



Loan Program Advisory Committee Meeting Packet

**December 04, 2025
4:00 – 4:30 pm**

**Virtual Via Microsoft
Teams Technologies by
Clicking [HERE](#)**

Meeting locations are wheelchair accessible. If you need special assistance, please contact Oregon Cascades West Council of Governments at amuzechenko@ocwcog.org, forty-eight (48) hours prior to the meeting.



LOAN PROGRAM ADVISORY COMMITTEE MEETING AGENDA

Thursday, December 04, 2025

4:00 – 4:30 pm

*Virtual via Microsoft Teams Technologies by
clicking [HERE](#)*

NOTE: Please contact Ashlyn Muzechenko at amuzechenko@ocwcog.org, no later than noon on Wednesday, December 03rd, in order to confirm your attendance.

1. **Welcome/Call to Order** (Chair, Commissioner Pat Malone)
(4:00 – 4:05 am)
2. **Consent Calendar** (Chair, Commissioner Pat Malone)
(4:05 – 4:10 am)
 - a) Approval of Loan Program Advisory Committee (LPAC) meeting minutes for February 27, 2025.
([page number 3](#))

ACTION: Motion to approve Consent Calendar items.

3. **Welcome of New LPAC Member** (Committee)
Welcoming of New LPAC Member Sarah Buddingh who will be filling the vacancy for the Community and Economic Development Seat left by Kelly Hart. ([page number 6](#))
(4:10 – 4:30 am)

ACTION: Welcome new LPAC Member

4. **Adjournment**
(4:30 pm)
The next regularly scheduled LPAC meeting will be in 2026! Calendar invites will be sent out to all members soon.

OREGON CASCADES WEST COUNCIL OF GOVERNMENTS
LOAN PROGRAM ADVISORY COMMITTEE MEETING

Thursday, February 27, 2025
IN PERSON: Albany ABC Conference Room
or virtually via Microsoft Teams

Attendees: Benton County Commissioner Pat Malone, Waldport Councilor Rick Booth, Lincoln County Commissioner Claire Hall, and City of Albany Mayor Alex Johnson.

Staff: OCWCOG Executive Director Ryan Vogt, Loan Officer Didi Aho, Confidential Executive Assistant Angelykah Light, CED Director Jaclyn Disney, CED Administrative Assistant Ashlyn Muzechenko.

Absent: Lebanon Community Director Kelly Hart, Corvallis Mayor Charles Maughn, Linn County Commissioner Sherrie Sprenger.

1. Call to Order and Agenda Review

Meeting called to order at 9:04am by The Chair, Commissioner Pat Malone.

2. Consent Calendar: Approval of October 10, 2024, Meeting Minutes.

ACTION: Councilor Rick Booth made a motion to approve October 10, 2024, LPAC meeting minutes, Mayor Alex Johnson seconded the motion. Motion passed unanimously.

3. LPAC Membership Update

Commissioner Malone shared the Corvallis Mayor Charles Maughn will be taking the LPAC position over from the Philomath Mayor Chas Jones.

4. Program Update and Activity Report

Staff Didi Aho provided her program update which has been updated from October 2024 until February 2025.

Aho shared a new EDA loan was made to Riverside Door and Window in Corvallis. The \$50,000 loan was for working capital to support their expansion into installation services for their products. Additionally, a new Lincoln County Loan Fund loan was made by the Nye Beach Café in Newport. The \$94,050 loan was to refinance the business purchase and retire the seller carry note.

Aho noted the Bay House in Lincoln City made the final payment on their Lincoln City Urban Renewal Agency loan. Owner Steve Wilson was told the Salishan Lodge was not renewing the lease as they intended to reclaim the space for their banquet department.

The restaurant served the Oregon coast for 45 years. Wilson has decided to relocate the 4-diamond restaurant to Dayton, Oregon.

Aho shared to date \$634,500.00 has been enrolled in the protection program. Additionally, there is approximately \$2 Million across six active loan programs in available funding.

