



Bend Metro Park & Recreation District

May 6, 2025

Board of Directors Agenda and Reports

www.bendparksandrec.org



play for life



Our Vision

To be a leader in building a community connected to nature, active lifestyles and one another.

Our Mission

To strengthen community vitality and foster healthy, enriched lifestyles through parks, trails and recreation.

Our Community Pledge

To reflect our community, welcome and serve equitably, and operate with transparency and accountability.

We Value

COMMUNITY by interacting in a responsive, considerate and efficient manner to create positive patron experiences and impact in the community.

INCLUSION by reducing physical, social and financial barriers to our programs, facilities and services, and making them more equitable for all.

SAFETY by promoting a safe and healthy environment for all who work and play in our parks, trails, facilities and programs.

STAFF by honoring the diverse contributions of each employee and volunteer, and recognizing them as essential to accomplishing our mission.

SUSTAINABILITY by fostering a balanced approach to fiscal, environmental and social assets to support the health and longevity of the district, the environment and our community.



District Office

799 SW Columbia St., Bend, Oregon 97702 | www.bendparksandrec.org | (541) 389-7275

BOARD AGENDA COMMUNICATION

AGENDA DATE:	May 6, 2025
SUBJECT:	City of Bend Site Specific Tax Increment Finance Plan Areas
STAFF RESOURCES:	Rachel Colton, Park Planner
GUEST PRESENTER:	Jonathan Taylor, City of Bend
PREVIOUS BOARD ACTION:	None
ACTION PROPOSED:	None
STRATEGIC PLAN:	
Priority:	Service
Goal:	Steward fiscal resources, and further environmental and social sustainability
Strategy:	Use financial modeling and other planning tools to holistically evaluate, plan and forecast necessary expenditure for system expansion, operations and maintenance

BACKGROUND

On October 16, 2024, the Bend Urban Renewal Agency (BURA) adopted [BURA resolution number 158](#), establishing the Tax Increment Assistance for Housing Affordability and Employment Growth Policy. Such tax increment finance (TIF) areas are also regulated by ORS Chapter 457. After approval of the resolution, City staff developed an implementation framework for the Tax Increment Assistance for Housing Affordability program (also known as the Site Specific TIF program) and solicited applications in early 2025. More information about this program is available on [the applicable City website](#), and key details are excerpted below:

- **Program focus** - Provides multi-unit residential rental projects assistance with BURA's portion of taxes on the increased assessed value from structural improvements. Project sites must meet ORS requirements applicable to TIF areas (i.e. they must be blighted, etc.).
- **Affordable Housing** - Projects must include three or more residential units and at least 15 percent of the units must be rented at or below 90-percent area median income (AMI) with rental increases below the statutory maximums for the duration of assistance.
- **Duration** – projects that meet minimum requirements may receive the equivalent value of 12 annual years of tax reimbursements of BURA's portion of taxes generated from new development. For projects that go beyond minimum requirements, BURA may extend the annual tax reimbursements for up to 30 years.

As a result of the City's application solicitation, they received a total of five project applications requesting tax increment assistance using the Site Specific TIF program. Two of the applications

were combined into one Site Specific TIF area given their proximity and the city's desire for administrative efficiency, and one application is for a site located within the Core Area TIF area. The application within the Core Area is for the Platform project located at 105 NE Franklin Avenue. This project received approval from the city for a Multiple Unit Property Tax Exemption (MUPTTE), which the district's board also reviewed and supported on October 17, 2023. The applicant is currently negotiating a development agreement with BURA, and these negotiations will determine if the project proceeds with MUPTTE or a Site Specific TIF, but the site cannot receive both exemptions.

There are three potential Site Specific TIF areas that are the subject of this board memo. These three Site Specific TIF areas have been reviewed by city staff and BURA and are now in the official consult and confer period where affected taxing districts have 45 days to review and provide comments on the applications. Unlike MUPTTE, the district has no formal approval authority for the proposed Site Specific TIF areas. Additional information about all three Site Specific TIF areas is included as Attachment 1 of this report. If the district wishes to provide any comments, those comments are due by 5 p.m. on May 14, 2025. The Bend City Council is scheduled to hold a public hearing and consider adoption of ordinances adopting each proposed TIF Plan on May 21, 2025.

Resolution Establishing Criteria and a Process for Considering Request for Tax Exemptions and Fee Waivers

On March 5, 2024, the board adopted resolution 2024-03 (Attachment 2), which established criteria and a process for considering requests for tax exemptions and fee waivers. Staff is providing a collective response to each criterion for the three proposed Site Specific TIF areas. This analysis is based on research by district staff and materials provided by the city.

- A. **Whether a decision to grant the exemption or waiver is consistent with existing law, code, regulation or district policy.** The requested tax exemptions are permitted under state law (ORS 457) and per City of Bend BURA resolution number 158, and meet the requirements of each.
- B. **Whether the decision would, or has the potential to, set precedent.** These applications do not set precedent as each Site Specific TIF application will be evaluated based on its own individual merits.
- C. **Whether foregoing the revenue that would otherwise be derived from the fee or tax assessment will have an effect on the district's overall financial health and its ability to provide services to the community it serves.** The Site Specific TIF program is built upon the idea of a financial trade-off: near-term financial impact for long-term financial growth. To understand the impact to date of similar programs, district staff assembled data starting in fiscal year (FY) 2013 for foregone property tax revenues associated with the Juniper Ridge, Murphy and Core Area TIF areas. Fiscal year 2013 was used as a starting point, because that was the first-year post termination of the Downtown Bend TIF. This data is included in Attachment 3, which illustrates that over the 13-year period from FY 2013 through FY 2025, the near-term revenue impact was \$2,265,553. Projected impacts of the proposed Site Specific TIF areas and the existing tax exemption programs is estimated based upon available data, and this summary is included as Attachment 4. As is evident in that data table, the impacts vary by year given that all TIF/MUPTTE areas do not terminate the same year. The cumulative impact of the six existing and proposed TIF areas, as well as the one MUPTTE area over the next 32 years is \$32,228,109. It's important to note that this data is

focused on the foregone tax revenue and does not include projections for increased property taxes after each of the TIF/MUPTE areas is terminated.

- D. **How the proposed decision supports the district's mission of providing park and recreation services.** The requested Site Specific TIF areas do not directly align with the district's mission of providing park and recreation services and in the near term would reduce property tax monies needed to provide park, trail and recreation services.
- E. **Whether the decision has a one-time financial impact or a cumulative impact due to multiple requests within any given year, or over multiple years.** Collectively, the three proposed Site Specific TIF areas would contribute to the cumulative tax exemption impacts of the three existing TIF areas and the approved MUPTE. As previously noted, the projected cumulative impact of the proposed Site Specific TIF areas is included as Attachment 4 and totals \$32,228,109 over 32 years.
- F. **The type and size of a project, and if future phases may come with a request for tax exemption, SDC waivers, or both.** Collectively the three Site Specific TIF areas would result in the development of 695 residential units, with 18% (approximately 125 units) of those units rented to households earning at or below 90-percent AMI. Based upon the information provided to staff, we do not believe any of the 695 units will be eligible for SDC waivers.
- G. **Whether the requesting entity offers a means upon which to account for any lost revenue that would otherwise have been used for the provision of park and recreation services.** There is no financial offset proposed for the near-term impact to the district's general fund.
- H. **Degree to which the foregone funds from a waiver or exemption would be re-invested into the local economy.** The Site Specific TIF program includes requirements pertaining to both the provision of affordable housing and limitations on rent increases. These requirements will help support households residing with the City of Bend and the district's service boundary.
- I. **The degree to which park and recreation services are provided in the area of town where the waiver or exemption is south.** The proposed Britta Ridge Site Specific TIF area is approximately one-tenth of a mile from Harvest Park and is accessible via a neighborhood street. The proposed Century Site Specific TIF area is located on the Haul Road Trail, which provides access to Riverbend Park approximately one-mile to the east and is approximately one-quarter mile from Skyline Park via SW Century and Mt. Washington, which are both minor arterials. The Veridian Site Specific TIF area is approximately one-third of a mile from Discovery Park, but requires pedestrians and cyclists to cross Mt. Washington, which is a minor arterial street.

BUDGETARY IMPACT

Attachment 4 includes information about the projected general fund impacts to the district of the proposed Site Specific TIF areas, in summary:

- Century TIF - \$5,543,363 over 32 years from FY 26 through FY 57
- Veridian TIF - \$981,286 over 30 years from FY 26 through FY 55
- Britta Ridge TIF – \$1,638,726 over 32 years from FY 26 through FY 57
- Total Impact = approximately \$8,163,476. Note that these numbers vary by \$1-\$2 from the data provided by the city included in Attachment 1, presumably due to rounding errors.

This cumulative projected impact of \$8,163,476 to the district would occur over the next approximately 30 years. After the termination of the TIF areas, property tax revenue would increase because of the redevelopment of these sites facilitated by the Site Specific TIF areas.

In addition to the cumulative impacts of the TIF areas to date since FY 13 presented in Attachment 3 and the projected cumulative impacts of the TIF areas and a MUPTE project through FY 2057 presented in Attachment 4, there are additional property tax exemption programs that the city has used to date. The impacts to date of these additional tax exemption programs and projected impacts are not included in Attachment 3 and 4, but these programs are listed below for context:

- **Non-profit Tax Exemption (Bend Municipal Code Section 12.30):** This program provides a 100-percent tax exemption to non-profits for affordable housing development. The district supported such an exemption for Central Oregon Veteran's Outreach (COVO) on March 13, 2023, for eight properties serving low-income renters.
- **Qualifying Rental Property Tax Exemption (Bend Municipal Code Section 12.25):** This program provides a 20-year tax exemption on both the land and improvements for low-income rental housing projects. The district has supported four exemptions to date with the most recent one for a mixed-use building with six residential units at 15 NE 1st Street.

One final element to consider is System Development Charges (SDCs). While property taxes are what the district uses to operate and maintain assets, SDCs are funds the district uses to acquire and develop parks, trails and facilities. Though not a tax exemption program, the district's SDC waiver program has supported the development of affordable housing in Bend through the waiver of \$4,362,666 in SDCs to date. In addition, the district's forthcoming SDC ordinance update proposes allowing SDC deferrals for all types of housing. If approved, this change would move the upfront costs of SDCs to a later date. This is in alignment with city policies and provides another tool for developers to use to facilitate construction of their projects.

STAFF RECOMMENDATION

None, however, staff would like to know if there are comments or other feedback the board would like to convey to BURA and city council regarding the three Site Specific TIF applications.

MOTION

None

ATTACHMENTS

1. Site Specific TIF Applications
2. Resolution No. 2024-03 A Resolution Establishing Criteria and a Process for Considering Requests for Tax Exemptions and Fee Waivers
3. FY 2013 through FY 2025 Cumulative Tax Exemption Impact
4. Projected Cumulative Tax Exemption Impact

**BEND URBAN RENEWAL AGENCY**

March 27, 2025

Michelle Healy
Director
Bend Parks and Recreation District
799 SW Columbia Street
Bend, Oregon 97702

Salutation,

On March 19, 2025, the Bend Urban Renewal Agency (BURA) adopted resolutions authorizing three tax increment finance plans (TIF Plans) and the accompanying reports (TIF Reports) that would create three new TIF areas in Bend, if adopted by the Bend City Council: the Britta Ridge TIF District, Century TIF District, and Veridian TIF District.¹

To adopt a tax increment finance plan, the City of Bend must send the proposed TIF Plans and TIF Report affected taxing districts for their review and comment. The Bend City Council (Council) will accept, reject, or amend the proposed TIF Plans in response to any written comments received from the affected taxing districts.

On May 21, 2025, Council is scheduled to hold a public hearing and consider adoption of ordinances adopting each proposed TIF Plans. The Council meeting will begin at 7:00 P.M at City Hall, 710 NW Wall Street, Bend, Oregon.

This letter officially transmits the proposed TIF Plans and TIF Reports for all three TIF areas to the **Bend Parks and Recreation District** for review and comment. Should your district wish to convey any comments or a recommendation regarding the enclosed TIF Plans and TIF Reports for Council's consideration, please provide in writing by **5 p.m. on May 14, 2025**, to: jtaylor@bendoregon.gov. All comments received by that date will be provided for City Council consideration. You may appear at the public hearing and provide testimony in person as well. Council will respond to written comments received by that deadline from the affected taxing districts during the Council meeting on May 21, 2025.

¹ Tax increment finance or TIF is synonymous with "urban renewal", and is used in place of the term "urban renewal," to more accurately describe the funding mechanism implemented by these documents.

TIF PLANS AND TIF REPORTS BACKGROUND:

On October 18, 2024, BURA adopted Resolution 158 establishing the Tax Increment Assistance for Housing Affordability and Employment Growth Policy (Policy). This Policy authorized the use of tax increment financing for development assistance for single or small number of parcels for multi-unit residential developments, with at least 15% of new units rented at rates affordable to and restricted for households earning 90% area median income or less, and rent increases at less than the statutory maximums for the restricted units. This policy was crafted with over twenty-five public involvement opportunities between March and September 2024.

In Quarter 1, 2025, four applicants applied for the Policy Assistance. These applicants have proposed to build four multi-unit development projects on four historically vacant and undeveloped properties. These projects will deliver 695 residential units and restrict 18% of those to rents affordable to and restricted for households earning at or below 90% area median income, with annual rent increases at less than the statutory maximums for those restricted units. Three new TIF areas are proposed to provide assistance as contemplated in the Policy to these developments.

On February 19, 2025, BURA held a work session to consider if each of the applications met the intent of the Policy, if the sites were eligible for TIF assistance under state law, and the total economic impact of assistance for the projects. BURA directed staff to draft the necessary documents to establish tax increment finance areas for each of these projects.

On March 19, 2025, BURA adopted a resolution authorizing the release of the TIF Plans and TIF Reports for formal public review and consideration for adoption by City Council.

BRITTA RIDGE:

The Britta Ridge TIF Area, shown in Figure 1 of the attached Britta Ridge TIF Plan, consists of approximately 6.16 acres of land including rights-of-way.

The proposed maximum indebtedness, the maximum amount of funds that may be spent on projects in the TIF Area, is \$14,666,437. The projects allowed under the Plan are development assistance for the multi-unit residential project and administrative expenses. The maximum indebtedness is set by forecasting the annual increased tax revenue for BURA from the proposed housing project and is financially feasible for BURA. The Britta Ridge TIF Plan is 32-years.

CENTURY:

The Century TIF Area, shown in Figure 1 of the attached Century TIF Plan, consists of approximately 9.2 acres of land including rights-of-way. This TIF Area would include assistance for two housing developments.

The proposed maximum indebtedness, the maximum amount of funds that may be spent on projects in the TIF Area, is \$49,613,485. The projects allowed under the Plan are development assistance for the multi-unit residential projects and administrative expenses. The maximum indebtedness is set by

forecasting the annual increased tax revenue for BURA from the proposed housing project, and is financially feasible for BURA. The Century TIF Plan is 32-years.

VERIDIAN:

The Veridian TIF Area, shown in Figure 1 of the attached Veridian TIF Plan, consists of approximately 2.81 acres of land including rights-of-way.

The proposed maximum indebtedness, the maximum amount of funds that may be spent on projects in the TIF Area, is \$8,782,431. The projects allowed under the Plan are development assistance for the multi-unit residential project and administrative expenses. The maximum indebtedness is set by forecasting the annual increased tax revenue for BURA from the proposed housing project, and is financially feasible for BURA. The Veridian TIF Plan is 30-years.

IMPACT ON TAXING JURISDICTIONS:

The impact of tax increment financing on affected taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value within the TIF area. The projections for impacts on the affected taxing districts are estimated through fiscal year end.

IMPACT ON PERMANENT RATE LEVY:

The proposed TIF plans would result in a decrease in the permanent rate property tax collections for each taxing district, for the life of each TIF plan. BURA only collects tax increment revenue for the length of time necessary to pay off the TIF plan's stated maximum indebtedness. For the three proposed plans, no bonds will be issued. The only debt for each plan will be the development assistance, primarily in the form of an annual rebate, for each housing development.

Table 1 shows the estimated impact to the Bend Parks and Recreation District permanent rate collections over the life of the TIF Plans. The total estimated impact over the projected 32 years for all plan areas is \$8,163,472. This represents the amount that would be collected and provided over 32 years, if the developments were to occur without the tax increment finance development assistance under the plans.

