Farm Service Agency
U.S. DEPARTMENT OF AGRICULTURE

Sugar Storage Facility Loan Program

Overview

The 2008 Farm Bill authorized loans to processors of domestically produced sugarcane and sugar beets for the construction or upgrading of storage and handling facilities for raw sugars and refine sugars. The loans provide sugar processors with low interest financing for constructio or upgrading of storage and handling facilities for raw sugars and refined sugars The U.S. Department of Agriculture's (USDA) Farm Service Agency (FSA) administers the Sugar Storage Facility Loan Program (SSFL). This program helps to stabilize America's sugar industry and ensure the well-being of agriculture in the United States.

Eligible Borrowers

To be eligible, processors must:

- Have a satisfactory credit history, no delinquent federal debt and demonstrate an ability to repay debt;
- Demonstrate a need for increased storage capacity;
- Demonstrate compliance with any applicable local zoning, land use and building codes for the applicable storage facility structures;
- Annually provide USDA's Commodity Credit Corporation (CCC) proof of all-peril insurance on the structure and contents, and flood insu ance if applicable;
- Demonstrate compliance with the National Environmental Policy Act regulations, including undergoing an environmental assessment (EA) for proposed construction activity;
- Not have been convicted under federal or state law of a disqualifying controlled substance violation; and
- Be approved by CCC to store sugar either owned by CCC or pledged as security to CCC for nonrecourse marketing assistance loans.

Eligible Storage or Handling Equipment

Loans may be made only for the purchase and installation of eligible storage facilities, permanently affi ed handling equipment or the remodeling of existing facilities. Eligible facilities and equipment include:

- New conventional type bins or silos designed for and used to store raw or refined sugar, having a useful life of at least 15 years;
- New flat-type storage structures, including a permanent concrete floor and bulkheads designed for and used to store raw or refined sugar, having a useful life of at least 15 years;
- New storage structures designed for and used to store in-process sugar, having a useful life of at least 15 years;
- New electrical equipment, such as lighting, motors and wiring, integral to the proper operation of the sugar storage and handling equipment;
- New equipment to improve, maintain or monitor the quality of stored sugar, such as moisture testers and heat detectors, in conjunction with a proposed storage facility; and
- New concrete foundations, aprons, pits and pads, including site preparation, labor and material

More Information

For more information about FSA and its programs, visit **fsa.usda.gov** or your local FSA office.

To find our local FSA office, visit **farmers.gov/servicelocator**.

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essential to the proper operation of the sugar storage and handling equipment.

- New permanently affi ed sugar handling equipment determined by STC to be needed and essential to the proper functioning of a storage system
- Safety equipment, as required by CCC, such as lighting and inside and outside ladders.

Term of Loan

The maximum term of the loan is 15 years. No extensions will be granted.

Security for Loan

All loans must be secured by a promissory note and security agreement, which shall:

- Grant CCC a security interest in the storage facility;
- Grant CCC a security interest in other assets used as collateral
- Be executed as required by applicable state law.

Additional security will be required as necessary to adequately secure the loan to the extent that CCC determines the value of primary and additional security is at least equal to 125 percent of the loan amount. Types of acceptable additional security are:

- Real estate;
- Personal property;
- Crop in storage;
- Irrevocable Letter of Credit; and
- Other available assets offered as collateral and determined by STC

Loan Amount

The maximum principal amount of any sugar storage facility loan is 85 percent of the net cost of the applicant's needed storage and equipment.

Down Payment

A minimum down payment of 15 percent representing the difference between the net cost of the storage facility and the amount of the loan will be made by the loan applicant to the supplier or contractor before the loan is disbursed.

Interest

Loans will bear interest at the rate equivalent to the rate of interest charged on U.S. Treasury securities of comparable maturity on the date the loan is approved. The interest rate for the loan will remain in effect for the term of the loan.

Loan Approvals

Loan approvals expire 8 months after the approval date, unless extended in writing for up to an additional 4 months by STC. Unless an extension of time is approved, loan approvals will expire after the approval date during which time the applicant must complete construction and submit fina cost documentation.

Installment Payments

Equal installments of principal plus interest will be amortized over the loan term for purposes of setting a payment schedule. Installments are due and payable annually, until the principal plus interest has been paid in full.

Applicant Responsibilities and Other Requirements

Unless otherwise authorized, delivery of storage structure parts, site preparation and construction cannot begin until after the loan is approved by the approving committee.

Applicants pay all loan-making fees and closing costs. This includes, but is not limited to, attorney fees for loan closings, environmental assessments and studies, personal property and real estate appraisals, title opinions, title insurance, title searches, filin and recording all real estate liens, fixture filings, subordinations, cred reports, collateral lien searches and filing and recording financi statements for the collateral.

Loans cannot be disbursed until construction is completed, applicants provide final cost documentation final net cost is determined, and th facility is inspected by the FSA. Other requirements apply. Check with USDA Service Centers for details. Information is also available on USDA's website at **www.farmers.gov.**