

# CCDC Special Board of Commissioners Meeting

January 28, 2021

Conducted via Zoom Meeting

To minimize background noise:

- Please mute your audio
- Unmute only to speak

Roll call for all votes.



COLLABORATE. CREATE. **DEVELOP.** COMPLETE.

# Board of Commissioners

**Special Meeting  
January 28, 2021**



# AGENDA

## I. Call to Order

Chair Zuckerman

## II. Agenda Changes/Additions

Chair Zuckerman

## III. Information/Discussion Items

- A. Request for Qualifications/Proposals 1715 W. Idaho Housing Infill Development  
(50 minutes) .....Doug Woodruff/ Brady Shinn

## IV. Adjourn

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# 1715 W. Idaho Street Housing Infill Development RFQ-P



Doug Woodruff - Development Director  
Brady Shinn - Project Manager

<b>Development Summary</b>	<b>Conner Construction LLC</b>	<b>McCarty Flats LLC</b>	<b>SMR / <u>deChase</u> / Edlen</b>
Parcels Developed -- As submitted in proposal dated 12.18.2020	1715 W. Idaho	1715 W. Idaho	1707 W. Idaho 1715 W. Idaho 1719 W. Idaho
Residential Units	<b>17</b>	<b>17</b>	<b>45</b>
Studio	0	4	12
1 BD x 1 BD	0	9	10
2 BD x 2 BD	17	4	12
Proposed AMI Mix	7 units at 115% 4 units at 96% 6 units at 85%	2 units at 60% 5 units at 80% 8 units at 100% 2 units at 120%	Average 100% > 80% up to 120% *work with CATCH
# of On-Site Parking Stalls	16	14	31
Floors	2 and 3	3	3
Construction Completion	Jan. 2023	Aug. 2022	Jan. 2023
<b>Financial Summary</b>	<b>Conner Construction LLC</b>	<b>McCarty Flats LLC</b>	<b>SMR / <u>deChase</u> / Edlen</b>
Development Costs per Unit	\$264,553	\$224,474	\$237,655
Total Development Costs	\$4.5M	\$3.82M	\$10.7M
Financing Loan To Cost (LTC)	67%	73%	65%
Requested CCDC Financial Assistance	Land & Streetscapes	Land	Land (1715 only)

# Conner Construction LLC



# Conner Construction LLC





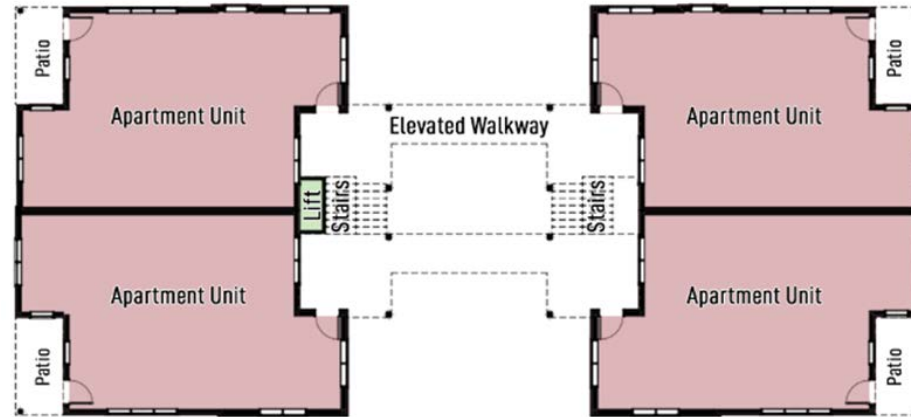
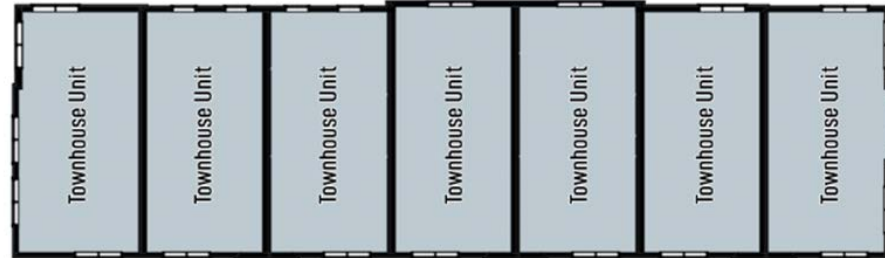
# Conner Construction LLC