TABLE 1 - IMPACT TO BEND PARKS AND RECREATION DISTRICT

FYE	Britta Ridge Area²	Century Area³	Veridian Area⁴
2026	\$12	\$156	\$0
2027	\$24	\$317	\$0
2028	\$34,299	\$100,648	\$22,857
2029	\$35,340	\$118,490	\$23,543
2030	\$36,412	\$122,201	\$24,249
2031	\$37,516	\$126,023	\$24,977
2032	\$38,653	\$129,960	\$25,726
2033	\$39,824	\$134,014	\$26,498
2034	\$41,031	\$138,191	\$27,293
2035	\$42,274	\$142,493	\$28,112
2036	\$43,554	\$146,924	\$28,955
2037	\$44,872	\$151,487	\$29,824
2038	\$46,230	\$156,188	\$30,718
2039	\$47,629	\$161,030	\$31,640
2040	\$49,069	\$166,016	\$32,589
2041	\$50,553	\$171,153	\$33,567
2042	\$52,082	\$176,444	\$34,574
2043	\$53,656	\$181,893	\$35,611
2044	\$55,277	\$187,506	\$36,679
2045	\$56,947	\$193,287	\$37,780
2046	\$58,668	\$199,242	\$38,913
2047	\$60,439	\$205,375	\$40,080
2048	\$62,264	\$211,692	\$41,283
2049	\$64,144	\$218,199	\$42,521
2050	\$66,080	\$224,901	\$43,797
2051	\$68,074	\$231,804	\$45,111
2052	\$70,128	\$238,914	\$46,464
2053	\$72,244	\$246,237	\$47,858
2054	\$74,423	\$253,781	\$49,294
2055	\$76,668	\$261,550	\$50,773
2056	\$78,979	\$269,553	
2057	\$81,361	\$277,795	
Total	\$1,638,724	\$5,543,461	\$981,287

Source: City of Bend

2 Table 5 – Project Impact, Report on Britta Ridge TIF District

3 Table 5 – Project Impact, Report on Century TIF District

4 Table 5 – Project Impact, Report on Veridian TIF District

REVENUE SHARING:

Revenue sharing was a feature of 2009 legislative changes in TIF law. Revenue sharing thresholds are not expected to be met in the period of the TIF Plan. If actual assessed value growth in the tax increment area exceeds the projections made in TIF Plan and TIF Report, revenue sharing could occur.

GENERAL OBLIGATION BONDS AND LOCAL OPTION LEVIES:

The TIF Plan will not impact general obligation (GO) bonds and/or local option levies. Developments within each plan area will be assessed for any applicable GO bonds and levies.

TAX REVENUES AFTER TERMINATION OF TIF AREA:

Upon termination of a TIF area, all future tax revenue will be distributed to the affected taxing districts. The TIF reports identify the projected tax revenues for affected taxing districts in the year after the termination of each TIF area. Tables 2 through 4 show the projected tax revenues for the Bend Parks and Recreation District for the year after the termination of each TIF area. These are estimates only; changes in the economy may impact the projections.

Revenue from Frozen Base	Revenue from Excess Value	Total Revenue
\$393	\$83,801	\$84,195

Source: City of Bend; Table 6– Report Accompanying Britta Ridge Area TIF Plan

Revenue from Frozen Base	Revenue from Excess Value	Total Revenue
\$5,201	\$286,129	\$291,330

Source: City of Bend; Table 6 – Report Accompanying Century Area TIF Plan

Revenue from Frozen Base	Revenue from Excess Value	Total Revenue
\$0	\$52,296	\$52,296

Source: City of Bend; Table 6 – Report Accompanying Veridian Area TIF Plan

PROCESS FOR REVIEW:

The process for review and adoption of the TIF plans by the Bend City Council include the following steps:

March 19, 2025	Bend Urban Renewal Agency Review
March 20, 2025	Send Formal Notice to Taxing Jurisdictions
April 14, 2025	Planning Commission Review
April 24, 2025 (tentative)	Presentation to Deschutes County Commission
May 14, 2025	Written Comment Deadline
May 21, 2025	City Council Public Hearing and First Reading
June 4, 2025	City Council Second Reading and Vote

For more information, please contact Jonathan Taylor, Urban Renewal Manager, at 541.322.6332 or jtaylor@bendoregon.gov.

Sincerely,

Mike Riley
Chair, Bend Urban Renewal Agency

Attachments:

- A) Britta Ridge Tax Increment Finance Plan
- B) Report on the Britta Ridge Tax Increment Finance Plan
- C) Century Tax Increment Finance Plan
- D) Report on the Century Tax Increment Finance Plan
- E) Veridian Tax Increment Finance Plan
- F) Report on the Veridian Tax Increment Finance Plan



Language Assistance Services & Accommodation Information for People with Disabilities

You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please Jonathan Taylor, Urban Renewal Manager at jtaylor@bendoregon.gov or 541-322-6332 Relay Users Dial 7-1-1.



Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Jonathan Taylor, Urban Renewal Manager en jtaylor@bendoregon.gov o 541-322-6332 Los usuarios del servicio de retransmisión deben marcar el 7-1-1.

Britta Ridge
Tax Increment Finance Plan

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

Mayor

Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Méndez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

Bob Gressens

Suzanne Johannsen

John LaMotte

Erin Ludden

Nathan Nelson

City Manager

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Samantha Nelson

City Attorney

Ian Leitheiser

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Elizabeth Oshel

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Matt Stuart

Urban Renewal Manager

Jonathan Taylor

Planning Manager

Renée Brooke

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Mike, Riley, Chair

Gina Franzosa, Vice-Chair

Ariel Méndez

Megan Noris

Steve Platt

Melanie Kebler

Megan Perkins

Core Area Advisory Board

Corie Harlan, Chair

Dale VanValkenburg, Vice-Chair

Dawn Cofer

Hank Kamakaala

James Teeter

Jeff Baker

John Fischer

John Heylin

Katherine Austin

Bend Economic Development Advisory Board

Gary North, Chair

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Jenn Lynch

Jillian Taylor

Mark Kroncke

Petra Orosanova

Ryan Andrews

Tierney Booker

Affordable Housing Advisory Committee

Mandy Dalrymple

Alison Hohengarten

Ian Karasz

Tony Levison

Isabel Mikovich

Richard Reese

Helen Silfven

Heather Simmons

Geoff Wall

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Britta Ridge TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$14,666,437.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Britta Ridge TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Britta Ridge TIF Plan.

“Report Accompanying Britta Ridge TIF Plan” or “Report” means the official report that accompanies the Britta Ridge TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and vulnerable populations were displaced to clear the way for

redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

This Britta Ridge TIF Plan was developed for the Bend City Council based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024, to support the development of new multi-unit housing with minimum numbers of more affordable units by providing development assistance in existing or through the creation of new TIF areas. The Policy was developed with input from BURA and the City advisory bodies – Core Area Advisory Board, Bend Economic Development Advisory Board, and the Affordable Housing Advisory Committee. This Plan was developed with public input at BURA meetings, a Planning Commission meeting, and meetings of the Bend City Council. This Plan will go into effect following adoption by the City Council.

A. Background

The Bend Urban Renewal Agency's Policy Justification for the Policy noted:

Bend has a very low residential vacancy rate and many households are spending more than 30% of their household income on housing costs. An average individual/household would need to make \$72,000 to not be cost burden to afford current market rent. Currently, 81% of occupations in the Bend Redmond MSA cannot adequately support market rate rent on a single income. Those making \$43,000 or less account for nearly 50% of total employment. The number of Bend households that cannot adequately afford market rate rent is 45%.¹

Providing incentives for housing affordability starting at 90% area median income for multi-unit rental units, with additional incentives for developments meeting certain energy efficiency and supplier diversity criteria, will assist in meeting the City of Bend's affordable housing and other Council goals.

The City of Bend currently incentivizes housing affordable to households making 60% and 80% AMI or less through its Non-Profit and Qualifying Rental Property Tax Exemptions. This Plan and Projects incentivize creation of additional units of market rate housing integrated with units that are affordable to households making 90% AMI or less.

ORS chapter 457 allows for the use of tax increment revenues, a financing source that is unique to TIF areas, to fund projects within a specific boundary. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values within a TIF area from the time an area is first established - are used to repay borrowed funds or meet contractual obligations. The borrowed funds and contractual obligations fund projects within an area that meet the goals of the plan and cannot exceed the maximum indebtedness amount set by a TIF plan.

The purpose of a TIF area is to improve specific areas of a municipality that are poorly developed or underdeveloped, called blighted areas in ORS chapter 457. These areas can

¹ Bend Urban Renewal Policy Justification for the Tax Increment Assistance for Housing Affordability and Employment Growth, presented on August 7, 2024

have property that is undeveloped or underdeveloped, old or deteriorated buildings, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, TIF area projects funded with tax increment can include construction or improvement of streets, utilities, and other public facilities, assistance for development, rehabilitation or redevelopment of property, and improvements to public spaces.

The Bend Urban Renewal Agency's Policy allows the creation of TIF areas consisting of a single or small number of tax lots in the City currently not included in an existing tax increment area to support construction of new housing that includes More Affordable Housing, for households earning 90% AMI or less. The development assistance for the project in the new TIF area may consist of a rebate of a portion of the tax increment to the property owner in exchange for making a minimum percentage of units available to households earning 90% AMI or less at rents affordable to those households, and agreeing to limit annual rent increases to lower than the maximum rental increases allowed under ORS 90.323 for those rent restricted units. The actual rebate amount and number of affordable units in the development will be set in an agreement between BURA and the property owner and based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth, consistent with the provisions of this Plan.

This Plan will support the development of housing that includes More Affordable Units and the other requirements of the Policy, in an area known as Britta Ridge, shown in Figure 1.

The Plan reflects input from the community received at public meetings at the Agency and hearings before the Planning Commission and the City Council.

The Plan is anticipated to last 32 years, resulting in 30 years of tax increment collection.

The Plan is to be administered by the Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII of this Plan. All amendments to the Plan are to be listed numerically on the inside over of the front page of the Plan and then incorporated into the Plan, document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the noted statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIII

ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII

B. TIF Area Overview

The Britta Ridge TIF Plan Area shown in Figure 1, consists of approximately 6.16 total acres.

This TIF Area meets the definition of a blighted area due to its infrastructure deficiencies, including inadequate streets and rights-of-way, undeveloped status resulting in the unproductive land that is potentially useful and valuable for contributing to the public health, safety, and welfare as the location of new housing units, and impaired investments. These blight conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- The expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Area;
- The relationship between each Project to be undertaken and the existing conditions;
- The estimated total cost of each Project and the source(s) of funds to pay such costs;
- The estimated completion date of each Project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the Area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is a legal term for the total amount of money that can be spent on projects, programs, and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith

estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$14,666,437 (Fourteen Million Six Hundred and Sixty Six Thousand, Four Hundred and Thirty Seven Dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness, or interest earned on bond proceeds. The projects under this plan are not anticipated to be financed through bonds, but primarily through rebate of property taxes paid.

IV. PLAN GOALS

The goals of the Plan represent its basic intent and purpose. The TIF Projects identified in Sections V and VI of the Plan are specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of the Agency.

A. Housing Development

To increase the supply of housing by providing financial incentives for the development of housing in the City of Bend.

B. Encourage More Affordable Housing

To increase the supply of more affordable housing options by providing financial incentives for the development of more affordable housing in the City of Bend.

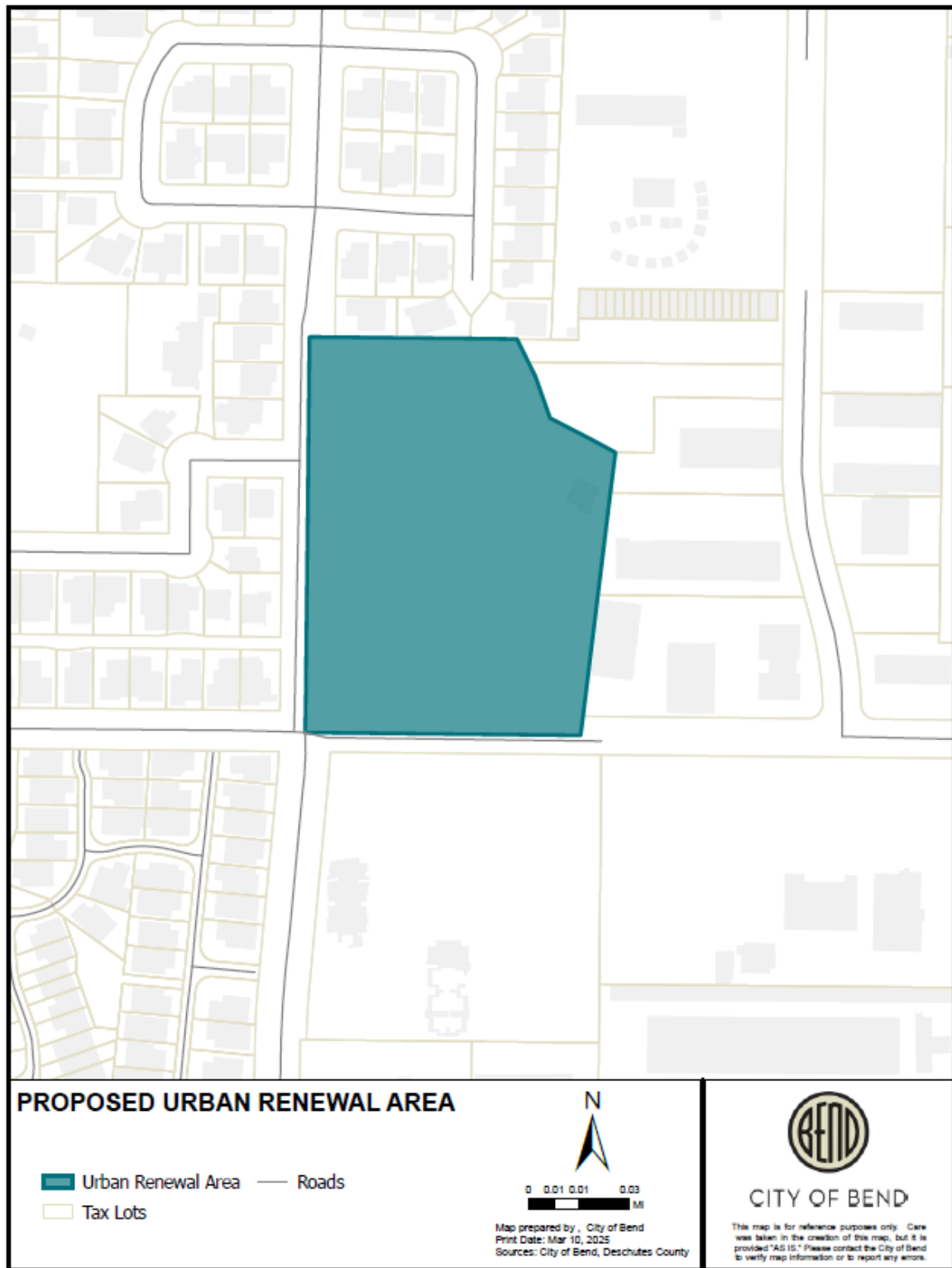
C. Encourage Energy Efficiency Housing

To increase the number of energy-efficient certified housing projects by providing financial incentives for the utilization of energy efficiency standards in the construction of housing projects that lower overall housing costs for households and reduce carbon emissions.

D. Administration.

To provide administrative support for the implementation of the Plan.

Figure 1 – Britta Ridge TIF Area



Source: City of Bend

V. TIF AREA PROJECT CATEGORIES

To support the Plan Goals described in the previous section, the Projects within the Area fall into the following categories:

A. Housing Development and Development Incentives, Partnership, and Support

B. Plan Administration, Implementation, Reporting, and Support

VI. TIF AREA PROJECTS

The Projects authorized by the Plan are:

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project is a multi-unit residential complex in the Area approved by the City of Bend under application number PLSPR20211127, as such approval may be modified, consistent with the goals of this Plan. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for the Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units. A guideline for the amount of Assistance is provided in the Report accompanying the Plan.

B. Plan Administration, Implementation, Reporting, and Support

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation, and annual reports pursuant to ORS 457.460.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to BURA, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City, as required by ORS 457.120.

