

BINGHAMTON LOCAL DEVELOPMENT CORPORATION

COMMERCIAL FAÇADE IMPROVEMENT LOAN PROGRAM GUIDELINES

The BLDC encourages sustainable development practices defined as development which meets the needs of the present at the same time as safeguarding and improving economic, social and environmental resources and the ability of future generations to meet their own needs.

The BLDC is an equal opportunity lender.

1- Eligible Borrower	Proprietorship, Partnership, Corporation or LLC
2- Eligible Property	Property zoned for commercial use within the City limits of Binghamton.
3- Eligible Uses	Exterior rehabilitation, permanent improvements including roof, door, window replacement, exterior refinishing
4- Loan Amount	Loan not to exceed 75% of project costs or maximum of \$100,000.00
5- Underwriting Requirements	Loan amount subject to BLDC Staff review and approval by the BLDC Board of Directors. Loans in excess of \$25,000.00 require subsequent approval by City Council. All loan programs subject to availability of funding.
6- Equity	25% owner equity investment required.
7- Terms	Up to \$50,000 - 7 years (self amortizing) Up to \$100,000 - 10 years (self amortizing) Must have verification that the project meets all City planning, building, design and historic preservation (CAUD) requirements. All loans will be collateralized with the business assets of the company.
8- Amortization	Amortization will be based on the scope and life of the project.
9- Interest Rate	Prime Rate as published in the Wall Street Journal: Rate Fixed on date of formal Board approval.
10- Rate Margin	Up to 5 Years: 0; up to Ten Years: 0.5
11- Application Fee	1%/minimum \$100 to be paid on or before processing loan for Loan Committee
12- Commitment Fee	2% non-refundable commitment fee due upon signing of commitment letter.
13- Acceptance of Commitment	Within 30 days from the date of the BLDC commitment letter
14- Closing of Loan	Within 90 days from the date the signed commitment letter has been received by the BLDC and the 2% commitment fee paid.

The BLDC is an equal opportunity lender.

R 1-4-2016

BINGHAMTON LOCAL DEVELOPMENT CORPORATION

COMMERCIAL FAÇADE IMPROVEMENT LOAN PROGRAM GUIDELINES

Loan Advancement The loan will be advanced to the Borrower as follows: one-third (1/3) of the total loan amount upon acceptable proof that Borrower has invested equity of twenty-five (25%) of the total project cost in the project. The Borrower may draw an additional one-third (1/3) of the total loan upon acceptable proof that the first loan installment has been invested in the project. The Borrower may draw the final one-third (1/3) of the total loan upon acceptable proof that the project is complete, as determined by the City's Building Department. Interest is due and payable on all amounts advanced. The Borrower must comply with all requirements for Planning and/or CAUD review and applicable permits issued.

Interest of Members, Officers, or Employees of BLDC, Members of Local Governing Body, or Other Public Officials. No member, officer, or employee of the BLDC, or its designees or agents, no member of the governing body of the locality or localities who exercise any functions or responsibilities with respect to the program during his tenure or for one year thereafter, shall have any interest, direct or indirect, in a contract or subcontract, or the proceeds thereof, for work to be performed in connection with the program assisted under the agreement between the Binghamton Local Development Corporation and the City of Binghamton.