Aho noted Local loan program workplans state rates are to be set at approximately Wall Street Journal prime rate currently at 7.5%. For SBA 504 rates are currently 6.64% 10 years, 6.58% 20 years, and 6.28% 25 years. The SBA 504 loan remains a great choice for small businesses looking to purchase, renovate, or construct commercial property with low rates, long terms, and a down payment or equity injection as low as 10%.

Aho shared OCWCOG is partnering with CCD Business Development Corporation (CCD), Lane Council of Governments, and Mid-Willamette Valley Council of Governments on a new marketing program that will allow us to share costs, combine tools and expertise, and to reach a much wider audience for our loan programs.

The website has been launched, and marketing materials have been finalized for use. CCD will start marketing on their social media sites.

Disney shared the unity lending website with the LPAC members in attendance, the website can be found at this link: <https://www.ccdbusiness.org/unity-project/>.

Aho added OCWCOG has contracted with Business Oregon on the Oregon Business Development Fund (OBDF) referral program. Cascades West Business Lending (CWBL) helps with marketing the OBDF program and supports additional loan programs available through Business Oregon.

The OBDF is a revolving loan fund that provides fixed-rate financing for land, buildings, equipment, machinery, and permanent working capital. Participants must typically be a traded-sector business in manufacturing processing or distribution. Maximum loan amount \$2,000,000, and terms up to 20 years. If CWBL refers a qualified prospect for the OBDF fund and the loan is approved, Business Oregon will share 50% of the 1.50% loan fee with CWBL.

Aho shared CWBL has sent updates for our internal website to Karla Garrett, Communications Manager, that include linking us to the Unity Lending webpage. Lending staff will be meeting monthly to formulate a formal marketing plan for lending.

Aho added OCWCOG has applied for EDA funding to rebrand and expand the OCWCOG's Small Business Lending Program: a comprehensive marketing and outreach plan, promotional materials and a static display, and to update their nine loan workplans.

Aho shared that lending staff are actively reviewing a new prospect, a western clothing online store and event pop up store. The business is in Harrisburg, Oregon and will sell at rodeo events all across the Country.

Additionally, staff hosted a booth at the Willamette Innovators Network (WIN) Expo 2024 in Corvallis. This former annual event was held for the first time since Covid. The event

brings together local businesses, entrepreneurs, and community members to share, learn, and connect.

Other staff highlights include:

- Participated on a panel at the LBCC SBDC “Fund your Small Business” live event in Corvallis.
- Met with a new U.S. Bank contact over lunch to explain our programs and how we can partner.
- Attending new OEDD Lending Staff Meetings. The intent of the group is to bring together all the Economic Development Districts in Oregon in order to collaborate and share the best practices around lending and our similar loan programs.

CED Director Jaclyn Disney noted that one crucial part of Aho’s programs are the recipients of the loan programs must be denied traditional financing in order to be applicable for her loans.

Mayor Johnson asked for the maximum amount able to be loaned for the 504 loans.

Aho answered the maximum for those types would be \$5.5million.

5. Adjournment

The LPAC meeting was adjourned at 9:30am. The next scheduled LPAC Meeting will be on Thursday, April 24, 2025.



VISION

To promote a thriving region through service, connectivity, and innovation.

MISSION

We are a regional leader and partner providing inclusive services to meet individual and community needs.

December 04, 2025

TO: Loan Program Advisory Committee (LPAC)

FROM: LPAC Staff

RE: Welcome New LPAC Member

The Loan Program Advisory Committee is excited to welcome Sarah Buddingh as a new member to our committee. Staff asked Sarah to share a short bio:

Sarah Buddingh serves as the Rural Economic Research & Engagement Manager for the Economic Development Alliance of Lincoln County. She earned her bachelor's degree in economics from Eastern Oregon University in 2021. Sarah is dedicated to rural economic analysis and helping small communities thrive through data-driven solutions. She lives in Siletz and enjoys fishing, hunting, gardening, and spending time with loved ones.



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