Sample Real Estate Development Co-op Roadmap

Phase 1 - Organizing
- Identify Need
- Build the team
- Initial Community Engagement
- Articulate initial ideas
- Build organizational capacity
- Access preliminary feasibility
- Establish board of directors
- Bylaws
- Incorporate
- Build systems:
  - Explore financing options
  - Evaluate potential projects
  - Identify priority project
  - Design capital structure/plan campaign
- Project plan
- Contingent purchase agreement
- Negotiate lease(s)
- Recruit tenants

Phase 2 - Planning
- Institutional borrowing
- Legal
- Administrative
- Marketing
- Ongoing member communication
- Goals
- Explore partnerships (including potential tenants)
- Governance
- Financial
- Admin outreach
- Regular "task force" meetings
- State law
temporary entity
- Options
- Resources (back of the envelope)
- Engineering/environmental assessment
- Construction/boil
- Ongoing project
- Members growth to XXX
- Attend leadership transition
- Attend to the business of co-op
- Explore future project?

Phase 3 - Implementing
- Engineering
- Engineering/environmental assessment
- Construction/boil
- Ongoing project
- Members growth to XXX
- Attend leadership transition
- Attend to the business of co-op
- Explore future project?

Phase 4 - Sustaining
- Attend to leadership transition
- Attend to the business of the co-op
- Explore future project?

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