Substantial Amendments shall be processed in accordance with ORS 457.095 and 457.220.

Substantial Amendments are amendments that:

1. Add land to the Area, representing more than 1% of the existing area of the Area;²
or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS chapter 457. Minor Amendments require approval by BURA by resolution.

The projects proposed in the Plan and Report are organized by project categories. If BURA determines that the allocation of funds within a project category should be adjusted based on needs within the Area, they may do so through a Minor Amendment.³

VIII. PROPERTY ACQUISITION AND DISPOSITION

Property acquisition and disposition are not eligible activities under the Plan.

IX. RELOCATION METHODS

There are no persons living in or business situated in the Plan Area, therefore relocation is not part of this Plan.

² Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law, with increases beyond that amount requiring concurrence as stated in ORS 457.

³ Project costs may be impacted by grants, timing, cost savings, inflation, or other external forces unanticipated at this time but which may occur over the 32-year life of this Area.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds, or contractual obligations for TIF projects under a TIF plan.

Tax increment revenues are the revenue received from increases in property taxes based on the *increase* in assessed value within a TIF area over the total assessed value from the time a plan is adopted. Increment does not include property taxes levied to pay for General Obligation (GO) bonds and local option levies.

A. General description of the proposed financing method

The Plan will be financed using tax increment revenues. Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning and undertaking project activities, and otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan. No bonds will be issued to finance the activities in the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to BURA, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to BURA based upon the distribution schedule established under ORS 311.390.

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XI. ANNUAL REPORT

BURA shall file an Annual Report in compliance with ORS 457.460.

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan describe the relationship of the plan to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements. This section provides that analysis. Relevant local planning and development objectives are set out in the Bend Comprehensive Plan, Bend Economic Development Advisory Board Strategic Plan, and the Bend Development Code. This section describes the purpose and

intent of these plans, the main applicable goals and policies within each plan, and an explanation of how this Plan conforms to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. The language from the original document is in *italics*.

All of the land in the Area is designated Mixed Employment (ME) in the Comprehensive Plan, and zoned Mixed Employment in the Bend Development Code. Allowed land uses, maximum densities, and building requirements for all land in the Area are governed by the Bend Development Code, as described in subsection C of this Section XIII.

A. Bend Comprehensive Plan

The analysis of how the Plan conforms to the Comprehensive Plan covers the most relevant sections, but may not cover every section of the Comprehensive Plan that relates to the Plan.

If the Comprehensive Plan policies identified in the Plan are updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment is completed in the future, this section of the Plan should be updated at that point.

Below are applicable Comprehensive Plan policies and statements of how the Plan conforms to these Comprehensive Plan policies.

Chapter 1 Citizen Involvement

Policies

- 1-4 *The City and special districts shall work toward the most efficient and economical method for providing their services within the UGB.*
- 1-7 *The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 1-8 *The City and county will encourage infill and redevelopment of appropriate areas within the Bend Central Core, Opportunity Areas and Transit Corridors.*
- 1-15 *The City shall continue to use advisory committees in their planning process, members of which are selected by an open process, and who are widely representative of the community.*
- 1-16 *The City will use other mechanisms, such as, but not limited to, meetings with neighborhood groups, planning commission hearings, design workshops, and public forums, to provide an opportunity for all the citizens of the area to participate in the planning process.*

Finding: The Plan conforms to Chapter 1 Citizen Involvement as there has been extensive citizen involvement in the preparation of the Plan and all related BURA policies. The Plan and

Project support compact development within the Urban Growth Boundary by supporting residential development in the Mixed Employment (ME) zone, near residential and commercial uses. The Area is in a Transit Corridor as identified in Figure 11-1 of the Comprehensive Plan, and the identified Project supports infill development on currently undeveloped lots.

Over twenty-five opportunities for public involvement were provided in the course of development of the Policy supporting this Plan. In this process, the Bend Economic Development Advisory Board, the Affordable Housing Advisory Committee, Core Area Advisory Board, the Bend Chamber of Commerce, Economic Development of Central Oregon, and a round table of housing developers provided input on development of the Policy supported by this Plan. Specific to public improvement in this Plan, BURA, the Planning Commission, and the City Council all held public meetings regarding this Plan, at which public comment was accepted prior to the adoption of this TIF Plan and Report.

Chapter 5 Housing

Policies

- 5-7 *The City will continue to create incentives for and remove barriers to development of a variety of housing types in all residential zones, consistent with the density ranges and housing types allowed in the zones. This policy is intended to implement the City's obligation under the State Housing Goal to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density".*
- 5-18 *The City will assist in identifying, obtaining and leveraging funding sources for the development of new housing for very low, low, and moderate - income residents, as determined by appropriate percentages of Area Median Family income in the Housing Needs Assessment.*
- 5-31 *Residential areas will offer a wide variety of housing types in locations best suited to a range of housing types, needs and preferences.*
- 5-38 *Medium-and high-density residential developments should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to the highest concentrations of population.*

Policy 5-20 defines affordable, in the case of dwelling units offered for rent, as housing for which the rent and utilities constitute no more than 30 percent of such gross annual household income for a family at 60% of the area median income, based upon most recent HUD Income Limits for the Bend MSA. Policy 5-20 provides that other programs or policies can specify other levels of affordability.

Finding: The Plan conforms to Chapter 5 Housing as the Housing Development and Development Assistance, Partnership, and Support Project will encourage the development of housing for households earning 90% AMI or less, along with market rate units, meeting housing needs identified in the Oregon Housing Needs 2025 Methodology for the Bend UGB, supporting

the goals of the Comprehensive Plan and Policy 5-20 to provide affordability at additional income levels. The Area is within a Transit Corridor identified in the Comprehensive Plan, and has access to transit, K-12 public schools, commercial services, employment, and public open space. The Area is within 1.2 miles of two K-5 public schools, within 0.1 miles from a developed public park, and is in a Mixed Employment (ME) zone surrounded by properties developed with commercial and a mix of housing types and densities. Surrounding properties are zoned Residential Standard Density (RS) to the north and west, which are developed with single-unit detached dwellings. A 116-unit apartment complex is located on the property located directly to the south of the Area, on a parcel zoned Residential Medium Density (RM). The properties to the east are zoned Mixed Employment (ME) and developed with a variety of commercial, service, and industrial uses.

Chapter 11: Growth Management

Employment Districts

- 11-1 The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 11-2: The City will encourage infill and redevelopment of appropriate areas within Bend's Central Core, Opportunity Areas and transit corridors.*
- 11-3 The City will ensure that development of large blocks of vacant land makes efficient use of land, meets the city's housing and employment needs, and enhances the community.*
- 11-4 Streets in the Centers and Corridors, Employment Districts, Neighborhoods, and Opportunity Sites will have the appropriate types of pedestrian, biking, and transit scale amenities to ensure safety, access, and mobility.*
- 11-12 The City shall explore incentives for re-development of existing commercial strips in order to help reduce the need to expand the Urban Growth Boundary.*
- 11-23 The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all modes.*

Finding: The Plan conforms to Chapter 11 Growth Management as for the Project encourages infill and redevelopment in a Transit Corridor, makes efficient use of large blocks of vacant land that meets the City's housing needs, and supports development and redevelopment in commercial corridors that is transit-supportive, and offers safe and convenient access and connections for all modes in the Area. The housing development supported by the Plan will be required to improve its frontage streets with appropriate pedestrian and biking amenities supporting the housing units developed in the Area.

B. Bend Economic Development Advisory Board Strategic Plan

The Bend Municipal Code requires the Bend Economic Development Advisory Board (BEDAB) to create a three-year strategic plan, identifying projects and guiding the work of the city's nine-member board as it seeks to:

- Advocate: Provide input into City policy and procedures from a private sector perspective.
- Facilitate: Broker entrepreneurial support among existing community resources.
- Market: Brand and guide marketing efforts of Bend as “Open for Business.”
- Coordinate: Organize and oversee City resources applied to economic development.

The following goal and strategy from the 2022-2024 BEDAB Strategic Plan is directly related to the Plan.

Goal 2: Monitor and provide input on other relevant City policies relating to economic development

- *Support policies that provide for a spectrum of workforce housing opportunities*

Finding: The Plan conforms to the Bend Economic Development Advisory Board Strategic Plan as for the Project will create additional market rate and 90% AMI housing units in the Area, supporting the Bend workforce.

C. Bend Development Code

The Projects in the Area supported by the Plan conform to the zoning in the Bend Development Code, including maximum densities and building requirements, and those provisions of the Bend Development Code are incorporated by reference herein. The entirety of the area is zoned Mixed Employment (ME). Multi-unit residential developments are permitted in the ME as part of a mixed-use development or if approved as an Urban Dwelling Site.

As the *Bend Development Code* is updated, the references to the Bend Development Code in this document will be deemed to incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment to this Plan is completed in the future, this section will be updated to match the current zoning designations. The provisions of the Bend Development Code in effect at the time of development approval will apply for any development assisted by this Plan.

B.2 – MIXED-USE ZONING DISTRICTS

Bend Development Code Section 2.3.100 Purpose and Applicability

Mixed Employment District (ME) - The Mixed Employment Zone is intended to provide a broad mix of uses that offer a variety of employment opportunities. Where Mixed Employment Districts occur on the edge of the City, their function is more transitional in nature providing service commercial businesses and supporting residential uses in an aesthetic mixed environment. In this instance, when residential units are provided, the units shall be within easy walking distance to the commercial and employment uses.

Multi-unit residential development is an allowed use within the ME zone, as part of a mixed-use development or as an Urban Dwelling Site under BDC 3.8.800. The Area is within the area shown in BDC Figure 3.8.800.D. as eligible for development as an Urban Dwelling Site.

Maximum residential density in the ME zone is controlled by the applicable lot coverage and building height standards. There is no maximum density for Urban Dwelling Sites.

Finding: The Plan conforms to the Bend Development Code as the Projects and expenditures proposed in the Plan conform to the requirements in the Bend Development Code and support the types of uses allowed in the zoning present in the Area. The Project will support development of a multi-unit residential project that the City has approved as a Urban Dwelling Site in the Mixed Employment (ME) zone under application number PLSR20211127. This development has been required to comply with the provisions of BDC Chapter 3.4, Public Improvement Standards, and other provisions of the Bend Development Code to provide sufficient public infrastructure to serve the development. The proposal includes the build-out of an undeveloped site, in a generally developed area.

XIII. PLAN AREA LEGAL DESCRIPTION

A PORTION OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN,

DESCHUTES COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°55'44" EAST, 30 FEET FROM THE SOUTHWEST CORNER OF THE

SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4); THENCE NORTH, 620 FEET;

THENCE SOUTH 89°55'44" EAST, 325.16 FEET; THENCE SOUTH 26°58'58" EAST, 66.85 FEET; THENCE

SOUTH 20°00'54" EAST, 69.33 FEET; THENCE SOUTH 63°09'04" EAST, 73.36 FEET; THENCE SOUTH

62°06'37" EAST, 41.96 FEET; THENCE SOUTH 06°26'40" WEST, 445.46 FEET; THENCE NORTH 89°55'44"

WEST TO THE POINT OF BEGINNING.

EXHIBIT A

Britta Ridge Tax Increment Finance Plan - Report

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

Mayor

Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Méndez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

Bob Gressens

Suzanne Johannsen

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Elizabeth Oshel

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Core Area Advisory Board

Corie Harlan, Chair

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Dawn Cofer

Hank Kamakaala

James Teeter

Jeff Baker

John Fischer

John Heylin

Katherine Austin

Bend Economic Development Advisory Board

Gary North, Chair

DaWayne Judd, Vice-Chair

Briana Manfrass

Jenn Lynch

Jillian Taylor

Mark Kroncke

Petra Orosanova

Ryan Andrews

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Affordable Housing Advisory Committee

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Alison Hohengarten

Ian Karasz

Tony Levison

Isabel Mikovich

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Britta Ridge TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$14,666,437.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Britta Ridge Area TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Britta Ridge TIF Plan.

“Report Accompanying Britta Ridge Area TIF Plan” or “Report” means the official report that accompanies the Britta Ridge TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies

throughout the country wherein minorities and vulnerable populations were displaced to clear the way for redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

The Report contains background information and project details that pertain to the Britta Ridge TIF District Plan. The Report is not a legal part of the Plan but provides public information and supports the findings made by the Bend City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area, ORS 457.087(1)
- Expected impact of the Plan, including fiscal impact in light of increased services, ORS 457.087(1)
- Reasons for selection of the area, ORS 457.087(2)
- The relationship between each project to be undertaken and the existing conditions, ORS 457.087(3)
- The estimated total cost of each project and the source of funds to pay such costs, ORS 457.087(4)
- The estimated completion date of each project, ORS 457.087(5)
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired, ORS 457.087(6)
- A financial analysis of the Plan, ORS 457.087(7)
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area, ORS 457.087(8)
- A relocation report, ORS 457.087(9)

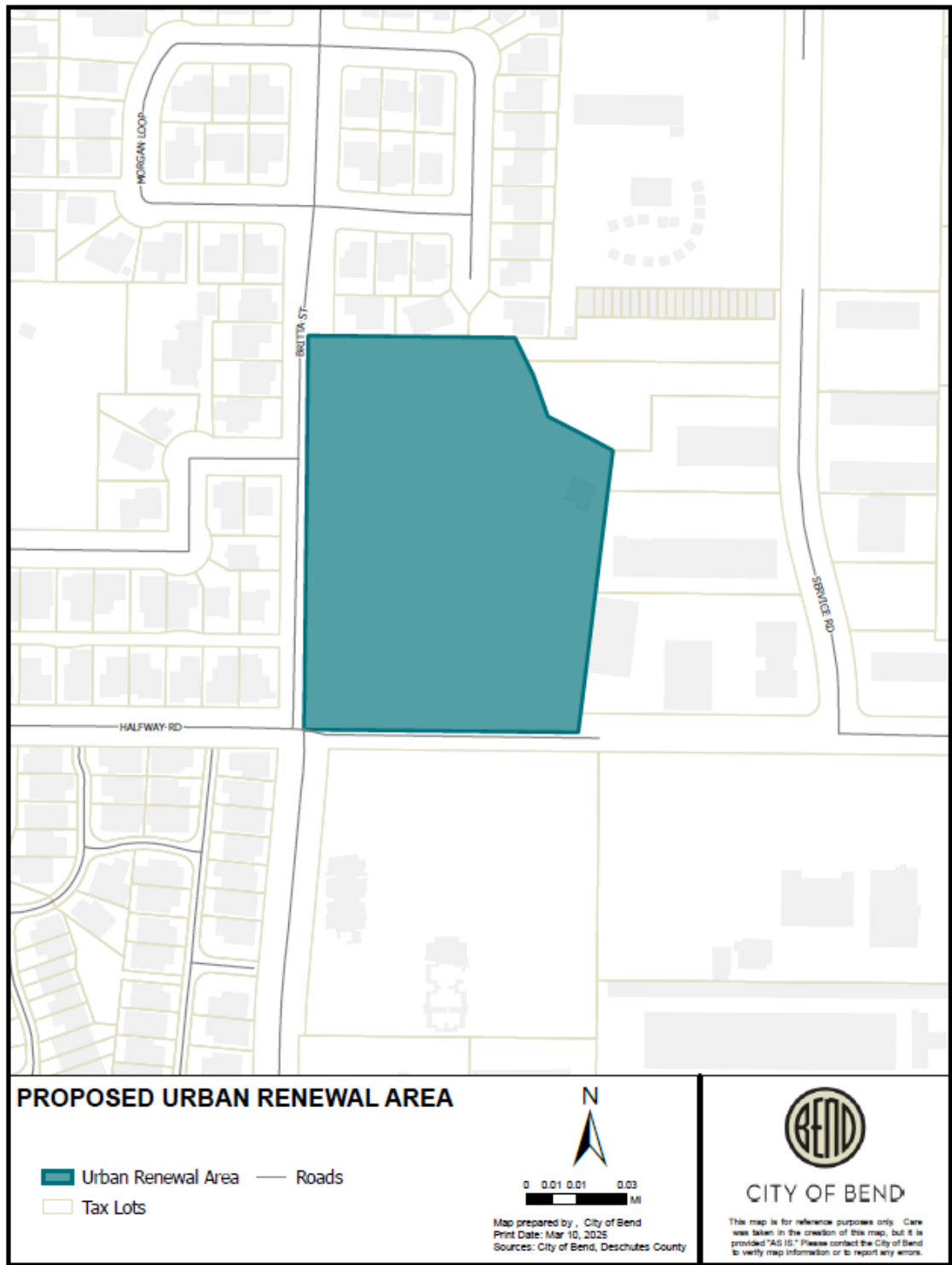
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087(1)	X, VIII
ORS 457.087(2)	XI
ORS 457.087(3)	II
ORS 457.087(4)	III
ORS 457.087(5)	VI
ORS 457.087(6)	IV,V
ORS 457.087(7)	IV,V
ORS 457.087(8)	VIII
ORS 457.087(9)	XII

The Report provides guidance on how the Plan might be implemented. The Agency has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the overall maximum indebtedness of the Plan.

