

Infrastructure Construction Capital (ICC) Loan Program

~ Infrastructure development to sustain future growth.

(Approved 12/06/11 by Schuyler City Council)

Loan Program Design:

- \$400,000 LB 840 ([SEDPlan](#)) funds reserved for qualifying infrastructure construction.
- Qualifying infrastructure: public streets, municipal water, electrical, sanitary sewer, water drainage system within the City limits of Schuyler. City of Schuyler shall have control of public improvements whether or not dedicated permanently or as an easement.
- \$200,000 maximum loan @ 0% interest per construction site / general contractor / developer.
- ICC Loan not to exceed 50% of total infrastructure costs per construction site / general contractor / developer. Side-by-side residential and commercial developments considered as two separate construction sites.
- Infrastructure construction must benefit public good (e.g., facilitate commercial or industrial development, support new housing subdivision, grow tax base, expand housing stock).
- Annual loan payments beginning six months following date of acceptance of the completed infrastructure project by the City Council.

\$70,000 or less Repayment Schedule:

Yr 1=10% Yr 2=25% Yr 3=30% Yr 4=35%

More than \$70,000 Repayment Schedule:

Yr 1=10% Yr 2=15% Yr 3=20% Yr 4=25% Yr 5=30%

- ICC Loan secured (Promissory Note, Deed of Trust): financing approved by secondary lien holder only if Combined Loan-To-Value (CLTV) of all liens is at or below 75% of the subject property as improved.

Eligibility:

- Applicant must be a “qualifying business / eligible business” as defined in the [Schuyler Economic Development Plan](#) (LB 840).

Note: *Based on community needs and the availability of LB 840 funds, not all eligible applicants will receive ICC loan approval.*

Process - ICC Loan Program:

- Applicant must be owner of the property on which the infrastructure is to be constructed (public streets – dedicated right of way; utilities – dedicated right of way or easement). City of Schuyler shall have control of public improvements whether or not dedicated permanently or as an easement.
- Infrastructure project shall not commence prior to loan approval by Schuyler City Council.
- Required (but not limited) of Applicant: ICC Loan Application (see Page 4), infrastructure engineering design plan, credit bureau report (CBR), Federal Tax Return (past two years) and completed credit application submitted to the Economic Development Coordinator (EDC) @ 1103 B Street, Schuyler NE.
- EDC forwards Applicant's submitted documents to Loan Review Board (LRB). Upon favorable review, LRB forwards recommendation for approval to the Schuyler City Council. City Council approves/disapproves ICC loan request. Date an ICC Loan is approved by the City Council shall be the 'approval date'.
- ICC Loan Agreement Letter prepared by EDC; signed by Mayor and approved Borrower.
- Loan Processing Costs (title search, Promissory Note, Deed of Trust, legal review, Construction Permit) incurred by Borrower. Loan Processing Costs are a separate expense to the Borrower and not included with the ICC Loan.
- ICC Loan secured (Promissory Note, Deed of Trust): primary or secondary lien position only for ICC Loan.
- The financing (ICC Loan) provided by the City of Schuyler would be in the form of a secondary lien on the subject improved property, but only if the Combined Loan-To-Value (CLTV) of all liens is at or below 75% of the subject property value as improved.
- Schuyler City Council authorizes release of funds as the percentage of infrastructure work is completed.
- City Engineer shall determine the percentages of work completed for an ICC project: 25% of authorized funds released to Borrower upon 1/4 completion of project; 25% of authorized funds release at midpoint of completing project; 25% of authorized funds released upon 3/4 completion of project; 25% of authorized funds released on acceptance of the completed project by the City of Schuyler. City Engineer fees paid by Borrower.
- Infrastructure project must be located on dedicated right of way or easement and be completed and accepted within eighteen (18) months from the 'approval date' of ICC Loan.

Repayment:

- Maximum \$200,000 ICC Loan @ 0% interest. ICC Loan not to exceed 50% of total infrastructure costs per construction site / general contractor.
- Annual loan payments beginning six months following date of acceptance of the completed infrastructure project by the City Council:

\$70,000 or less Repayment Schedule:

Yr 1=10% Yr 2=25% Yr 3=30% Yr 4=35%

More than \$70,000 Repayment Schedule:

Yr 1=10% Yr 2=15% Yr 3=20% Yr 4=25% Yr 5=30%

- Annual loan payments made to City of Schuyler no later than the first day of the month loan payment is due. Payment received after the first day of the month is deemed late.
- Late Payment Fee shall be 5% of the payment due for each thirty (30) days payment is received late.

**ICC Loan Application
Infrastructure Construction Capital (ICC)
Schuyler, Nebraska**

Type / Print Legibly

Business Name: _____

Business Address: _____

Business Telephone: _____ Business Email: _____

Owner/President/General Mgr: _____
(Last Name) (First Name) (Middle Initial)

Individual submitting Application: _____
(Last Name) (First Name) (Job Title)

Site Location / Legal Address: _____

Business Applicant owner of property site (dedicated right of way or easement): Yes / No

Type of Infrastructure Construction: _____

Total Construction Costs of Infrastructure: \$ _____

Start Date: _____ Completion Date: _____

Description of site usage: _____

Documents required with ICC Loan Application (but not limited to):

- Engineering Design Plan
- Itemized infrastructure construction costs
- Credit Bureau Report
- Federal Tax Return (past two years)
- Credit Application

Maximum \$200,000 ICC Loan @ 0% interest. ICC Loan not to exceed 50% of total infrastructure costs per construction site / general contractor.

Annual loan payments beginning six months following date of acceptance of the completed infrastructure project by the City Council:

\$70,000 or less Repayment Schedule:

Yr 1=10% Yr 2=25% Yr 3=30% Yr 4=35%

More than \$70,000 Repayment Schedule:

Yr 1=10% Yr 2=15% Yr 3=20% Yr 4=25% Yr 5=30%

Applicant's Signature _____ Date _____

Note: Based on community needs and the availability of LB 840 funds, not all eligible applicants will receive ICC loan approval.