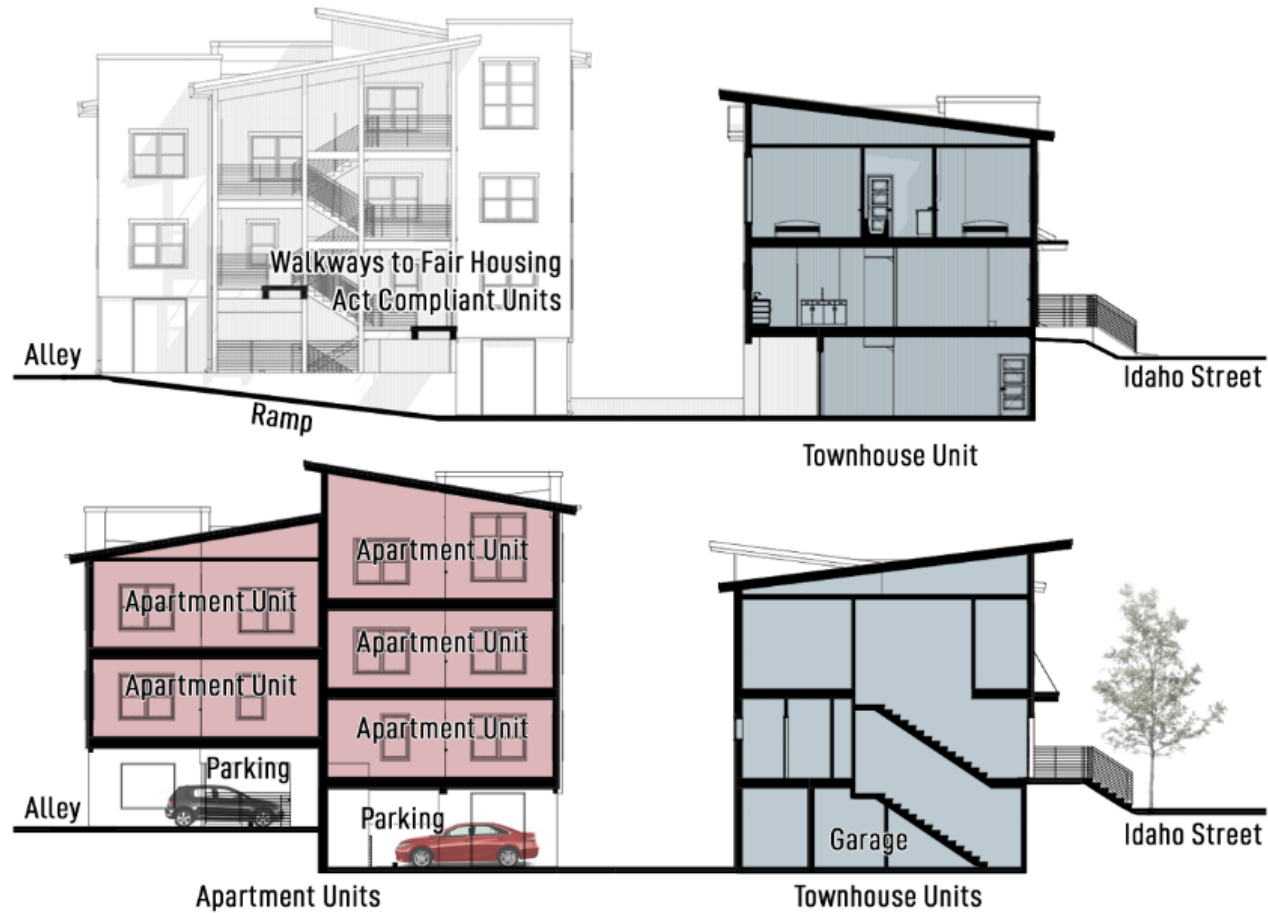
# Conner Construction LLC



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# Conner Construction LLC





# Conner Construction LLC

## Development Timeline:

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- Deadline for Proposals December 18, 2020
- Agency Review and Fact Finding On All Proposals Complete January 15, 2021
- Selection and Award of Exclusive Right to negotiate Feb. 8, 2021
- Negotiation, Re-Use Appraisal, Finalize Development and  
Disposition Agreement Completion April 30, 2021
- Board Approval of DDA May 10, 2021
- Development Stages Begin (Land Transfer) May 11, 2021
- Permitting Completion Nov. 30, 2021
- Construction Begins Dec. 1, 2021
- Construction Completion Jan 15, 2023
- Residents Moving In Jan 16, 2023

This preliminary schedule is included to provide an idea of the timeframe in which this project is expected to transition through the approval/construction process. These dates are flexible and are subject to adjustment to fit realities of workflow. The dates shown are not based on hard deadlines nor tied to funding or other influences.