Figure 1 – Britta Ridge TIF Area Boundary



Source: City of Bend

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN TIF DISTRICT PROJECTS AND THE EXISTING CONDITIONS IN THE TIF DISTRICT

The projects identified for the Britta Ridge TIF Plan Area are described below, including how they relate to the existing conditions in the Plan Area.

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project is a 178-unit apartment complex in the Area approved by the City of Bend under application number PLSPR20211127. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period of time and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for the Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units.

A guideline for the amount of Assistance is shown in the Table 2 of this Report. This is a guideline only, and actual assistance provided will be set through development agreements with BURA, balancing the needs for administration and incentives.

Existing Conditions: The property is currently undeveloped. There are transportation deficiencies, topography challenges, and impaired investments as identified in Section X of this Report. As described in the Plan and the adopting documents, there is a lack of residential housing units and affordable housing units in Bend.¹ The Plan will support development of housing in the Area, including improvements to presently deficient rights-of-way and public infrastructure, increase the supply of housing units, and provide housing units affordable for

¹ City of Bend Comprehensive Plan

households in income ranges for whom there is presently a lack of affordable units in Bend.²

B. Administration

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation and annual reports pursuant to ORS 457.460.

Existing Conditions: There is presently not a TIF area in this location. Therefore, there is no existing funding or need for administration in the Area by BURA. This project would provide that administrative support.

A table showing the projects and total estimated costs is shown in Table 2. The total costs are estimated based on the projected future assessed value of the project.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for the Projects are shown in Table 2 below. These are all estimates acknowledging that these project activities must fit within the maximum indebtedness. These costs are shown in nominal, year of expenditure (YOE) dollars, and are equal to the maximum indebtedness of \$14,666,437. The estimated project costs assume development assistance of 97% of the tax increment from the Plan to the developer incentive project and 3% to the Agency for administration of the Plan.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2 - Estimated Cost of Each Project, (\$2025)

Project	Estimated Cost	Percentage of Total
Development Assistance	\$ 14,226,444	97%
Administration	\$ 439,993	3%
TOTAL	\$ 14,666,437	100%

Source: City of Bend

² Oregon Housing Needs Assessment 2025 Methodology

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through fiscal year ending 2057 are calculated based on projections of the growth in assessed value of new development within the TIF Area and the consolidated tax rate that will apply in the TIF Area.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, truncation loss, and receipt of delinquent taxes from prior years.³

The incremental assessed value is the estimated assessed value based on real market value of the proposed project as determined by the Deschutes County Property Tax Estimator as provided by the applicant.

The first year of tax increment collections is anticipated to be FYE 2026. Gross tax increment financing revenue (the column titled Gross TIF, in Table 3) is calculated by multiplying the tax rate times the excess value used. Excess value is the increased in assessed value over the frozen base. The tax rate is expressed per thousand dollars of assessed value, so the calculation is “tax rate times excess value used divided by one thousand.” The column titled Net TIF Revenue in Table 3 also indicates the total Maximum Indebtedness proposed in this plan as referenced in Table 2, and represents the gross TIF, less expected discounts, to show the total amount of increment expected to be received by BURA in each year of the Plan.

³ In Oregon, when the full amount of the property tax bill is paid by November 15, the taxpayer gets a 3 percent discount. If the taxpayer pays two thirds of the tax by November 15, they get a 2 percent discount. To get a discount on the current year’s tax bill, all delinquent taxes, penalty, and interest must first be paid in full (See <http://www.oregon.gov/dor>, Property Tax Payment Procedure).

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base	Increment	Increment Not Used	Increment Used	Tax Rate	Gross TIF	Truncation / Loss Discount	Net TIF Revenue ⁴	Admin Cost	Rebate
2026	\$277,183	\$269,110	\$8,073	-	\$8,073	\$13.2079	\$107	\$1.07	\$106	\$3	\$102
2027	\$285,498	\$269,110	\$16,388	-	\$16,388	\$13.2079	\$216	\$2.16	\$214	\$6	\$208
2028	\$23,745,340	\$269,110	\$23,476,230	-	\$23,476,230	\$13.2079	\$310,072	\$3,100.72	\$306,971	\$9,209	\$297,762
2029	\$24,457,701	\$269,110	\$24,188,591	-	\$24,188,591	\$13.2079	\$319,480	\$3,194.80	\$316,286	\$9,489	\$306,797
2030	\$25,191,432	\$269,110	\$24,922,322	-	\$24,922,322	\$13.2079	\$329,172	\$3,291.72	\$325,880	\$9,776	\$316,103
2031	\$25,947,175	\$269,110	\$25,678,065	-	\$25,678,065	\$13.2079	\$339,153	\$3,391.53	\$335,762	\$10,073	\$325,689
2032	\$26,725,590	\$269,110	\$26,456,480	-	\$26,456,480	\$13.2079	\$349,435	\$3,494.35	\$345,940	\$10,378	\$335,562
2033	\$27,527,358	\$269,110	\$27,258,248	-	\$27,258,248	\$13.2079	\$360,024	\$3,600.24	\$356,424	\$10,693	\$345,731
2034	\$28,353,178	\$269,110	\$28,084,068	-	\$28,084,068	\$13.2079	\$370,932	\$3,709.32	\$367,222	\$11,017	\$356,206
2035	\$29,203,774	\$269,110	\$28,934,664	-	\$28,934,664	\$13.2079	\$382,166	\$3,821.66	\$378,344	\$11,350	\$366,994
2036	\$30,079,887	\$269,110	\$29,810,777	-	\$29,810,777	\$13.2079	\$393,738	\$3,937.38	\$389,800	\$11,694	\$378,106
2037	\$30,982,283	\$269,110	\$30,713,173	-	\$30,713,173	\$13.2079	\$405,657	\$4,056.57	\$401,600	\$12,048	\$389,552
2038	\$31,911,752	\$269,110	\$31,642,642	-	\$31,642,642	\$13.2079	\$417,933	\$4,179.33	\$413,754	\$12,413	\$401,341
2039	\$32,869,105	\$269,110	\$32,599,995	-	\$32,599,995	\$13.2079	\$430,577	\$4,305.77	\$426,272	\$12,788	\$413,484
2040	\$33,855,178	\$269,110	\$33,586,068	-	\$33,586,068	\$13.2079	\$443,601	\$4,436.01	\$439,165	\$13,175	\$425,990
2041	\$34,870,833	\$269,110	\$34,601,723	-	\$34,601,723	\$13.2079	\$457,016	\$4,570.16	\$452,446	\$13,573	\$438,873
2042	\$35,916,958	\$269,110	\$35,647,848	-	\$35,647,848	\$13.2079	\$470,833	\$4,708.33	\$466,125	\$13,984	\$452,141
2043	\$36,994,467	\$269,110	\$36,725,357	-	\$36,725,357	\$13.2079	\$485,065	\$4,850.65	\$480,214	\$14,406	\$465,808
2044	\$38,104,301	\$269,110	\$37,835,191	-	\$37,835,191	\$13.2079	\$499,723	\$4,997.23	\$494,726	\$14,842	\$479,884
2045	\$39,247,430	\$269,110	\$38,978,320	-	\$38,978,320	\$13.2079	\$514,822	\$5,148.22	\$509,674	\$15,290	\$494,383
2046	\$40,424,853	\$269,110	\$40,155,743	-	\$40,155,743	\$13.2079	\$530,373	\$5,303.73	\$525,069	\$15,752	\$509,317
2047	\$41,637,598	\$269,110	\$41,368,488	-	\$41,368,488	\$13.2079	\$546,391	\$5,463.91	\$540,927	\$16,228	\$524,699
2048	\$42,886,726	\$269,110	\$42,617,616	-	\$42,617,616	\$13.2079	\$562,889	\$5,628.89	\$557,260	\$16,718	\$540,543
2049	\$44,173,328	\$269,110	\$43,904,218	-	\$43,904,218	\$13.2079	\$579,883	\$5,798.83	\$574,084	\$17,223	\$556,861
2050	\$45,498,528	\$269,110	\$45,229,418	-	\$45,229,418	\$13.2079	\$597,386	\$5,973.86	\$591,412	\$17,742	\$573,669
2051	\$46,863,484	\$269,110	\$46,594,374	-	\$46,594,374	\$13.2079	\$615,414	\$6,154.14	\$609,260	\$18,278	\$590,982
2052	\$48,269,388	\$269,110	\$48,000,278	-	\$48,000,278	\$13.2079	\$633,983	\$6,339.83	\$627,643	\$18,829	\$608,814
2053	\$49,717,470	\$269,110	\$49,448,360	-	\$49,448,360	\$13.2079	\$653,109	\$6,531.09	\$646,578	\$19,397	\$627,181
2054	\$51,208,994	\$269,110	\$50,939,884	-	\$50,939,884	\$13.2079	\$672,809	\$6,728.09	\$666,081	\$19,982	\$646,098
2055	\$52,745,264	\$269,110	\$52,476,154	-	\$52,476,154	\$13.2079	\$693,100	\$6,931.00	\$686,169	\$20,585	\$665,584
2056	\$54,327,622	\$269,110	\$54,058,512	-	\$54,058,512	\$13.2079	\$713,999	\$7,139.99	\$706,859	\$21,206	\$685,654
2057	\$55,957,450	\$269,110	\$55,688,340	-	\$55,688,340	\$13.2079	\$735,526	\$7,355.26	\$728,171	\$21,845	\$706,326
Total									\$14,666,437	\$439,993	\$14,226,444

Source: City of Bend

⁴ Net TIF Revenue is used to establish the total Maximum Indebtedness of the Century TIF Plan.

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The maximum indebtedness is \$14,666,437 (Forteen Million Six Hundred and Sixty Six Thousand, Four Hundred and Thirty Seven Dollars). This is also the estimated total amount of tax increment revenues required to service the maximum indebtedness as no formal borrowings or interest payments are anticipated in the Plan.

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Anticipated annual expenditures for program administration are shown in Table 2.

The Agency is anticipated to complete the projects and to terminate the Plan in FYE 2057, allowing two years for construction of the housing assisted by the Plan and 30 years of increment rebate and housing affordability, for a 32 year Plan duration.

VIII. REVENUE SHARING

Revenue sharing thresholds are not projected to be reached during the life of the Plan.

Revenue sharing is defined in ORS 457.470 and requires that the impacted taxing jurisdictions receive a share of the incremental growth in the Plan Area when annual tax increment finance revenues exceed 10% and 12.5% of the original maximum indebtedness of the Plan. For this Plan, 10% equals \$1,466,64. As shown in the column labeled Gross TIF in Table 3, neither threshold is projected to be reached during the life of the Plan.

If either threshold is met, the Agency will comply with statutory requirements for revenue sharing.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the TIF Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the TIF Area. These projections show the estimated tax revenues that would be received by the taxing districts if the development assisted by the Plan were to occur without the Plan. Table 4 and Table 5 show impacts estimated through FYE 2057.

The Bend-La Pine School District is not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. If new school aged students move into these units and attend the local schools, the funding through the State School Fund would increase.

Table 4 and Table 5 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 4 shows the general government levies, and Table 5 shows the education levies.

Table 4 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	City of Bend	Deschutes County	County Library	Countywide Law Enforcement	County Extension	9-1-1	Bend Parks and Recreation District	Total
2026	\$23	\$10	\$4	\$10	\$0	\$3	\$12	\$62
2027	\$46	\$21	\$9	\$20	\$0	\$6	\$24	\$127
2028	\$65,816	\$30,010	\$12,912	\$29,345	\$526	\$8,494	\$34,299	\$181,401
2029	\$67,813	\$30,920	\$13,304	\$30,236	\$542	\$8,751	\$35,340	\$186,905
2030	\$69,870	\$31,858	\$13,707	\$31,153	\$558	\$9,017	\$36,412	\$192,575
2031	\$71,988	\$32,824	\$14,123	\$32,098	\$575	\$9,290	\$37,516	\$198,414
2032	\$74,171	\$33,819	\$14,551	\$33,071	\$593	\$9,572	\$38,653	\$204,429
2033	\$76,418	\$34,844	\$14,992	\$34,073	\$611	\$9,862	\$39,824	\$210,624
2034	\$78,734	\$35,900	\$15,446	\$35,105	\$629	\$10,161	\$41,031	\$217,006
2035	\$81,118	\$36,987	\$15,914	\$36,168	\$648	\$10,469	\$42,274	\$223,578
2036	\$83,575	\$38,107	\$16,396	\$37,263	\$668	\$10,786	\$43,554	\$230,348
2037	\$86,104	\$39,261	\$16,892	\$38,391	\$688	\$11,112	\$44,872	\$237,321
2038	\$88,710	\$40,449	\$17,403	\$39,553	\$709	\$11,448	\$46,230	\$244,503
2039	\$91,394	\$41,673	\$17,930	\$40,750	\$730	\$11,795	\$47,629	\$251,900
2040	\$94,159	\$42,933	\$18,472	\$41,983	\$752	\$12,151	\$49,069	\$259,520
2041	\$97,006	\$44,231	\$19,031	\$43,252	\$775	\$12,519	\$50,553	\$267,368
2042	\$99,939	\$45,569	\$19,606	\$44,560	\$799	\$12,897	\$52,082	\$275,451
2043	\$102,960	\$46,946	\$20,199	\$45,907	\$823	\$13,287	\$53,656	\$283,777
2044	\$106,071	\$48,365	\$20,809	\$47,294	\$848	\$13,689	\$55,277	\$292,353
2045	\$109,276	\$49,826	\$21,438	\$48,723	\$873	\$14,102	\$56,947	\$301,185
2046	\$112,577	\$51,331	\$22,086	\$50,195	\$899	\$14,528	\$58,668	\$310,283
2047	\$115,977	\$52,881	\$22,753	\$51,711	\$927	\$14,967	\$60,439	\$319,654
2048	\$119,478	\$54,478	\$23,440	\$53,272	\$955	\$15,419	\$62,264	\$329,306
2049	\$123,085	\$56,123	\$24,147	\$54,880	\$983	\$15,885	\$64,144	\$339,248
2050	\$126,801	\$57,817	\$24,876	\$56,537	\$1,013	\$16,364	\$66,080	\$349,488
2051	\$130,627	\$59,562	\$25,627	\$58,243	\$1,044	\$16,858	\$68,074	\$360,035
2052	\$134,569	\$61,359	\$26,400	\$60,000	\$1,075	\$17,367	\$70,128	\$370,898
2053	\$138,628	\$63,210	\$27,197	\$61,810	\$1,108	\$17,890	\$72,244	\$382,087
2054	\$142,810	\$65,116	\$28,017	\$63,675	\$1,141	\$18,430	\$74,423	\$393,612
2055	\$147,117	\$67,080	\$28,862	\$65,595	\$1,175	\$18,986	\$76,668	\$405,483
2056	\$151,553	\$69,103	\$29,732	\$67,573	\$1,211	\$19,558	\$78,979	\$417,710
2057	\$156,122	\$71,186	\$30,629	\$69,610	\$1,247	\$20,148	\$81,361	\$430,304
Total	\$3,144,533	\$1,433,800	\$616,905	\$1,402,057	\$25,125	\$405,811	\$1,638,724	\$8,666,956

Source: City of Bend

Table 5 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Bend La-Pine School District	Central Oregon CC	High Desert ESD	Total
2026	\$38	\$5	\$1	\$44
2027	\$78	\$10	\$2	\$90
2028	\$111,843	\$14,565	\$2,263	\$128,671
2029	\$115,237	\$15,007	\$2,332	\$132,575
2030	\$118,732	\$15,462	\$2,403	\$136,597
2031	\$122,333	\$15,931	\$2,475	\$140,739
2032	\$126,041	\$16,414	\$2,550	\$145,005
2033	\$129,861	\$16,911	\$2,628	\$149,400
2034	\$133,795	\$17,423	\$2,707	\$153,926
2035	\$137,848	\$17,951	\$2,789	\$158,588
2036	\$142,022	\$18,495	\$2,874	\$163,390
2037	\$146,321	\$19,054	\$2,961	\$168,336
2038	\$150,749	\$19,631	\$3,050	\$173,430
2039	\$155,310	\$20,225	\$3,143	\$178,677
2040	\$160,007	\$20,837	\$3,238	\$184,082
2041	\$164,846	\$21,467	\$3,336	\$189,649
2042	\$169,830	\$22,116	\$3,436	\$195,382
2043	\$174,963	\$22,784	\$3,540	\$201,288
2044	\$180,251	\$23,473	\$3,647	\$207,371
2045	\$185,697	\$24,182	\$3,758	\$213,636
2046	\$191,306	\$24,913	\$3,871	\$220,090
2047	\$197,084	\$25,665	\$3,988	\$226,737
2048	\$203,035	\$26,440	\$4,108	\$233,583
2049	\$209,164	\$27,238	\$4,232	\$240,635
2050	\$215,477	\$28,060	\$4,360	\$247,898
2051	\$221,980	\$28,907	\$4,492	\$255,379
2052	\$228,678	\$29,779	\$4,627	\$263,085
2053	\$235,577	\$30,678	\$4,767	\$271,022
2054	\$242,683	\$31,603	\$4,911	\$279,196
2055	\$250,002	\$32,556	\$5,059	\$287,617
2056	\$257,540	\$33,538	\$5,211	\$296,289
2057	\$265,305	\$34,549	\$5,368	\$305,222
Total	\$5,343,632	\$695,869	\$108,127	\$6,147,627

Source: City of Bend

Please refer to the explanation of the schools funding in the preceding section

Table 6 shows the projected increased revenue to the taxing jurisdictions after termination of the Plan and tax increment collection by BURA is terminated. These projections are for FYE 2058.

