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

BUILT in COOK - Cook County HUD Section 108 Loan Program

BACKGROUND

The BUILT (Broadening Urban Investment to Leverage Transportation) in Cook Loan Program was developed by the administration of Cook County Board President Toni Preckwinkle to support economic development. The intent of the $30 million Loan Program is to encourage job creation and retention activities while stabilizing the tax base of Suburban Cook County.

ELIGIBILITY

The BUILT in Cook Loan Program will finance transit-oriented development (TOD); cargo-oriented development (COD); mixed-use/service sector; and business development loans. Applicants must be located or planning to locate in Suburban Cook County. Applicants must be in business at least three (3) years and clearly demonstrate a record of profitability. Additionally applicants must create jobs and/or improve blighted areas and must demonstrate an ability to service existing and proposed debt.

USES

Acquisition, site preparation, construction/rehabilitation, machinery and equipment acquisition, Infrastructure improvements and related projects costs

FINANCING

The minimum amount per transaction is $500,000. The maximum amount is $5,000,000 or $35,000 per job created, whichever is less. The BUILT in Cook Loan Program will have prevailing wage requirements.

The term of the loan will match the useful life of the assets. The Cook County Bureau of Economic Development (CCBED) loan rate will be 250 to 350 basis points (2.5% - 3.5%) above the stated index rate as provided by HUD. Rates may vary based on market conditions and credit worthiness of the borrower.

Maximum loan to value including the senior loan (Lender's 1st mortgage) is 90%. The maximum loan provided by CCBED for any project cannot exceed 30% of total project costs. Additional security and cross collateralization may be required. CCBED reserves the right to require a debt service reserve and/or personal guarantees on the financial strength of the borrower and the project risk.

APPLICATION PROCESS

Applications may be obtained by contacting the CCBED for an initial loan assessment. Loan packages should include a completed loan application and all supporting documents. Staff will review the submitted application for underwriting. After underwriting, applications will be submitted to the loan committee for consideration. Following application approval, CCBED will issue a commitment letter.

INQUIRIES

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