# McCarty Flats LLC

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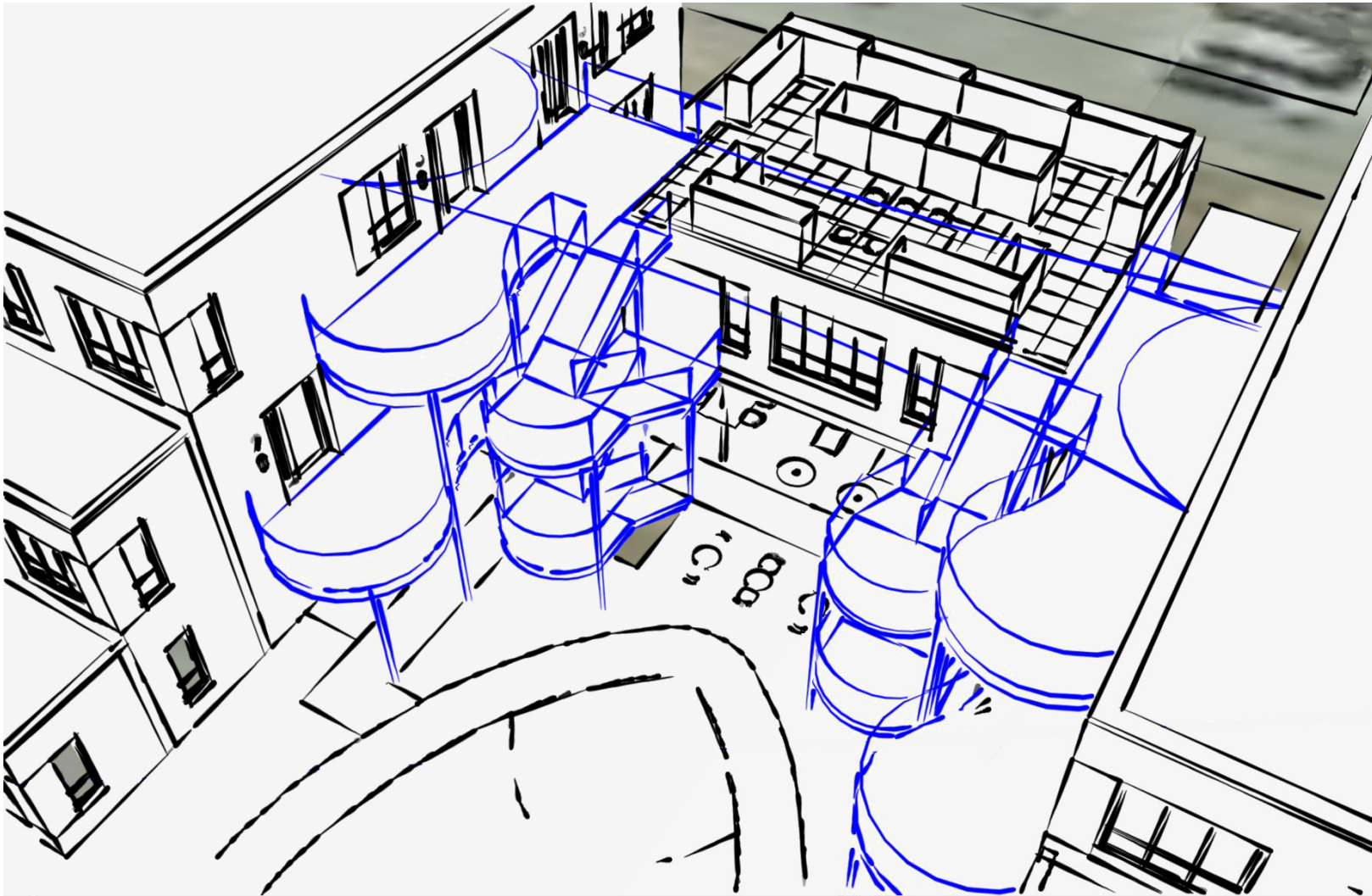