The frozen base is the assessed value of the Plan Area established by the County Assessor at the time the Plan is established. Excess value is the increased assessed value in the Plan Area above the frozen base.

Table 6 - Additional Revenues Obtained after Termination of Tax Increment Financing in FYE 2058 (Year after Termination)

Taxing District	From Increment Value	From Frozen Base Value	Total
General Government			
City of Bend	\$160,806	\$754.45	\$161,560
Deschutes County	\$73,322	\$344.00	\$73,666
County Library	\$31,547	\$148.01	\$31,695
Countywide Law Enforcement	\$71,699	\$336.39	\$72,035
County Extension	\$1,285	\$6.03	\$1,291
9-1-1	\$20,752	\$97.36	\$20,850
BPRD	\$83,801	\$393.17	\$84,195
Subtotal	\$443,213	\$2,079	\$445,292
Education			
Bend La-Pine School District	\$273,264	\$1,282.07	\$274,546
COCC	\$35,586	\$166.96	\$35,752
High Desert ESD	\$5,529	\$25.94	\$5,555
Subtotal	\$314,379	\$1,474.96	\$315,854
Total	\$757,592	\$3,554	\$761,146

Source: City of Bend

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF TIF/URBAN RENEWAL AREAS

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 15% for municipalities over 50,000 in population. As noted below, the frozen base of the Britta Ridge TIF Area (using assumed FYE 2025 values) is projected to be \$269,110. The total assessed value of properties in the City is \$16,125,929,179. The increment of the City's existing TIF areas is \$833,743,768. To get the total percentage of assessed value in TIF areas, divide the total assessed value of the City minus the increment of the TIF areas by the frozen base values of the urban renewal areas. Table 7 shows that in Bend, 3.35% of the City's assessed value is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 7a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 7- Assessed Value Statutory Limit Verification

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Britta Ridge	\$269,110	\$ -
TOTAL:	\$530,563,971	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$530,563,971
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.35%

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen base

URA – urban renewal area

Table 7a – Assessed Value Statutory Limit Verification –Proposed Districts (May 2025)

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594

Core Area	\$443,857,101	\$80,495,350
Veridian*	\$0	
Britta Ridge*	\$269,110	
Century*	\$3,559,680	
TOTAL:	\$534,123,651	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$534,123,651
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.38%
* Other recommended Plan Areas		

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen base

URA – urban renewal area

The Britta Ridge TIF Area contains 6.16 acres. There are 1,640.12 acres in other TIF areas in the City. The City contains 21,315.8 acres. 7.70% of the City's acreage is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 8a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 8- Acreage Statutory Limit Verification

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Britta Ridge	6.16
<i>Total</i>	<i>1,640.42</i>
City of Bend	21,315.80
URA as % of City of Bend	7.70%

Source: City of Bend

Table 8a – Acreage Statutory Limit Verification – Proposed Districts (May 2025)

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Veridian	2.81
<i>Britta Ridge*</i>	<i>6.16</i>
<i>Century*</i>	<i>9.20</i>
Total	1,652.43
City of Bend	21,315.80
URA as % of City of Bend	7.75%

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Plan Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Plan Area measures 6.16 total acres in size. The Area consists of vacant, undeveloped, privately owned land and adjacent rights-of-way.

2. Zoning and Comprehensive Plan Designations

The Area is zoned Mixed Employment (ME) and designated Mixed Employment (ME) in the Comprehensive Plan.

3. Topography

The Plan Area is in irregular shape and has varying topography with elevation changes up to 25 feet. Steeper slopes exist on the north side of the area, the east side of the area, and the mound on the central/south portion of the area. The area will require strategic placement of developed structures and the use of retaining walls so the site can be developed in accordance with the Bend Development Code to provide accessible connections to required site elements, along with abutting streets and rights-of-way.

B. Infrastructure

This section identifies the existing conditions in the Plan Area to assist in establishing blight in the ordinance adopting the Plan. This does not mean that all of these projects are included as projects to be undertaken in the Plan. The specific projects that are included in the Plan are listed in Section II of this Report.

1. Transportation

The Plan Area abuts Halfway Road and Britta Street. Britta Street is the proposed frontage. This street is designated as collector in the Bend Transportation System Plan (“TSP”). A residential development has been approved by the City in land use permit PLSPR20211127. This approved development is anticipated to be assisted by the Project in the Plan. This development will dedicate adequate right-of-way, and the improve the street to meet the City transportations standards. The proposed development will construct the boundary street improvements of Britta Street and Halfway Road in accordance with land-use permit PLSPR20211127.

There is presently no public pedestrian pathway on the site. There is presently no interior transportation system that provides multimodal access from Britta Street and Halfway Road to the eastern and southern boundaries of the site.

2. Other Utilities

The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the site. As stated in permits PLLD20211128 / PLVAR20211129 / PLMISC20220384, approved by the City, the developer is proposing to connect to a 8-inch gravity sewer main from manhole CMH012251 north to the intersection of Halfway Road and Britta Street, and then east in Halfway Road so that area can be served by a lateral that meets City of Bend standards. The development is also proposing to install an 8-inch water main within Halfway Road to service the plan area or provide a future opportunity to loop the water system in conformance with the City of Bend Standards. Public utility improvements are required for the development of this site. All proposed improvements are conceptual at this time. These improvements must conform to the City of Bend Standard and Specifications and will be reviewed by the City.

C. Social Conditions

The Plan Area has no existing residents. The City of Bend needs an additional 8,500 residential units across all income ranges by 2030⁵ to accommodate the underproduction for existing need and 15,000 new residents.⁶ Building more housing units with emphasis on encouraging more affordable housing options are high priorities within the City according to both community statements and City Council 2023-2025 Goals.

The Plan Area is in Block Group 2 in Census Tract 11.02 in the City of Bend. Tables 9 through 13 show the social conditions for this block group.

Table 9 - Race in Block Group 2

⁵ Oregon Housing Needs Analysis, 2025

⁶ Portland State University, Population Projects 2030

Race	Number	Percent
White alone	1,691	81%
Black or African American alone	26	1%
American Indian and Alaska Native alone	16	1%
Asian alone	0	0%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	59	3%
Two or more races	300	14%
TOTAL	2,092	100%

Source: American Community Survey 2023 5-year Estimates

Table 10 - Age in the Block Group 2

Age	Number	Percent
Under 5 years	75	4%
5 to 9 years	7	0%
10 to 14 years	9	0%
15 to 17 years	34	2%
18 to 24 years	324	15%
25 to 34 years	554	26%
35 to 44 years	244	12%
45 to 54 years	285	14%
55 to 64 years	361	17%
65 to 74 years	90	4%
75 to 84 years	57	3%
85 years and over	52	2%
TOTAL	2,092	100%

Source: American Community Survey 2023 5-year Estimates

Table 11 - Educational Attainment for Population 25 years and Over in the Block Group 2

Educational Attainment	Number	Percent
Less than high school	95	6%
High school graduate (includes equivalency)	210	13%
Some college	557	34%
Associate's degree	90	5%
Bachelor's degree	460	28%
Master's degree	114	7%
Professional school degree	82	5%
Doctorate degree	35	2%
TOTAL	1,643	100%

Source: American Community Survey 2023 5-year Estimates

Table 12 - Travel Time to Work in Block Group 2

Travel Time	Number	Percent
Less than 10 minutes	179	22%
10 to 19 minutes	546	68%
20 to 29 minutes	16	2%
30 to 34 minutes	45	6%
35 to 59 minutes	6	1%
60 or more minutes	6	1%
TOTAL	798	100%

Source: American Community Survey 2023 5-year Estimates

Table 13 – Means of Transportation to Work in Block Group 2

Means of Transportation	Number	Percent
Drove alone	710	89%
Carpooling	41	5%
Using Public Transportation	12	2%
Bicycling	0	0%
Walking	5	1%
Working at home	30	4%
TOTAL	798	100%

Source: American Community Survey 2023 5-year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Plan Area

The estimated total assessed value from the Deschutes County Department of Assessment and Taxation for FYE 2025 is \$269,110. The Area is zoned Mixed Employment (ME) and is presently vacant. The Area previously included a single-unit home, a use that is not permitted in the ME zone. The home has since been demolished. With a consistent lack of development, the Area has diminished taxable value reducing overall tax receipts in comparison to adjacent areas thereby not contributing its fair share to the overall tax base of the City. The result is stagnant and unproductive use of land resulting in taxable value \$2.9 million less per acre than adjacent parcels.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Plan Area (affected taxing districts) is described in Section VII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects in the Plan are for development assistance to assist in the development of housing units in the Area and administration of this Plan.

The development to be supported by the Projects in this Plan is new residential units in the Plan Area, approved by the City under planning application number PLSPR20211127. The Area is within the City limits, and the approved development is consistent with the Comprehensive Plan and zoning designations, and the City has anticipated the need to provide services to the Area. As the development will be new construction, it will be constructed to current building codes, which will aid in the needs for fire protection and lessen the burden on fire response.

The financial impacts from tax increment collections will be countered by housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH PLAN AREA IN THE PLAN

The reason for selecting the Plan Area is to fund development assistance necessary to cure blight within the Plan Area. The development assistance will support providing more market rate and workforce affordable housing units as identified in Bend's Housing Needs Analysis and the Oregon Housing Needs Assessment 2025 Methodology, contributing to the health, safety and welfare of Bend residents. The Plan Area is vacant, does not have adequate development of streets and other rights of way or utilities, and has not been developed commensurate with surrounding lands.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the Agency will comply with applicable relocation requirements.

Century Tax Increment Finance Plan

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

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Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

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Planning Commission

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Century TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$49,613,485.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Century TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Century TIF Plan.

“Report Accompanying Century TIF Plan” or “Report” means the official report that accompanies the Century TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and vulnerable populations were displaced to clear the way for

redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

This Century TIF Plan was developed for the Bend City Council based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024, to support the development of new multi-unit housing with minimum numbers of more affordable units by providing development assistance in existing or through the creation of new TIF areas. The Policy was developed with input from BURA and the City advisory bodies – Core Area Advisory Board, Bend Economic Development Advisory Board, and the Affordable Housing Advisory Committee. This Plan was developed with public input at BURA meetings, a Planning Commission meeting, and meetings of the Bend City Council. This Plan will go into effect following adoption by the City Council.

The Bend Urban Renewal Agency's Policy Justification for the Policy noted:

Bend has a very low residential vacancy rate and many households are spending more than 30% of their household income on housing costs. An average individual/household would need to make \$72,000 to not be cost burden to afford current market rent. Currently, 81% of occupations in the Bend Redmond MSA cannot adequately support market rate rent on a single income. Those making \$43,000 or less account for nearly 50% of total employment. The number of Bend households that cannot adequately afford market rate rent is 45%.¹

Providing incentives for housing affordability starting at 90% area median income for multi-unit rental units, with additional incentives for developments meeting certain energy efficiency and supplier diversity criteria, will assist in meeting the City of Bend's affordable housing and other Council goals.

The City of Bend currently incentivizes housing affordable to households making 60% and 80% AMI or less through its Non-Profit and Qualifying Rental Property Tax Exemptions. This Plan and Projects incentivize creation of additional units of market rate housing integrated with units that are affordable to households making 90% AMI or less.

ORS chapter 457 allows for the use of tax increment revenues, a financing source that is unique to TIF areas, to fund projects within a specific boundary. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values within a TIF area from the time an area is first established - are used to repay borrowed funds or meet contractual obligations. The borrowed funds and contractual obligations fund projects within an area that meet the goals of the plan and cannot exceed the maximum indebtedness amount set by a TIF plan.

¹Bend Urban Renewal Policy Justification for the Tax Increment Assistance for Housing Affordability and Employment Growth, presented on August 7, 2024

The purpose of a TIF area is to improve specific areas of a municipality that are poorly developed or underdeveloped, called blighted areas in ORS chapter 457. These areas can have property that is undeveloped or underdeveloped, old or deteriorated buildings, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, TIF area projects funded with tax increment can include construction or improvement of streets, utilities, and other public facilities, assistance for development, rehabilitation or redevelopment of property, and improvements to public spaces.

The Bend Urban Renewal Agency's Policy provides for the creation of TIF areas consisting of a single or small number of tax lots in the City currently not included in an existing tax increment area to support construction of new housing that includes More Affordable Housing, for households earning 90% AMI or less. The development assistance for the project in the new TIF area may consist of a rebate of a portion of the tax increment to the property owner in exchange for restricting a minimum percentage of units available to households earning 90% AMI or less at rents affordable to those households, and agreeing to limit annual rent increases to lower than the maximum rental increases allowed under ORS 90.323 for those rent-restricted units. The actual rebate amount and number of affordable units in the development will be set in an agreement between BURA and the property owner and based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth, consistent with the provisions of this Plan.

This Plan will support the development of housing that includes More Affordable Units and the other requirements of the Policy, in an area known as Century, shown in Figure 1.

The Plan reflects input from the community received at public meetings at the Agency and hearings before the Planning Commission and the City Council.

The Plan is anticipated to last 32 years, resulting in 30 years of tax increment collection.

The Plan is to be administered by the Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII of this Plan. All amendments to the Plan are to be listed numerically on the inside cover of the front page of the Plan and then incorporated into the Plan, document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the noted statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI

ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII

A. TIF Area Overview

The Century TIF Plan Area, shown in Figure 1, consists of approximately 9.2 total acres.

This TIF Area meets the definition of a blighted area due to its infrastructure deficiencies, including inadequate streets and rights-of-way, undeveloped status resulting in unproductive land that is potentially useful and valuable for contributing to the public health, safety, and welfare as the location of new housing units, and impaired investments. These blight conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report accompanying the Plan.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- The expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Area;
- The relationship between each Project to be undertaken and the existing conditions;
- The estimated total cost of each Project and the source(s) of funds to pay such costs;
- The estimated completion date of each Project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the Area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is a legal term for the total amount of money that can be spent on projects, programs, and administration throughout the life of the Plan. The maximum amount

of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$49,613,485 (Forty Nine Million, Six Hundred and Thirteen Thousand, Four Hundred and Eighty Five Dollars.) This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness, or interest earned on bond proceeds, if any. The projects under this plan are not anticipated to be financed through bonds, but primarily through rebate of property taxes paid.

