Toni Preckwinkle, President
Cook County Board of Commissioners
Herman Brewer, Bureau Chief
Bureau of Economic Development

BUILT 50-40 Loan Program
A program financed under the BUILT in COOK (Cook County HUD Section 108) Loan Program

BACKGROUND
The Cook County BUILT 50-40 Loan (50-40) Program, which was developed by the administration of Cook County Board President Toni Preckwinkle, provides loans to any industrial or commercial company located, planning to locate in Suburban Cook County. The 50-40 Loan Program was created to support job creation and retention projects that are typically associated with small businesses. The Program may be only be used to finance up 40% of total project costs (e.g. 50% lender financing, 40% Cook County Bureau of Economic Development (CCBED), and 10% equity).

ELIGIBILITY
The program is targeted to small businesses in Suburban Cook County that have projects less than $5 million. The company must be in business at least three (3) years and show credit worthiness via a formal bank commitment. The company must create/retain jobs or conduct work in a blighted area of Suburban Cook County. Technical assistance (accounting, legal, and/or business mentoring) to support the loan may be required as part of the County's approval of the 50-40 Loan for the Applicant.

USES
Acquisition, Construction/Rehabilitation, Machinery and Equipment and project related soft costs.

FINANCING
The loan amount per transaction is $70,000 to $500,000. One full-time equivalent job must be created or retained for every $35,000 provided. CCBED financing cannot exceed 40% of total project costs. An equity contribution of 10% is required. Loans terms and amortization schedules shall be matched with the assets being financed by the program. Only one CCBED loan can be outstanding to the company and/or ownership group at any given time. Prevailing wage requirements will apply to this program (Davis-Bacon) along with permanent job creation/retention requirements. The CCBED loan rate will be 350 to 450 basis points (3.5% to 4.5%) above the stated index rate provided by HUD. Collateral requirements for the loan may include a personal and corporate guarantee along with a secured lien position on personal and/or company assets. The company must demonstrate the ability to support the existing and proposed debt.

APPLICATION PROCESS
Applicants must meet with CCBED for an initial assessment. The applicant submits a completed application to CCBED staff for review. The package must include a completed loan application and all supporting documents. The staff of CCBED will review the submitted application and supporting materials for creditworthiness. Credit worthy applications will then be scheduled for review and consideration by the CCBED Loan Committee. Following application approval, CCBED will issue a loan commitment letter to the applicant. The loan may be settled once the terms of the commitment letter are satisfied.

INQUIRIES
Please submit all inquiries to Courtney Pogue, Deputy Director of Economic Development, at 312-603-0310
courtney.pogue@cookcountyil.gov