# McCarty Flats LLC



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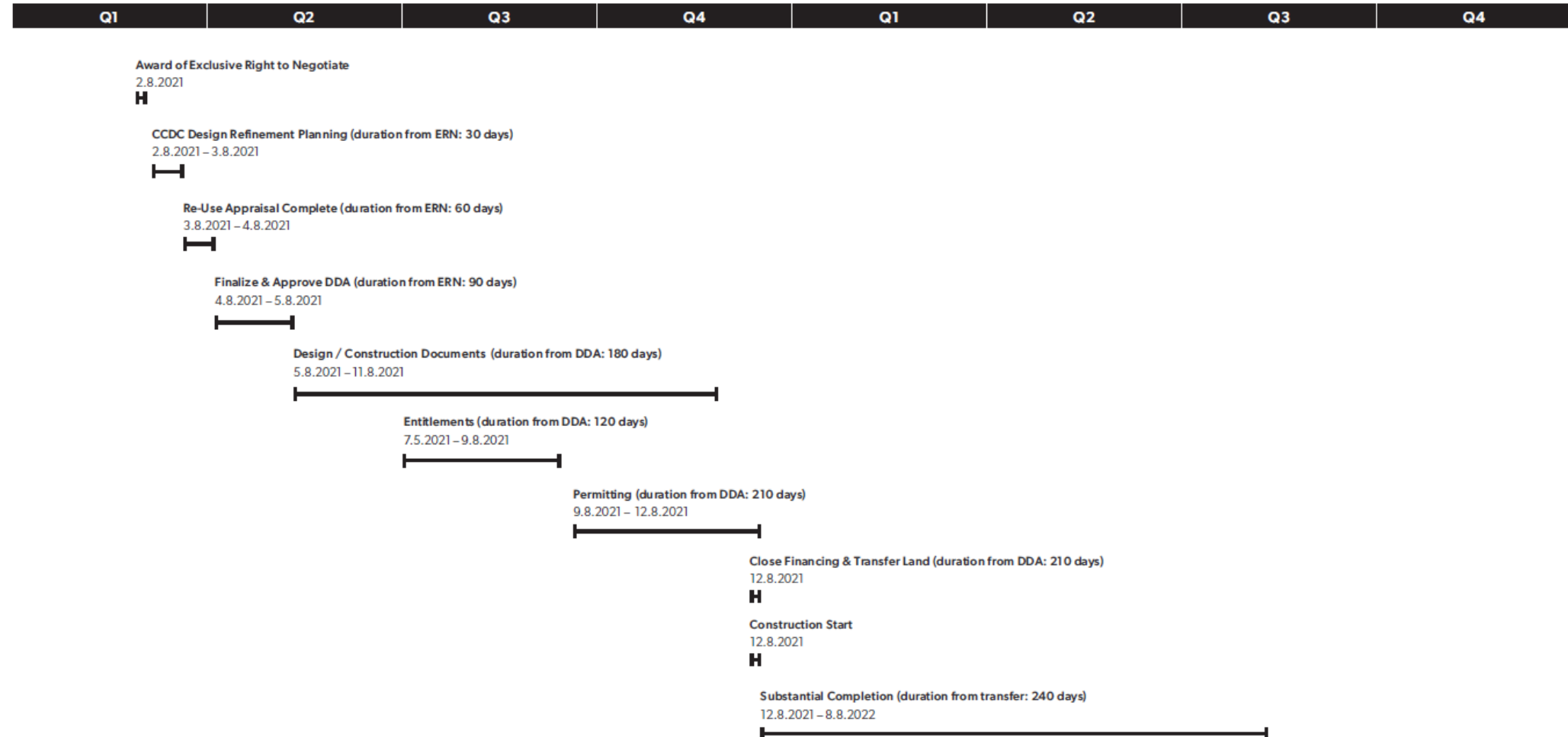




# McCarty Flats LLC

2021

2022



# SMR Development and deChase Miksis and Edlen & Co.

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