IV. PLAN GOALS

The goals of the Plan represent its basic intent and purpose. The TIF Projects identified in Sections V and VI of the Plan are specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of the Agency.

A. Housing Development

To increase the supply of housing by providing financial incentives for the development of housing in the City of Bend.

B. Encourage More Affordable Housing

To increase the supply of more affordable housing options by providing financial incentives for the development of more affordable housing in the City of Bend.

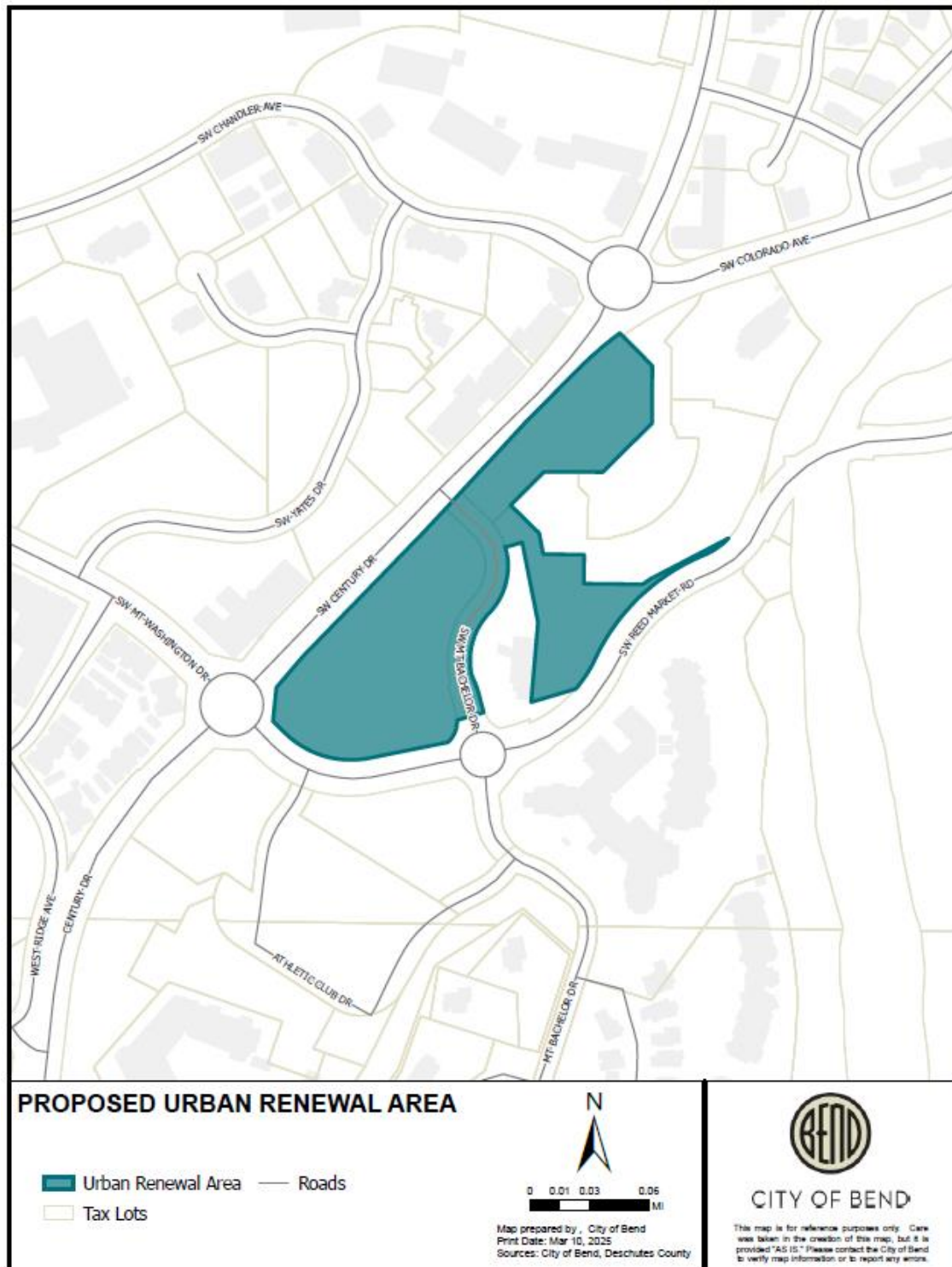
C. Encourage Energy Efficiency Housing

To increase the number of energy-efficient certified housing projects by providing financial incentives for the utilization of energy efficiency standards in the construction of housing projects that lower overall housing costs for households and reduce carbon emissions.

D. Administration.

To provide administrative support for the implementation of the Plan.

Figure 1 – Century TIF Area



Source: City of Bend

V. TIF AREA PROJECT CATEGORIES

To support the Plan Goals described in the previous section, the Projects within the Area fall into the following categories:

A. Housing Development and Development Incentives, Partnership, and Support

B. Plan Administration, Implementation, Reporting, and Support

VI. TIF AREA PROJECTS

The Projects authorized by the Plan are:

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project are for a multi-unit housing development and associated site improvements at 1081 SW Mt Bachelor Drive, approved by the City of Bend under application number PLSPR20211160, and a project consisting of two buildings for residential / mixed-use development on two tax lots and associated site improvements, approved by the City of Bend under application number PLSPR20230367, as such applications may be modified, consistent with the goals of this Plan. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for any Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units. A guideline for the amount of Assistance is provided in the Report accompanying the Plan.

B. Plan Administration, Implementation, Reporting, and Support

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation, and annual reports pursuant to ORS 457.460.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to BURA, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City, as required by ORS 457.120.

Substantial Amendments shall be processed in accordance with ORS 457.095 and 457.220.

Substantial Amendments are amendments that:

1. Add land to the Area, representing more than 1% of the existing area of the Area;²
or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS chapter 457. Minor Amendments require approval by BURA by resolution.

The projects proposed in the Plan and Report are organized by project categories. If BURA determines that the allocation of funds within a project category should be adjusted based on needs within the Area, it may do so through a Minor Amendment.³

VIII. PROPERTY ACQUISITION AND DISPOSITION

Property acquisition and disposition are not eligible activities under the Plan.

² Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law, with increases beyond that amount requiring concurrence as stated in ORS 457.

³ Project costs may be impacted by grants, timing, cost savings, inflation, or other external forces unanticipated at this time but which may occur over the 32-year life of this Area.

IX. RELOCATION METHODS

There are no persons living in or business situated in the Plan Area, therefore relocation is not part of this Plan.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds, or contractual obligations for TIF projects under a TIF plan.

Tax increment revenues are the revenue received from increases in property taxes based on the *increase* in assessed value within a TIF area over the total assessed value from the time a plan is adopted. Increment does not include property taxes levied to pay for General Obligation (GO) bonds and local option levies.

A. General description of the proposed financing method

The Plan will be financed using tax increment revenues. Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning and undertaking project activities, and otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan. No bonds will be issued to finance the activities in the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to BURA, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to BURA based upon the distribution schedule established under ORS 311.390.

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XI. ANNUAL REPORT

BURA shall file an Annual Report in compliance with ORS 457.460.

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan describe the relationship of the plan to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public

utilities, telecommunications utilities, recreational and community facilities and other public improvements. This section provides that analysis. Relevant local planning and development objectives are set out in the Bend Comprehensive Plan, Bend Economic Development Advisory Board Strategic Plan, and the Bend Development Code. This section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how this Plan conforms to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. The language from the original document is in *italics*.

All of the land in the Area is designated Mixed Use Urban (MU) in the Comprehensive Plan, and zoned Mixed Use Urban in the Bend Development Code. Allowed land uses, maximum densities, and building requirements for all land in the Area are governed by the Bend Development Code, as described in subsection C of this Section XIII.

A. Bend Comprehensive Plan

The analysis of how the Plan conforms to the Comprehensive Plan covers the most relevant sections, but may not cover every section of the Comprehensive Plan that relates to the Plan.

If the Comprehensive Plan policies identified in the Plan are updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment is completed in the future, this section of the Plan should be updated at that point.

Below are applicable Comprehensive Plan policies and statements of how the Plan conforms to these Comprehensive Plan policies.

Chapter 1 Citizen Involvement

Policies

- 1-4 *The City and special districts shall work toward the most efficient and economical method for providing their services within the UGB.*
- 1-7 *The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 1-8 *The City and county will encourage infill and redevelopment of appropriate areas within the Bend Central Core, Opportunity Areas and Transit Corridors.*
- 1-15 *The City shall continue to use advisory committees in their planning process, members of which are selected by an open process, and who are widely representative of the community.*
- 1-16 *The City will use other mechanisms, such as, but not limited to, meetings with neighborhood groups, planning commission hearings, design workshops, and public forums, to provide an opportunity for all the citizens of the area to participate in the planning process.*

Finding: The Plan conforms to Chapter 1 Citizen Involvement as there has been extensive citizen involvement in the preparation of the Plan and all related BURA policies. The Plan and Project support compact development within the Urban Growth Boundary by supporting residential development in the Mixed-Use Urban (MU) zone, near residential and commercial uses. The Area is in an Opportunity Area and Transit Corridor as identified in Figure 11-1 of the Comprehensive Plan, and the identified Project supports infill development on currently undeveloped lots.

Over twenty-five opportunities for public involvement were provided in the course of development the Policy supporting this Plan. In this process, the Bend Economic Development Advisory Board, the Affordable Housing Advisory Committee, Core Area Advisory Board, the Bend Chamber of Commerce, Economic Development of Central Oregon, and a round table of housing developers provided input on development of the Policy supported by this Plan. Specific to public involvement in this Plan, BURA, the Planning Commission, and the City Council all held public meetings regarding this Plan, at which public comment was accepted, prior to the adoption of this TIF Plan and Report.

Chapter 5 Housing

Policies

- 5-7 The City will continue to create incentives for and remove barriers to development of a variety of housing types in all residential zones, consistent with the density ranges and housing types allowed in the zones. This policy is intended to implement the City's obligation under the State Housing Goal to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density".*
- 5-18 The City will assist in identifying, obtaining and leveraging funding sources for the development of new housing for very low, low, and moderate - income residents, as determined by appropriate percentages of Area Median Family income in the Housing Needs Assessment.*
- 5-31 Residential areas will offer a wide variety of housing types in locations best suited to a range of housing types, needs and preferences.*
- 5-38 Medium-and high-density residential developments should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to the highest concentrations of population.*

Policy 5-20 defines affordable, in the case of dwelling units offered for rent, as housing for which the rent and utilities constitute no more than 30 percent of such gross annual household income for a family at 60% of the area median income, based upon most recent HUD Income Limits for the Bend MSA. Policy 5-20 provides that other programs or policies can specify other levels of affordability.

Finding: The Plan conforms to Chapter 5 Housing as the Housing Development and Development Assistance, Partnership, and Support Project will encourage the development of housing for households earning 90% AMI or less, along with market rate units, meeting housing needs identified in the Oregon Housing Needs 2025 Methodology for the Bend UGB, supporting the goals of the Comprehensive Plan and Policy 5-20 to provide affordability at additional income levels. The Area is within an Opportunity Zone and within or near a Transit Corridor identified in the Comprehensive Plan, and has access to transit, K-12 public schools, commercial services, employment, and public open space. Other significant uses in the area include the public Cascade Middle School, private 7 Peaks School, and the public Skyline Sports Complex. The Deschutes River, with public trails and parks including Riverbend Park and Farewell Bend Park are located in close proximity to the east. The Area is in a Mixed-Use Urban (MU) zone surrounded by properties developed with commercial and a mix of housing types and densities. Surrounding properties are zoned Mixed Use Urban (MU) to the north, Residential Standard Density (RS) to the east, Medium Density Residential (RM) to the west, and Light Commercial (CL) to the South.

Chapter 6 Economy

- 6-24 *Mixed-use development may be regulated through one or more plan designations and zoning districts to encourage the development of a mix of employment, or a mix of employment and residential uses*
- 6-25 *The city will encourage vertical mixed-use development in commercial and Mixed Use Urban zones, especially where those occur within the Central Core, Opportunity Areas and along transit corridors.*
- 6-26 *The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all transportation modes.*
- 6-30 *The City shall strive to retain and enhance desirable existing commercial areas and encourage property owners' efforts to rehabilitate or redevelop older commercial areas.*
- 6-43 *The City will work with public agencies and community partners to support solutions for homelessness. This includes finding ways to keep people in their homes, provide temporary transitional housing, increase the availability of affordable housing, and provide flexible shelter and housing options for people experiencing hardships due to economic instability and other legitimate reasons.*

Finding: The Plan conforms to Chapter 6 Economy as there are projects, programs, and expenditures identified for Housing Development and Development Incentives, Partnership, and Support that will encourage vertical residential uses along transit corridors.

Chapter 11: Growth Management

Mixed Use Urban Districts

- 11-1 The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 11-2: The City will encourage infill and redevelopment of appropriate areas within Bend's Central Core, Opportunity Areas and transit corridors.*
- 11-3 The City will ensure that development of large blocks of vacant land makes efficient use of land, meets the city's housing and employment needs, and enhances the community.*
- 11-4 Streets in the Centers and Corridors, Employment Districts, Neighborhoods, and Opportunity Sites will have the appropriate types of pedestrian, biking, and transit scale amenities to ensure safety, access, and mobility.*
- 11-6 Medium and high-density residential development should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to highest concentrations of population.*
- 11-10 The City shall continue to explore Mixed Use Urban zoning as one of the land use patterns that will promote fewer vehicle trips and shorter trip lengths.*
- 11-12 The City shall explore incentives for re-development of existing commercial strips in order to help reduce the need to expand the Urban Growth Boundary.*
- 11-12 The City shall explore incentives for re-development of existing commercial strips in order to help reduce the need to expand the Urban Growth Boundary.*
- 11-23 The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all modes.*
- 11-24 The City will encourage vertical Mixed Use Urban development in commercial and Mixed Use Urban zones, especially where those occur within the Central Core, Opportunity Areas and along transit corridors.*
- 11-26 New commercially designated areas are encouraged to develop with mixed-use centers to include housing, open space, commercial development, and other employment uses.*
- 11-27 The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all modes.*

Finding: The Plan conforms to Chapter 11 Growth Management as there are projects, programs, and expenditures identified for encouraging compact development, infill and redevelopment, making efficient use of large blocks of vacant land that meet's the City's housing need, and encouraging development and redevelopment in commercial corridors that is transit-supportive, and offers access and connections for all modes in the Area. To the extent not provided by the existing transportation improvements, the development supported by this Plan will be required to make infrastructure improvements as set out in the Bend Development Code.

B. Bend Economic Development Advisory Board Strategic Plan

The Bend Municipal Code requires the Bend Economic Development Advisory Board (BEDAB) to create a three-year strategic plan, identifying projects and guiding the work of the city's nine-member board as it seeks to:

- Advocate: Provide input into City policy and procedures from a private sector perspective.
- Facilitate: Broker entrepreneurial support among existing community resources.
- Market: Brand and guide marketing efforts of Bend as "Open for Business."
- Coordinate: Organize and oversee City resources applied to economic development.

The following goal and strategy from the 2022-2024 BEDAB Strategic Plan is directly related to Goal 2: Monitor and provide input on other relevant City policies relating to economic development

- *Support policies that provide for a spectrum of workforce housing opportunities*

Finding: The Plan conforms to the Bend Economic Development Advisory Board Strategic Plan as for the Project will create additional market rate and 90% AMI housing units in the Area, supporting the Bend workforce.

C. Bend Development Code

The Projects in the Area supported by the Plan conform to the zoning in the Bend Development Code, including maximum densities and building requirements, as demonstrated by the City of Bend approval of planning applications for the housing developments that may be supported by the Projects of this Plan, and those provisions of the Bend Development Code are incorporated by reference herein. The entirety of the area is zoned Mixed Use Urban (MU). Multi-unit residential developments are permitted outright in the MU zone.

As the *Bend Development Code* is updated, the references to the Bend Development Code in this document will be deemed to incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment to this Plan is completed in the future, this section will be updated to match the current zoning designations. The provisions of the Bend Development Code in effect at the time of development approval will apply for any development assisted by this Plan.

