

# OP Development, Inc.



GREG OPINSKI, *President*

City of Merced City Council

Attn: Merced Mayor Matthew Serratto and City Council Members

RE: Branford Point Pre-application

Hello Merced City Council Members:

Thank you for bringing our pre-application before the Full Board on September 19<sup>th</sup>, 2022. At our previous pre-application meeting before the City Council, we failed to properly outline our intentions. Our presentation mistakenly showed a phasing schedule outlining the Affordable Housing component in a fourth phase. Our consultant was directed to remove all information related to phasing considering we would like to perform most of the project in the first phase in order to benefit from the economics of scale.

As I stated at the Council Meeting, the Affordable Housing component/requirements will be provided as outlined in the City Council's policy.

As I stated at the Council Meeting, our initial construction package will include all of the backbone infrastructure as well as Affordable Housing, a seven acre townhouse project, multiple two story townhouse/condos with attached garage, mixed use commercial retail centers and a ten acre apartment complex.

The second issue I'd like to address is local participation. Several of the Council members had concerns regarding local hire to "construct" our development. I've been a Merced County Resident my entire life. I was born and raised on the westside in Gustine, California. Branford Point Development is the only project that has been brought before the Council to be constructed by a firm in Merced County. As stated at the last Council Meeting, the work needs to stay local. From 2009-2011, Opinski Construction provided over 70% local participation on its construction projects.

Since our last Council Meeting, I've had several meetings with city staff and the local building trades representatives. Many of them will be in attendance at our September 19<sup>th</sup> Council meeting.

I look forward to our scheduled Council Meeting. I would appreciate your full support in bringing much needed facilities/amenities to the UC Merced area.

Sincerely,

Greg Opinski

President OP Development

ATTACHMENT 4

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