

ARK City Timeline & Checklist

The following checklist is designed with an ideal timetable of twelve months for Brightline Ark City:

NEXT 45 DAYS (DUE DATE 8/18/23)

- Sign LOI with City (1) - *Completed*
- Determine the infrastructure budget (roads, utilities, lighting) (2) - *Scheduled*
- Choose a target closing date and time. *Scheduled 8/23*
- Finalize site plan (3)
- Finalize project team, including legal counsel. - *Completed*
- On-site visit with team, including meetings with City and Creekstone. (4) - *Scheduled 8/23*
- Finalize Project Budget (5)
- Review City-prepared items including RHID, Tax Credit and other incentives (6) - *In Progress*
- Retain GC/Developer partner
- Finalize budget and options with Skyline, including order timeline. Should have a binding contract in place. *In Progress*
- Identify and meet with at least one lending/financing partner *In progress*

NEXT 90 DAYS (10/06/23)

- Prepare and execute Project Agreement
- Begin due diligence, including environmental review, title work, survey, any zoning, etc.
- Finalize City/State incentives
- Develop marketing plan for homes
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- Finalize project financing
- Finalize contracts with vendors for site prep etc.
- Work with local banks to prepare packet to inform and assist potential buyers with financing purchase

90-180 DAYS

- Close on property
- Receive public incentive funding for infrastructure (bonds)
- Finalize process for selling RHID - Tax Credits for each home sold
- Commence marketing
- Execute sales process
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180+ DAYS

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