B.2 – MIXED-USE ZONING DISTRICTS

Bend Development Code Section 2.3.100 Purpose and Applicability

The Mixed-Use Urban (MU) Zone is intended to provide opportunities for vibrant mixed-use centers and districts in areas with high-quality connectivity to and within the area. It is intended to allow for a denser level of development of a variety of commercial and residential uses than in surrounding areas with an emphasis on retail and entertainment uses at the street level. It is

intended to provide for development that is supportive of transit by encouraging a pedestrian-friendly environment.

Finding: The Plan conforms to the Bend Development Code as the Projects and expenditures proposed in the Plan conform to the requirements in the Bend Development Code and support the types of uses allowed in the zoning present in the Area. The Project will support development of multi-unit residential developments that the City has approved following planning review. These developments will be required to comply with the provisions of BDC Chapter 3.4, Public Improvement Standards, and other provisions of the Bend Development Code to provide sufficient public infrastructure to serve the development. The proposal includes the build-out of the undeveloped sites, in a generally developed area.

XIII. PLAN AREA LEGAL DESCRIPTION

OT 4 OF MOUNT BACHELOR VILLAGE, RECORDED MARCH 22, 2002 IN CABINET F, PAGE 61, CITY OF BEND, DESCHUTES COUNTY OREGON.

TOGETHER WITH THAT PORTION OF VACATED REED MARKET ROAD THAT INURED TO SAID PROPERTY BY ORDINANCE NS-1836, RECORDED SEPTEMBER 4, 2002 IN INSTRUMENT NO. 2002-48277, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE TRACT CONVEYED PER WARRANTY DEED RECORDED ON AUGUST 21, 1987 IN BOOK 150, PAGE 0762 OF OFFICIAL RECORDS IN THE OFFICE OF THE DESCHUTES COUNTY CLERK WHICH BEARS NORTH 42°43'02" WEST A DISTANCE OF 732.81 FEET FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT THE FOLLOWING ONE (1) CURVE AND ONE (1) COURSE: 338.98 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 371.04 FEET, THE CHORD OF WHICH BEARS SOUTH 80°45'53" EAST A DISTANCE OF 327.32 FEET; NORTH 73°03'46" EAST A DISTANCE OF 174.93 FEET TO A POINT WHICH BEARS SOUTH 73°03'46" WEST A DISTANCE OF 80.49 FEET FROM ABOVE POINT A: THENCE LEAVING THE NORTH BOUNDARY OF SAID TRACT 57.17 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 74.00 FEET, THE CHORD OF WHICH BEARS SOUTH 25°50'33" WEST A DISTANCE OF 55.76 FEET; THENCE SOUTH 78°06'33" WEST A DISTANCE OF 214.21 FEET; THENCE 243.13 FEET ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 250.00 FEET, THE CHORD OF WHICH BEARS NORTH 74°01'40" WEST A DISTANCE OF 233.66 FEET; THENCE NORTH 46°10'02" WEST A DISTANCE OF 44.28 FEET; THENCE NORTH 05°14'25" EAST A DISTANCE OF 0.94 FEET TO THE POINT OF BEGINNING, THE TERMINUS OF THIS DESCRIPTION.

EXHIBIT A

Century Tax Increment Finance Plan - Report

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

Mayor

Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Méndez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

Bob Gressens

Suzanne Johannsen

John LaMotte

Erin Ludden

Nathan Nelson

City Manager

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Bend Urban Renewal Agency

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Core Area Advisory Board

Corie Harlan, Chair

Dale VanValkenburg, Vice-Chair

Dawn Cofer

Hank Kamakaala

James Teeter

Jeff Baker

John Fischer

John Heylin

Katherine Austin

Bend Economic Development Advisory Board

Gary North, Chair

DaWayne Judd, Vice-Chair

Briana Manfrass

Jenn Lynch

Jillian Taylor

Mark Kroncke

Petra Orosanova

Ryan Andrews

Tierney Booker

Affordable Housing Advisory Committee

Mandy Dalrymple

Alison Hohengarten

Ian Karasz

Tony Levison

Isabel Mikovich

Richard Reese

Helen Silfven

Heather Simmons

Geoff Wall

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Britta Ridge TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$14,666,437.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Century Area TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURR Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Britta Ridge TIF Plan.

“Report Accompanying Century Area TIF Plan” or “Report” means the official report that accompanies the Century TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and vulnerable populations were displaced to

clear the way for redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

The Report contains background information and project details that pertain to the Century TIF District Plan. The Report is not a legal part of the Plan but provides public information and supports the findings made by the Bend City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area, ORS 457.087(1)
- Expected impact of the Plan, including fiscal impact in light of increased services, ORS 457.087(1)
- Reasons for selection of the area, ORS 457.087(2)
- The relationship between each project to be undertaken and the existing conditions, ORS 457.087(3)
- The estimated total cost of each project and the source of funds to pay such costs, ORS 457.087(4)
- The estimated completion date of each project, ORS 457.087(5)
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired, ORS 457.087(6)
- A financial analysis of the Plan, ORS 457.087(7)
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area, ORS 457.087(8)
- A relocation report, ORS 457.087(9)

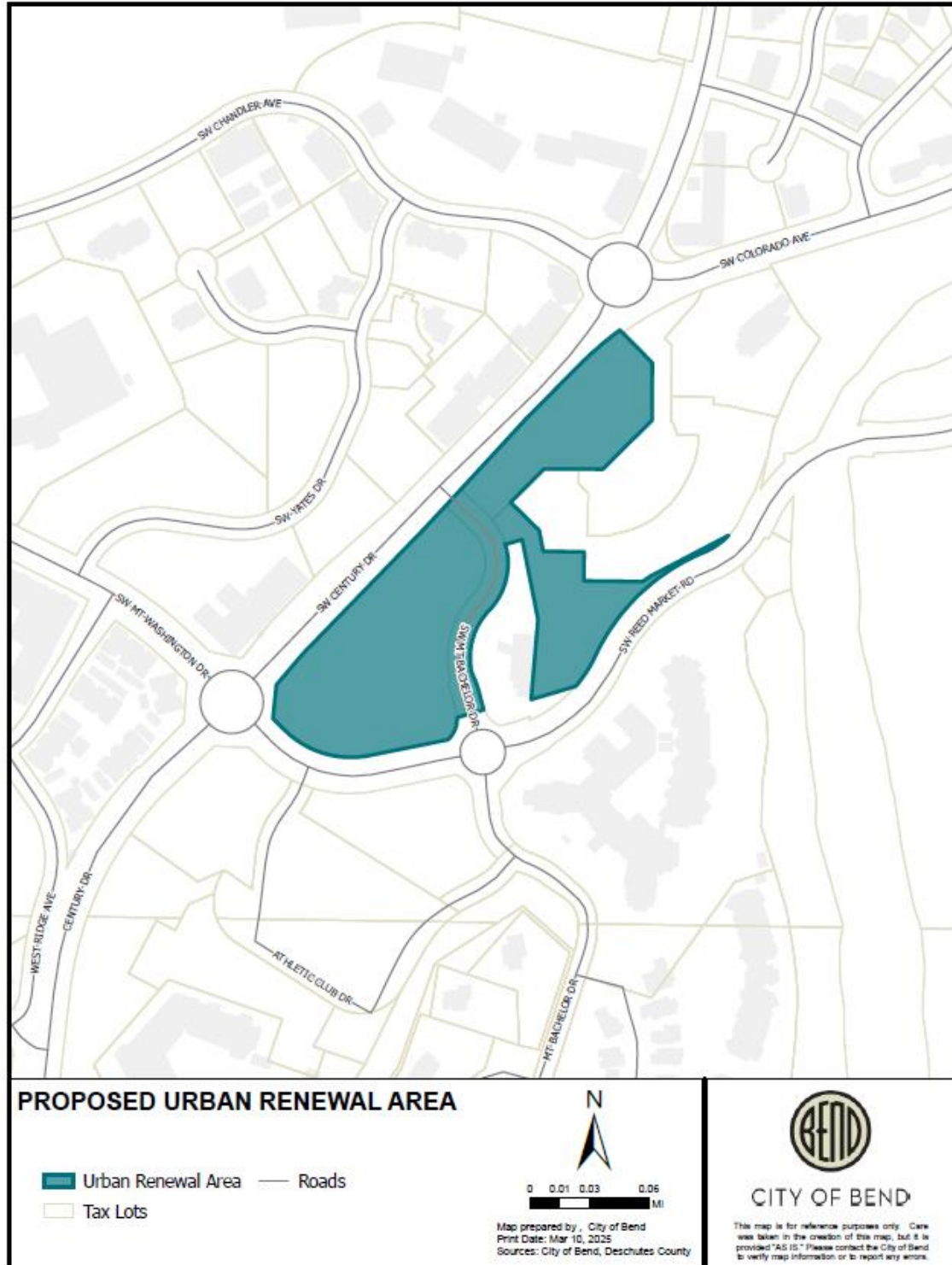
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087(1)	X, VIII
ORS 457.087(2)	XI
ORS 457.087(3)	II
ORS 457.087(4)	III
ORS 457.087(5)	VI
ORS 457.087(6)	IV,V
ORS 457.087(7)	IV,V
ORS 457.087(8)	VIII
ORS 457.087(9)	XII

The Report provides guidance on how the Plan might be implemented. The Agency has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the overall maximum indebtedness of the Plan.

Figure 1 – Century TIF Area Boundary



Source: City of Bend

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN TIF DISTRICT PROJECTS AND THE EXISTING CONDITIONS IN THE TIF DISTRICT

The projects identified for the Century TIF Plan Area are described below, including how they relate to the existing conditions in the Plan Area.

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project are for a multi-unit housing development and associated site improvements at 1081 SW Mt Bachelor Drive, approved by the City of Bend under application number PLSPR20211160, and a project consisting of two buildings for residential / mixed-use development on two tax lots and associated site improvements, approved by the City of Bend under application number PLSPR20230367. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for the Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units.

A guideline for the amount of Assistance is shown in the Table 2 of this Report. This is a guideline only, and actual assistance provided will be set through development agreements with BURA, balancing the needs for administration and incentives.

Existing Conditions: The property is currently undeveloped. There are transportation deficiencies, topography challenges, and impaired investments as identified in Section X of this Report. As described in the Plan and the adopting documents, there is a lack of residential housing units and affordable housing units in Bend.¹ The Plan will support development of housing in the Area, including improvements to presently deficient rights-of-way and public infrastructure, increase the supply of housing units, and provide housing units affordable for

¹ City of Bend Comprehensive Plan

households in income ranges for whom there is presently a lack of affordable units in Bend.²

B. Administration

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation and annual reports pursuant to ORS 457.460.

Existing Conditions: There is presently not a TIF area in this location. Therefore, there is no existing funding or need for administration in the Area by BURA. This project would provide that administrative support.

A table showing the projects and total estimated costs is shown in Table 2. The total costs are estimated based on the projected future assessed value of the project.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for the projects are shown in Table 2 below. These are all estimates acknowledging that these project activities must fit within the maximum indebtedness. These costs are shown in nominal, year of expenditure (YOE) dollars, and are equal to the maximum indebtedness of \$49,613,485. The estimated project costs assume a 97% rebate to the developers and 3% to the Agency for administration of the Plan.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2 - Estimated Cost of Each Project, (\$2025)

Project	Estimated Cost	Percentage of Total
Development Assistance	\$48,125,081	97%
Administration	\$ 1,488,405	3%
TOTAL	\$49,613,485	100%

Source: City of Bend

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through fiscal year ending (“FYE”) 2057 are calculated based on projections of the growth in assessed value of new development within the TIF Area and the consolidated tax rate that will apply in the TIF Area.

² Oregon Housing Needs Assessment 2025 Methodology

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.³

The incremental assessed value is the estimated assessed value based on real market value of the proposed project as determined by the Deschutes County Property Tax Estimator as provided by the applicant.

The first year of tax increment collections is anticipated to be FYE 2026. Gross tax increment financing revenue (the column titled Gross TIF, in Table 3) is calculated by multiplying the tax rate times the excess value used. Excess value is the increased in assessed value over the frozen base. The tax rate is expressed per thousand dollars of assessed value, so the calculation is “tax rate times excess value used divided by one thousand.” The column titled Net TIF Revenue in Table 3 also indicates the total Maximum Indebtedness proposed in this plan as referenced in Table 2, and represents the gross TIF, less expected discounts, to show the total amount of increment expected to be received by BURA in each year of the Plan.

³ In Oregon, when the full amount of the property tax bill is paid by November 15, the taxpayer gets a 3 percent discount. If the taxpayer pays two thirds of the tax by November 15, they get a 2 percent discount. To get a discount on the current year’s tax bill, all delinquent taxes, penalty, and interest must first be paid in full (See: <http://www.oregon.gov/dor>, Property Tax Payment Procedure).

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base	Increment	Increment Not Used	Increment Used	Tax Rate	Gross TIF	Truncation/Loss Discount	Net TIF Revenue ⁴	Admin Cost	Eligible Project Costs
2026	\$3,666,470	\$3,559,680	\$106,790	-	\$106,790	\$13.2079	\$1,410	\$14	\$1,396	\$42	\$1,354
2027	\$3,776,465	\$3,559,680	\$216,785	-	\$216,785	\$13.2079	\$2,863	\$29	\$2,835	\$85	\$2,750
2028	\$72,449,760	\$3,559,680	\$68,890,080	-	\$68,890,080	\$13.2079	\$909,893	\$9,099	\$900,794	\$27,024	\$873,771
2029	\$84,661,800	\$3,559,680	\$81,102,120	-	\$81,102,120	\$13.2079	\$1,071,189	\$10,712	\$1,060,477	\$31,814	\$1,028,662
2030	\$87,201,654	\$3,559,680	\$83,641,974	-	\$83,641,974	\$13.2079	\$1,104,735	\$11,047	\$1,093,687	\$32,811	\$1,060,877
2031	\$89,817,704	\$3,559,680	\$86,258,024	-	\$86,258,024	\$13.2079	\$1,139,287	\$11,393	\$1,127,894	\$33,837	\$1,094,058
2032	\$92,512,235	\$3,559,680	\$88,952,555	-	\$88,952,555	\$13.2079	\$1,174,876	\$11,749	\$1,163,128	\$34,894	\$1,128,234
2033	\$95,287,602	\$3,559,680	\$91,727,922	-	\$91,727,922	\$13.2079	\$1,211,533	\$12,115	\$1,199,418	\$35,983	\$1,163,435
2034	\$98,146,230	\$3,559,680	\$94,586,550	-	\$94,586,550	\$13.2079	\$1,249,290	\$12,493	\$1,236,797	\$37,104	\$1,199,693
2035	\$101,090,617	\$3,559,680	\$97,530,937	-	\$97,530,937	\$13.2079	\$1,288,179	\$12,882	\$1,275,297	\$38,259	\$1,237,038
2036	\$104,123,335	\$3,559,680	\$100,563,655	-	\$100,563,655	\$13.2079	\$1,328,235	\$13,282	\$1,314,952	\$39,449	\$1,275,504
2037	\$107,247,035	\$3,559,680	\$103,687,355	-	\$103,687,355	\$13.2079	\$1,369,492	\$13,695	\$1,355,797	\$40,674	\$1,315,123
2038	\$110,464,446	\$3,559,680	\$106,904,766	-	\$106,904,766	\$13.2079	\$1,411,987	\$14,120	\$1,397,868	\$41,936	\$1,355,932
2039	\$113,778,380	\$3,559,680	\$110,218,700	-	\$110,218,700	\$13.2079	\$1,455,758	\$14,558	\$1,441,200	\$43,236	\$1,397,964
2040	\$117,191,731	\$3,559,680	\$113,632,051	-	\$113,632,051	\$13.2079	\$1,500,841	\$15,008	\$1,485,832	\$44,575	\$1,441,257
2041	\$120,707,483	\$3,559,680	\$117,147,803	-	\$117,147,803	\$13.2079	\$1,547,276	\$15,473	\$1,531,804	\$45,954	\$1,485,850
2042	\$124,328,708	\$3,559,680	\$120,769,028	-	\$120,769,028	\$13.2079	\$1,595,105	\$15,951	\$1,579,154	\$47,375	\$1,531,780
2043	\$128,058,569	\$3,559,680	\$124,498,889	-	\$124,498,889	\$13.2079	\$1,644,369	\$16,444	\$1,627,925	\$48,838	\$1,579,087
2044	\$131,900,326	\$3,559,680	\$128,340,646	-	\$128,340,646	\$13.2079	\$1,695,110	\$16,951	\$1,678,159	\$50,345	\$1,627,815
2045	\$135,857,336	\$3,559,680	\$132,297,656	-	\$132,297,656	\$13.2079	\$1,747,374	\$17,474	\$1,729,900	\$51,897	\$1,678,003
2046	\$139,933,056	\$3,559,680	\$136,373,376	-	\$136,373,376	\$13.2079	\$1,801,206	\$18,012	\$1,783,194	\$53,496	\$1,729,698
2047	\$144,131,047	\$3,559,680	\$140,571,367	-	\$140,571,367	\$13.2079	\$1,856,653	\$18,567	\$1,838,086	\$55,143	\$1,782,943
2048	\$148,454,979	\$3,559,680	\$144,895,299	-	\$144,895,299	\$13.2079	\$1,913,763	\$19,138	\$1,894,625	\$56,839	\$1,837,786
2049	\$152,908,628	\$3,559,680	\$149,348,948	-	\$149,348,948	\$13.2079	\$1,972,586	\$19,726	\$1,952,860	\$58,586	\$1,894,274
2050	\$157,495,887	\$3,559,680	\$153,936,207	-	\$153,936,207	\$13.2079	\$2,033,174	\$20,332	\$2,012,842	\$60,385	\$1,952,457
2051	\$162,220,764	\$3,559,680	\$158,661,084	-	\$158,661,084	\$13.2079	\$2,095,580	\$20,956	\$2,074,624	\$62,239	\$2,012,385
2052	\$167,087,386	\$3,559,680	\$163,527,706	-	\$163,527,706	\$13.2079	\$2,159,858	\$21,599	\$2,138,259	\$64,148	\$2,074,111
2053	\$172,100,008	\$3,559,680	\$168,540,328	-	\$168,540,328	\$13.2079	\$2,226,064	\$22,261	\$2,203,803	\$66,114	\$2,137,689
2054	\$177,263,008	\$3,559,680	\$173,703,328	-	\$173,703,328	\$13.2079	\$2,294,256	\$22,943	\$2,271,314	\$68,139	\$2,203,174
2055	\$182,580,899	\$3,559,680	\$179,021,219	-	\$179,021,219	\$13.2079	\$2,364,494	\$23,645	\$2,340,849	\$70,225	\$2,270,624
2056	\$188,058,326	\$3,559,680	\$184,498,646	-	\$184,498,646	\$13.2079	\$2,436,840	\$24,368	\$2,412,471	\$72,374	\$2,340,097
2057	\$193,700,075	\$3,559,680	\$190,140,395	-	\$190,140,395	\$13.2079	\$2,511,355	\$25,114	\$2,486,242	\$74,587	\$2,411,655
Total									\$49,613,485	\$1,488,405	\$48,125,081

