERS HOMEOWNERS COOPERATIVE – SEWER PIPE & LATERAL IMPROVEMENTS (GLADSTONE, OR)

This project provided needed upgrades to the entire resident-owned community. New sewer pipe was placed throughout the community, as well as new sewer laterals to each residence. Crews repaved the entire community. CCD contracted with Two Rivers Homeowners Cooperative for Labor Standards, per the funding agency requirements.
This 39-home community is under construction for some water line improvements. A well system upgrade is planned for later this summer. CCD contracted with Mountain View Cooperative for Labor Standards, per the funding agency requirements.

The District’s existing raw water intake was used to supply raw water to their original water treatment plant and is now being used to supply water to their new water treatment plant. Construction for their new water treatment plant was completed in 2012, which included the replacement of the raw water pumps and installation of a fish friendly intake screen. However, this work did not include modifications to the structure itself. The District has found that the existing intake structure is not adequately sized to meet water treatment plant raw water flow demands and requires replacement.

This project consists of constructing a raw water intake structure in the South Umpqua River to accommodate new raw water pumps and intake screen with automatic wash system. The work also includes expand the existing pre-screening building and the installation of a raw water chemical feed system for pH adjustment. This project is currently out to bid. Construction will begin soon!
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

CCD and the CEDS Committee created the 2019-2023 CEDS document, which was approved by the EDA in 2019. The EDA requires that a 5-year CEDS document be created and updated by CCD and the CEDS Committee.

The 2024-2028 CEDS planning process will begin in late 2021. This involves CCD, CEDS Committee, community partners, businesses, etc., for input. CCD will utilize meetings/virtual meetings and surveys for community involvement, and work with the CEDS Committee to compile the upcoming CEDS.

A regional CEDS document is required by EDA (US Economic Development Administration), and in their words:

A CEDS is a strategy-driven plan for regional economic development. A CEDS is the result of a regionally-owned planning process designed to build capacity and guide the economic prosperity and resiliency of an area or region. It is a key component in establishing and maintaining a robust economic ecosystem by helping to build regional capacity (through hard and soft infrastructure) that contributes to individual, firm, and community success. The CEDS provides a vehicle for individuals, organizations, local governments, institutes of learning, and private industry to engage in a meaningful conversation and debate about what capacity building efforts would best serve economic development in the region. The CEDS should take into account and, where appropriate, integrate or leverage other regional planning efforts, including the use of other available federal funds, private sector resources, and state support which can advance a region's CEDS goals and objectives. Regions must update their CEDS at least every five years to qualify for EDA assistance under its Public Works and Economic Adjustment Assistance programs. In addition, a CEDS is a prerequisite for designation by EDA as an Economic Development District (EDD).

CEDS documents include:
- SWOT Analysis
- Priority Goals
- Strategic Direction
- Action Plans
- Resiliency
- Fed Op Zones
**ECONOMIC RECOVERY INITIATIVE (ERI) PROJECT**

**CCD Business Development Corporation received a supplemental grant** from the EDA CARES Act Recovery Assistance Program to create an economic recovery and resiliency plan for the region. The plan, referred to as the “Economic Recovery Initiative,” is developing, deploying a regional response to the economic impacts of the COVID-19 pandemic, and providing technical assistance to stakeholders.

By putting forth a concerted effort across our service region, CCD and our partners have been identifying current impacts of the pandemic crisis, planning for future needs to increase regional resiliency, and to provide a sense of stabilization during these uncertain times.

CCD hired additional staff and contracted with South Coast Development Council to provide capacity to complete this project.

The ERI team launched a Business Pulse Survey to begin the process of gathering data to analyze the pandemic impacts on our small businesses, as well as, held meetings with all our counties, cities, special districts, and civic organizations.

In Phase 2, the team presented nine objectives across four regional goals, and strategies to support each in one-on-one meetings with 26 regional stakeholders including local governments, non-profit organizations, educational institutions, local business support organizations, and chambers of commerce.

The project will move into the final two stages during our next fiscal year which will involve the ERI team implementing the recommendations discussed during the interviews and inviting each organization back for discussions and to finalize the regional action plan to be incorporated into future recovery and resiliency documents.

**CCD would like to thank our regional stakeholders for participating in this project.**

“RECOVERY IS THE RETURN TO A NORMAL STATE OF HEALTH, MIND OR STRENGTH. RESILIENCY IS THE ABILITY TO ANTICIPATE, ADAPT, AND FLOURISH IN THE FACE OF CHANGE.”
COVID-19 EMERGENCY
SMALL BUSINESS GRANTS

For the first time in CCD’s history, we deployed grants to small businesses.

CCD administered a number of rounds of COVID-19 Emergency Small Business Grant Programs for the State of Oregon, as well as, deployed small business grant funds for the City of Roseburg, Rogue Credit Union, Port of Umpqua, Coos County, Curry County, and Douglas County.

Over $6 million in grants was allocated to 950 small businesses throughout our service region.

CCD was thankful for this opportunity to support our business community and our regional partners during these trying times. Knowing the desperate need for financial support to our small businesses, CCD’s goal was to get the money out in the quickest, most supporting and equitable way possible. Many businesses were unsuccessful at obtaining a grant. Please know that CCD’s staff and Board continues to look for ways to bring additional resources to our region.

