



Springfield Economic Development Agency Developer's Statement of Qualifications and Financial Capability

Purpose/Instructions:

The following information is required of a Developer/Interested Party seeking to submit a Statement of Qualifications in response to the SEDA Request for Information or Qualifications.

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.

NOTE: In accordance with ORS 192.345(21), the Springfield Economic Development Agency and City of Springfield considers this information as a public record exempt from disclosure under ORS 192.311 to 192.431.

A. 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:

B. Developer Entity The Developer Entity named above is:

- A sole proprietorship – Social Security #:
- A corporation – FID #:
- A nonprofit or charitable institution or corporation – FID #:
- A partnership – FIC #:
- A business association or a joint venture – FIC #:
- A limited liability company – FIC #:
- A federal, state, or local government or instrument thereof
- Other / Explain:

C. Date and State of Organization If the Developer is not an individual or a government agency or instrument:

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

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

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



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E. 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:		

F. 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, within the past 10 years?

- No
- Yes – If Yes, provide the following information and attach an explanation of each bankruptcy:

Name	Court	Date	Status

G. Loan Defaults 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 Developer Entity’s officers or principal members, shareholders or investors defaulted on a loan or other financial obligation?

- No
- Yes – If Yes, explain:

H. Disputes and Litigation. Has the Developer Entity, or any owner, member, investor, parent, subsidiary or affiliate thereof:

- a. Been (past or present) a party to any civil or criminal litigation, indictments or disputes (including, without limitation, arbitration and mediation) that were greater than \$100,000 or could impact the financial capability of the Developer entity to complete the proposed development or bring into question the ability or fitness of the Developer Entity to engage in public business?
- b. Had litigation threatened in the last five (5) years including, but not limited to, a court order to preserve records?
- c. Had any agreement terminated for cause within the last five (5) years?

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

Date Filed	Court or Forum	Current Status

I. Development Experience 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. Transaction summary description (including location, date, size, cost, etc)
- b. Construction lender and amount
- c. Role of the Developer Entity in the transaction



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J. Development Pipeline List any current or anticipated projects in your pipeline (e.g., in pre-development, design or construction phase) that will also be ongoing during redevelopment of the SEDA Property. For each, describe the location, size, and cost of the transaction, plus the role of the development entity.

K. Financial Capability

- a. Attach an explanation of your anticipated source of funds to finance redevelopment (e.g., financial institution, investment group, Developer Equity cash, personal funds, etc.) and experience in obtaining private equity and debt for public-private developments similar in scale and vision to the USPS Property described in this RFQ.
- b. Provide the names, phone numbers, and email addresses of at least five (5) commercial or institutional credit references, five (5) financial partner references, and two (2) major tenant references.

L. Financial Condition

A developer/interested party may satisfy this section by submitting the documents listed under either option (1) or (2) below:

- 1) Submission of financial documentation that includes
 - a) 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 abased 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.
 - b) Indicate available equity capital, and available lines of credit via a letter from each of the financing sources stating total amount of credit line and the amount of which is still available to be drawn.
- 2) Submission of a formal financial endorsement letter from the Developer/Development firm’s accountant or legal representation certifying that the accounting firm or legal firm currently represents the Developer and has reviewed the Developer’s documents which are outlined in Section L of the Financial Disclosure form. The endorsement letter should address and/or confirm the following:
 - a) That the Legal and/or Financial firm has knowledge that their client is an experienced Developer/Development Firm for similar projects and under what capacity the Legal or Financial firm is currently representing the Developer.
 - b) How long the Legal/Financial firm has worked with this Developer and on what types of projects.
 - c) What can the Attorney/Financial firm state about the Developer’s capacity and successes in funding similar projects to the type Springfield is seeking.
 - d) Provide a list of debt and equity funding source types that have been used by the Developer for successful phased mixed-use developments, e.g., private equity funds, pension funds, banks or other private lending institutions, tax credits, tax increment.

M. Previous SEDA or City of Springfield Partnership 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 principal members, shareholders or investors had any prior contractual relationship or received any previous financial assistance from the Springfield Economic Development Agency or City of Springfield?

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

Description	Amount	Current Status



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- N. Conflict of Interest** Does the Developer Entity currently have or plan to have as an officer, member, employee, shareholder, investor or financing partner of the Entity any person who is currently an officer, agent, or employee of the Springfield Economic Development Agency or City of Springfield, its bureaus, boards, or commissions?
- 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 Springfield Economic Development Agency or City of Springfield?
 - 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.



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Certification

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 correct.²

I further authorize the Springfield Economic Development Agency/City of Springfield or any employee or agent acting on behalf of the Springfield Economic Development Agency/City of Springfield to undertake any investigation deemed appropriate to verify the information contained herein.

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 five years in prison and/or a fine of \$100,000.