

Developer's Statement of Qualifications and Financial Capability

Purpose/Instructions:

The following information is required of a Developer seeking to enter into an agreement with The City of Woodburn (City) whereby the Developer Entity has, in the opinion of the City, the financial capability to successfully complete the City project for which they have been selected.

NOTE: In accordance with ORS 192.502.23, the City considers this information as a public record exempt from disclosure under ORS 192.410 to 192.505.

Answer ALL questions. If you need to submit attachments in response to, or explanation of, a specific question, please reference the appropriate question number on the attachment

A. Submission Information (complete all that apply)

1. This Statement is being submitted as required by a City solicitation:
 - a. Project Name:
2. This information is an update to a previously submitted Statement of Financial Capability:
 - a. Previously submitted on:

B. Submission Information

1. Official Company/Entity Name:
2. Mailing Address:
3. Primary Contact regarding this information:
4. Telephone Number:
5. If at this address less than 1 year, prior address:

C. Developer Entity – The Developer Entity named above is:

- A sole proprietorship – TIN #:
- A corporation – TIN #:
- A nonprofit or charitable institution or corporation – TIN #:
- A partnership – TIN #:
- A business association or a joint venture – TIN #:
- A limited liability company – TIN #:
- A Federal, State, or local government or instrumentality thereof
- Other / Explain:

D. Date and State of Organization – If the Developer is not an individual or a government agency or instrumentality:

1. Date of Organization:
2. State of Organization:

E. Developer Entity Principals – Names of owners, officers, directors, trustees, and principal representatives of the Development Entity:

Name, Address, Zip Code	Description of interest/relationship	% of Ownership Interest

F. Developer Entity Affiliations – Is the Developer Entity a subsidiary of, or affiliated with, any other corporation or corporations or any other firm or firms?

- No
- Yes – If yes, provide the following information:

Corporation / Firm	Relationship to Developer Entity	Common Officers / Directors
Name/Address:		
Name/Address:		

G. Bankruptcy –Has the Developer Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parent corporation, or any of the Developer Entity’s officers or principals members, shareholders or investors filed for bankruptcy, either voluntarily or involuntarily, with in the past 10 years?

- No
- Yes – If yes, provide the following information:

Name	Court	Date	Statue

H. Loan Defaults – Has the Developer Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parents corporation, or any Developer Entity’s officers or principal members, shareholders or investors defaulted on a loan or other financials obligation?

- No
- Yes – If yes, please explain:

I. Litigation – Has the Developer Entity or the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parents corporation, or any Developer Entity’s officers or principal members, shareholders or investors party to any pending criminal or civil litigation that could potentially impact the financial capability of the Developer Entity to complete the proposed development?

- No

- Yes – If yes, provide the following information, and attach any additional information or explanation deemed necessary:

Date Filed	Court	Current Status

J. Development Experience

1. Provide a listing (separately) of all completed development projects for the past 10 years in which the Developer Entity or principal(s) has (have) been involved, indicating for each:
 - a. Project summary description (including location, date, size, cost, etc)
 - b. Construction lender and amount
 - c. Role of the Developer Entity in the project
2. Describe in greater detail those projects from the previous list that are similar to the development project being proposed to the City, including for each:
 - a. Total development cost
 - b. Extent to which public financing or assistance was used
 - c. Dates of the project milestones
 - i. Property acquisition
 - ii. Construction financing obtained
 - iii. Start of construction
 - iv. Completion of construction/opening
 - d. Marketing and sales performance
 - i. Level of pre-lease/sales at opening
 - ii. Length of times from opening until lease/sales = 90%
 - e. Experience in developing
 - ii. Project cost estimates
 - iii. Financial analysis
 - iv. Financial plans
 - v. Cash flow projections
 - vi. Economic feasibility analysis
 - vii. Market analysis
 - f. Contact references of
 - i. Construction lender
 - ii. General contractor
 - iii. Sales/leasing broker
 - g. Role of current Developer Entity principles in the project
 - h. Architectural quality and urban design characteristics
3. List any current projects in the pre-development, design or construction phase, including:
 - a. Project description and status (including location, size, cost, etc)
 - b. Construction lender and amount (if known)
 - c. Role of the Development Entity in the project

K. Source of Funds – Attach an explanation of you anticipated source of funds to finance redevelopment (e.g., financial institution, investment group, Developer Equity cash, personal funds, etc.) and experience in obtaining funding for similar redevelopment projects.

L. Financial Condition – Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, of the Developer Entity fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of the submission by more than six months, also attach an interim balance sheet not more than 60 days old.

M. Previous City Assistance – Has the Developer Entity of the parent corporation (if any), or any subsidiary or affiliated corporation of the Developer Entity or said parent corporation, or any of the Developer Entity’s officer or principal members, shareholders or investors received any previous financial assistance from the City for a development project?

- No
- Yes – If yes, provide the following information, and attach any additional information or explanation deemed

Date Filed	Court	Current Status

N. Conflict of Interest – Does the Developer Entity current have or plan to have as an officer, member, employee, shareholder, investor or financing partner of the Entity and person who is currently an officer, agent, or employee of the City of Woodburn, its bureaus, boards, or commission (including the City)?

- No
- Yes – If Yes, identify and explain:
- Yes – If Yes, does anyone identified above have direct or indirect pecuniary interest in the Development Entity or in the redevelopment or rehabilitation of the property being proposed by the Development Entity to The City?
- No Yes – If Yes, describe and explain:

O. Additional Information – Attach any additional evidence deemed helpful to demonstrate the Developer Entity’s financial capability to complete the proposed development

Certification

I further authorize the City of Woodburn or any employee or agent acting on behalf of the City of Woodburn, to undertake any investigation deemed appropriate to verify the information contained herein.

I¹ certify under penalty of perjury under the laws of the State of Oregon that I am authorized to submit this information on behalf of the Developer Entity and that the statements made in this Statement of Financial Capability are true and correct².

Printed Name _____ Title _____

Signature _____ Date _____

¹ If the Developer Entity is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² ORS 162.055 to 162.425 makes it a crime to knowingly make a false statement to a public servant with regard to a material issue. Such false statement is a Class C Felony punishable by up to 5 years in prison and/or a fine of \$100,000.