We would also like to thank all our regional and community partners who helped CCD spread the word about these grant programs.
FUNDING COST SOURCE

BREAKDOWN

**Services Revenue**
- Loan Revenue: $517,390.66
- Economic Development Services Revenue: $111,067.50
- Admin Services Revenue: $26,992.50

**Grant Revenue**
- Operations Grant Funding: $358,069.35
- Passthrough Grant Funding: $5,604,879.00
- Grant Admin: $96,629.61
- TOTAL: $6,715,082.62

**Services, Supplies and Lending Costs**
- TOTAL: $6,833,266.61
## FUNDING COST SOURCE BREAKDOWN

### WITHOUT PASSTHROUGH

#### Services Revenue
- Loan Revenue $517,390.66
- Economic Development Services Revenue $111,067.50
- Admin Services Revenue $26,992.50

#### Grant Revenue
- Operations Grant Funding $358,069.35
- Grant Admin $96,629.61
- Miscellaneous Income $5,967.40

**TOTAL** $1,116,117.02

#### Services, Supplies and Lending Costs
- $371,792.74

#### Personnel Costs
- $661,943.56

#### Capital Outlay
- $12,751.31

**TOTAL** $1,046,487.61

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- **Loan Services Revenue**
- **Economic Dev. Services Revenue**
- **Admin Services Revenue**
- **Operations Grant Funding**
- **Grant Admin**
- **Miscellaneous Income**
- **Services, Supplies & Lending Costs**
- **Personnel Costs**
- **Capital Outlay**
OUR PARTNERS

Economic Development Administration
www.eda.gov

Department of Environmental Quality

Oregon Business Development Department
www.oregon4biz.com

United States Department of Agriculture
www.usda.gov

U.S. Small Business Administration
www.sba.gov

National Association of Development Companies (NADCO)
www.nadco.org

SCORE
Business Mentoring and Education
www.score.org

Lane Council of Governments
www.lcog.org

Oregon Cascades West Council of Governments
www.ocwcog.org

Mid-Willamette Valley Council of Governments
www.mvccog.org

SOREDI
Soredi.org

Umpqua Economic Development Partnership
www.uedpartnership.org

South Coast Development Council (SCDC)
www.scdcinc.org

Small Business Development Center (SBDC)
www.bizcenter.org/centers/southwestern-sbdc/

Port of Bandon Economic Development Fund

Oregon Regional Solutions Team

Oregon Economic Development Districts

Coos, Curry and Douglas Counties

Our Cities, Ports, Tribes and Special Districts

Our Local Chamber of Commerce

TESTIMONIALS

CCD Business Development Corporation made it possible for me to build the business of my dreams. My business was shut down partly due to covid. There was no way for me to get a conventional loan, basically being unemployed. All the people from CCD helped me beyond the call of duty, and I will forever be grateful.

It was a great experience; everyone was very kind and professional and I see free pizza in their future.

Thank you all

Sincerely,
Edward Houck
Mr. Ed's Espresso, Juice and Underground Pub
As a new dentist in an old dental office, I desperately needed to move my business to a better location and had previously bought a piece of land that I’d hoped to build a brand-new dental office in the future. After establishing a relationship with Oregon Pacific Bank (OPB), I was put in touch with CCD as part of the small business loan process. I was very impressed with the terms and interest rate offered through the program as it was even better than what OPB could offer with a stand-alone business loan. The process, though it did take some time, was very straight-forward and there was very good communication. The result was a loan that allowed me to build the beautiful dental office that I have always wanted in the location that I wanted to practice in. Now I’ve gone from being not busy enough in my old location to being so busy in my new office that I’ve had to hire additional staff in order to keep up with the additional patients. In short, I am very grateful for the CCD loan program and all the people that helped make my business loan happen.

Thank you,
Joshua Myers
Myers Family Dentistry

After many, many months of banks and paperwork trying to find some financial assistance to get our new building construction project off the ground. We were referred to Oregon Pacific Bank and The CCD group.

The process was pretty painless, and we would recommend the CCD group to anyone in need of adding on or upgrading to an old business or building a new one. They were able to make a box for our specific financial needs instead of telling us we didn’t fit into a generic box.

Our build would not have been able to prosper and move forward without the assistance from CCD Business Development Corp Group. We are so thankful that in combination with Oregon Pacific Bank these entities enabled us to move forward with the building of our brand-new facility in Winston Oregon. The CCD group enabled us to add much needed items such as the completion of the necessary paving on the entire front portion of our property. Thus, making our project come in under the estimated timeline. This gave us the ability to have a complete presentable project to move into in a timely manner and start business immediately in January of 2021.

We are sincerely grateful for the assistance of CCD Business Development Corporation.

Sincerely Robert & Stephanie Preston
B & S Automotive Services

“I have loved working with CCD over the last 9 years! As the President of Face Rock Creamery, we have enlisted CCD twice for lending at our business. CCD, and especially Michele, Theresa, Krisha and staff, have been great partners in working with us and thinking outside of the box to find effective funding approaches for the unique aspects to our business. I also appreciate CCD’s honesty. If they don’t think they can make something work, they will tell you right away and not waste your time. This is a rarity in the lending world. It is also refreshing to work with a lender that understand our local market, and all the positives and negatives that go along with doing business on the Oregon Coast. Overall, I would recommend CCD to any business in the area that is looking for lending help.”

Greg Drobot
President
Face Rock Creamery, Inc.