

John Day Urban Renewal Agency

Housing Incentive Program

Property Application

Date Received: March 18, 2021

Name of Applicant: Iron Triangle LLC

Project Street Address: 611 S. Canyon Blvd

Mailing Address (if different): PO Box 325, John Day, OR 97845

Telephone Number: 541-620-5729 (office)

Email: marissa.kinginc@gmail.com

Property Owner(s) with Address, Phone Number (if different from Applicant):

Russ Young, PO Box 325 John Day, OR, 541-575-2102

Will property owner(s) likely be the same at time of project completion: Y N

Grant County Assessor's Map # and Tax Lot #: 13S3126CA Tax Lot 1501

Most Recent Tax Assessor's Assessed Value: \$ 380,000

Brief Description of Project (Commercial Projects Not Eligible): _____

Complete the construction of incomplete units on the northwestern portion of the Canyon Garden Apartments.

Development halted due to floodplain permit requirements; permits have now been approved but require

additional investment to comply with FEMA regulations.

What permits do you currently have? Floodplain Development Permit (FP-19-01) approved Nov. 2019
Structural Development Permit (ST18GR-038-REV 1) Dec. 2019

What permits do you plan to apply for? _____

Total Project Cost (see worksheet below): \$ 483,750.00
For all 6 apartments

Estimated Project Start Date: 2019

Estimated Completion Date: Oct. 2021

I, applicant, acknowledge the statements made herein are true and represent an accurate and full disclosure of all appropriate information as of this date. I understand that the URA will retain this application and any other information the URA receives, whether or not this incentive request is approved. I understand this request is public information.

Applicant Signature: 

Date: 3/17/2021

Proposed Project Financing Worksheet

Estimated Costs (Itemized):

Description	Cost:
<i>see attached</i>	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
	\$ _____
Labor (Personal or Hired)	\$ _____

Total Cost: \$ 483,750
For all 6 apartments

Please Ensure the following items are included with the completed application form:

- * Include agreement that identifies who will be receiving the incentive
- * Current building/property photographs
- * Proof of legal ownership (Property Deed)
- * Proof of current tax statement (Available from Assessor)

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Type of Project (select all that apply):

<input checked="" type="checkbox"/> Building interior	Property in Renewal Area? Y / <input checked="" type="checkbox"/> N
<input checked="" type="checkbox"/> Building exterior façade	Approvals Required: <input checked="" type="checkbox"/> Y / N
<input checked="" type="checkbox"/> Infrastructure/Landscape/Fence	Planning Commission? Y / <input checked="" type="checkbox"/> N
<input checked="" type="checkbox"/> Building Code compliance	Building Permit <input checked="" type="checkbox"/> Y / N
<input type="checkbox"/> New Construction/site development	Easement/Encroachment? Y / <input checked="" type="checkbox"/> N
<input checked="" type="checkbox"/> Mitigation, reduction, removal of blight	Remodel meets threshold? <input checked="" type="checkbox"/> Y / N

Date deemed complete: _____ Reviewed By: _____

Date of Tax Assessor's Pre Inspection: _____

Qualifying Program: _____ Project in URA Boundary? Y / N

Estimated Incentive Rebate: _____ Includes All Items? Y / N

Approved Date: _____

Reason Not Approved for Program? _____

Estimated Costs (Itemized)	Cost of Materials
Foundation/Footings/Pilings	\$ 7,500.00
Concrete Slab	\$ 11,250.00
Rough Carpentry	\$ 56,250.00
Roofing and Gutters	\$ 22,500.00
Insulation/Weather Stripping	\$ 11,250.00
Exterior Finish (stucco/siding)	\$ 22,500.00
Finished Carpentry	\$ 7,500.00
Drywall	\$ 7,500.00
Cabinets (built-in)	\$ 45,000.00
Floor Covering	\$ 15,000.00
Plumbing/Gas	\$ 11,250.00
Bathroom Fixtures	\$ 15,000.00
Kitchen Fixtures	\$ 11,250.00
Electrical and Lighting Fixtures	\$ 15,000.00
Built-In Appliances	\$ 18,750.00
HVAC System	\$ 30,000.00
Paint and Wallerpaper	\$ 7,500.00
Labor (Personal or Hired)	\$ 168,750.00
Total cost for 6 new apartments	\$ 483,750.00