Source: City of Bend

⁴ Net TIF Revenue is used to establish the total Maximum Indebtedness of the Century TIF Plan.

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The maximum indebtedness is \$49,613,485 (Forty Nine Million, Six Hundred and Thirteen Thousand, Four Hundred and Eight Five dollars). This is also the estimated total amount of tax increment revenues required to service the maximum indebtedness as no formal borrowings or interest payments are anticipated in the Plan.

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are shown in Table 2.

The Agency is anticipated to complete the projects and to terminate the Plan in FYE 2057, allowing up to two years for construction of the housing assisted by the Plan and 30 years of increment rebate and housing affordability, for a 32 year Plan duration.

VIII. REVENUE SHARING

Revenue sharing thresholds are not projected to be reached during the life of the Plan.

Revenue sharing is defined in ORS 457.470 and requires that the impacted taxing jurisdictions receive a share of the incremental growth in the Plan Area when annual tax increment finance revenues exceed 10% and 12.5% of the original maximum indebtedness of the Plan. For this Plan, 10% equals \$4,961,349. As shown in the column labeled Gross TIF in Table 3, neither threshold is projected to be reached during the life of the Plan.

If either threshold is met, the Agency will comply with statutory requirements for revenue sharing.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the TIF Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the TIF Area. These projections show the estimated tax revenues that would be received by the taxing districts if the development assisted by the Plan were to occur without the Plan. Table 4 and Table 5 shows impacts estimated through FYE 2057.

The Bend-La Pine School District is not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current

school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. If new school aged students move into these units and attend the local schools, the funding through the State School Fund would increase.

Table 4 and Table 5 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 4 shows the general government levies, and Table 5 shows the education levies.

Table 4 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	City of Bend	Deschutes County	County Library	Countywide Law Enforcement	County Extension	9-1-1	Bend Parks and Recreation	Total
2026	\$299	\$137	\$59	\$133	\$2	\$39	\$156	\$825
2027	\$608	\$277	\$119	\$271	\$5	\$78	\$317	\$1,675
2028	\$193,133	\$88,062	\$37,890	\$86,113	\$1,543	\$24,924	\$100,648	\$532,314
2029	\$227,370	\$103,673	\$44,606	\$101,378	\$1,817	\$29,343	\$118,490	\$626,676
2030	\$234,490	\$106,920	\$46,003	\$104,552	\$1,874	\$30,262	\$122,201	\$646,302
2031	\$241,824	\$110,264	\$47,442	\$107,823	\$1,932	\$31,208	\$126,023	\$666,516
2032	\$249,378	\$113,708	\$48,924	\$111,191	\$1,993	\$32,183	\$129,960	\$687,336
2033	\$257,159	\$117,256	\$50,450	\$114,660	\$2,055	\$33,187	\$134,014	\$708,782
2034	\$265,173	\$120,910	\$52,023	\$118,233	\$2,119	\$34,221	\$138,191	\$730,870
2035	\$273,428	\$124,674	\$53,642	\$121,914	\$2,185	\$35,287	\$142,493	\$753,622
2036	\$281,930	\$128,551	\$55,310	\$125,705	\$2,253	\$36,384	\$146,924	\$777,055
2037	\$290,688	\$132,544	\$57,028	\$129,609	\$2,323	\$37,514	\$151,487	\$801,192
2038	\$299,708	\$136,656	\$58,798	\$133,631	\$2,395	\$38,678	\$156,188	\$826,053
2039	\$308,998	\$140,893	\$60,620	\$137,773	\$2,469	\$39,877	\$161,030	\$851,660
2040	\$318,567	\$145,256	\$62,498	\$142,040	\$2,545	\$41,112	\$166,016	\$878,035
2041	\$328,424	\$149,750	\$64,431	\$146,435	\$2,624	\$42,384	\$171,153	\$905,201
2042	\$338,576	\$154,379	\$66,423	\$150,961	\$2,705	\$43,694	\$176,444	\$933,182
2043	\$349,033	\$159,147	\$68,474	\$155,624	\$2,789	\$45,044	\$181,893	\$962,003
2044	\$359,803	\$164,058	\$70,587	\$160,426	\$2,875	\$46,434	\$187,506	\$991,688
2045	\$370,896	\$169,116	\$72,764	\$165,372	\$2,963	\$47,865	\$193,287	\$1,022,264
2046	\$382,323	\$174,326	\$75,005	\$170,467	\$3,055	\$49,340	\$199,242	\$1,053,757
2047	\$394,092	\$179,692	\$77,314	\$175,714	\$3,149	\$50,859	\$205,375	\$1,086,195
2048	\$406,214	\$185,220	\$79,692	\$181,119	\$3,246	\$52,423	\$211,692	\$1,119,606
2049	\$418,700	\$190,913	\$82,142	\$186,686	\$3,345	\$54,034	\$218,199	\$1,154,019
2050	\$431,560	\$196,777	\$84,665	\$192,420	\$3,448	\$55,694	\$224,901	\$1,189,465
2051	\$444,806	\$202,816	\$87,264	\$198,326	\$3,554	\$57,404	\$231,804	\$1,225,974
2052	\$458,450	\$209,037	\$89,940	\$204,410	\$3,663	\$59,164	\$238,914	\$1,263,579
2053	\$472,503	\$215,445	\$92,697	\$210,675	\$3,775	\$60,978	\$246,237	\$1,302,311
2054	\$486,977	\$222,045	\$95,537	\$217,129	\$3,891	\$62,846	\$253,781	\$1,342,206
2055	\$501,886	\$228,843	\$98,462	\$223,777	\$4,010	\$64,770	\$261,550	\$1,383,297
2056	\$517,242	\$235,845	\$101,474	\$230,623	\$4,133	\$66,752	\$269,553	\$1,425,621
2057	\$533,059	\$243,056	\$104,577	\$237,675	\$4,259	\$68,793	\$277,795	\$1,469,215
Total	\$10,637,298	\$4,850,244	\$2,086,861	\$4,742,865	\$84,992	\$1,372,775	\$5,543,461	\$29,318,496

Source: City of Bend

Table 5 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Bend La-Pine School District	Central Oregon CC	High Desert ESD	Total
2026	\$509	\$66	\$10	\$585
2027	\$1,033	\$134	\$21	\$1,188
2028	\$328,199	\$42,739	\$6,641	\$377,580
2029	\$386,379	\$50,316	\$7,818	\$444,513
2030	\$398,479	\$51,891	\$8,063	\$458,433
2031	\$410,942	\$53,514	\$8,315	\$472,772
2032	\$423,779	\$55,186	\$8,575	\$487,540
2033	\$437,001	\$56,908	\$8,843	\$502,752
2034	\$450,620	\$58,681	\$9,118	\$518,419
2035	\$464,647	\$60,508	\$9,402	\$534,557
2036	\$479,095	\$62,390	\$9,694	\$551,179
2037	\$493,977	\$64,328	\$9,995	\$568,300
2038	\$509,305	\$66,324	\$10,306	\$585,934
2039	\$525,093	\$68,380	\$10,625	\$604,098
2040	\$541,354	\$70,497	\$10,954	\$622,806
2041	\$558,104	\$72,678	\$11,293	\$642,075
2042	\$575,356	\$74,925	\$11,642	\$661,923
2043	\$593,125	\$77,239	\$12,002	\$682,366
2044	\$611,428	\$79,623	\$12,372	\$703,422
2045	\$630,279	\$82,077	\$12,753	\$725,110
2046	\$649,696	\$84,606	\$13,146	\$747,449
2047	\$669,696	\$87,210	\$13,551	\$770,458
2048	\$690,296	\$89,893	\$13,968	\$794,157
2049	\$711,513	\$92,656	\$14,397	\$818,567
2050	\$733,367	\$95,502	\$14,839	\$843,709
2051	\$755,877	\$98,433	\$15,295	\$869,606
2052	\$779,062	\$101,453	\$15,764	\$896,279
2053	\$802,943	\$104,562	\$16,247	\$923,753
2054	\$827,540	\$107,766	\$16,745	\$952,051
2055	\$852,875	\$111,065	\$17,258	\$981,197
2056	\$878,970	\$114,463	\$17,786	\$1,011,219
2057	\$905,848	\$117,963	\$18,330	\$1,042,140
Total	\$18,076,387	\$2,353,979	\$365,770	\$20,796,136

Source: City of Bend

Please refer to the explanation of the schools funding in the preceding section

Error! Not a valid bookmark self-reference. shows the projected increased revenue to the taxing jurisdictions after termination of the Plan and tax increment collection by BURA is terminated. These projections are for FYE 2058.

The frozen base is the assessed value of the Plan Area established by the County Assessor at the time the Plan is established. Excess value is the increased assessed value in the Plan Area above the frozen base.

Table 6 - Additional Revenues Obtained after Termination of Tax Increment Financing in FYE 2058 (Year after Termination)

Taxing District	From Increment Value	From Frozen Base Value	Total
General Government			
City of Bend	\$549,050	\$9,980	\$559,030
Deschutes County	\$250,348	\$4,550	\$254,899
County Library	\$107,715	\$1,958	\$109,672
Countywide Law Enforcement	\$244,806	\$4,450	\$249,255
County Extension	\$4,387	\$80	\$4,467
9-1-1	\$70,857	\$1,288	\$72,144
BPRD	\$286,129	\$5,201	\$291,330
Subtotal	\$1,513,291	\$27,506	\$1,540,797
Education			
Bend La-Pine School District	\$933,023	\$16,959	\$949,982
COCC	\$121,502	\$2,208	\$123,710
High Desert ESD	\$18,879	\$343	\$19,223
Subtotal	\$1,073,405	\$19,510	\$1,092,915
Total	\$2,586,696	\$47,016	\$2,633,712

Source: City of Bend

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF TIF/URBAN RENEWAL AREAS

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an TIF area at the time of its establishment to 15% for municipalities over 50,000 in population. As noted below, the frozen base of the Century TIF Area (using assumed FYE 2025 values) is projected to be \$3,559,680. The total assessed value of properties in the City is \$16,125,929,179. The increment of the City's existing TIF areas is \$833,743,768. To get the total percentage of assessed value in TIF areas, divide the total assessed value of the City minus the increment of the TIF areas by the frozen base values of the urban renewal areas. Table 7 shows that in Bend, 3.35% of the City's assessed value is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 7a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 7- Assessed Value Statutory Limit Verification

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Century	\$3,559,680	
TOTAL:	\$533,854,541	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$533,854,541
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.37%

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen bas

URA – urban renewal area

Table 7a – Assessed Value Statutory Limit Verification –Proposed Districts (May 2025)

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Veridian*	\$0	
Britta Ridge*	\$269,110	

<i>Century*</i>	<i>\$3,559,680</i>	
TOTAL:	\$534,123,651	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$534,123,651
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.38%
<i>* Other recommended Plan Areas</i>		

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen base

URA – urban renewal area

The Century TIF Area contains 9.2 acres. There are 1,640.12 acres in other TIF areas in the City. The City contains 21,315.8 acres. 7.71% of the City’s acreage is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 8a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 8- Acreage Statutory Limit Verification

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Century	9.2
<i>Total</i>	<i>1,643.46</i>
City of Bend	21,315.80
URA as % of City of Bend	7.71%

Source: City of Bend

Table 8a – Acreage Statutory Limit Verification – Proposed Districts (May 2025)

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Veridian	2.81
<i>Britta Ridge*</i>	<i>6.16</i>
<i>Century*</i>	<i>9.20</i>

Total	1,652.43
City of Bend	21,315.80
URA as % of City of Bend	7.75%

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Plan Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Plan Area measures 9.2 total acres in size. The present land use is vacant, privately owned property and adjacent rights-of-way.

2. Zoning and Comprehensive Plan Designations

The Area is zoned Mixed Use Urban (MU) and designated Mixed Employment (ME) in the Comprehensive Plan.

3. Topography

The Plan Area is in irregular shape and has substantial topographical and geological issues. The area has varying topography with elevation changes up to 25 feet. The area has varying topography with elevation changes over 25 feet on the west and southside with a seismic fault line on the west side of the Plan Area. The area will require significant strategic placement of developed structures, seismic modifications, and site design and mitigation so the area can be developed in accordance with the City of Bend Development Code.

B. Infrastructure

This section identifies the existing conditions in the Plan Area to assist in establishing blight in the ordinance adopting the Plan. This does not mean that all of these projects are included as projects to be undertaken in the Plan. The specific projects that are included in the Plan are listed in Section II of this Report.

1. Transportation

The Plan Area borders SW Century Drive (a minor arterial without on-street-parking) to the Northwest, SW Mt. Bachelor Drive (a local street with on-street parking), and SW Reed Market Road (a minor arterial without on-street parking) to the south. The area’s transportation and rights-of-way are generally constructed in conformance with City Standards. The housing developments assisted under the Plan will be required to bring

existing rights-of-way into conformance with City Standards. Additional connections will be required on the east side of the Plan area for access to SW Colorado Road.

There is presently no interior transportation system that provides multimodal access SW Mt. Bachelor Drive to access the eastern, south-eastern, and north-eastern plan area.

2. Other Utilities

Water, sewer, and storm infrastructure are available and are adequate to serve the sites in the Plan Area or will be required to be improved with development. There is a 10-inch gravity sewer main located in Mt. Bachelor Drive to the east, a 16-inch water main in SW Reed Market Road, and a 12-inch water main in SW Mt. Bachelor Drive. Part of this 12-inch water main lies within the northeast portion of the subject property in a City water easement. A portion of the plan Area is not currently served with City of Bend Sewer. New sewer and water laterals must be installed to serve new development in conformance with City of Bend Standards and Specifications, pursuant to City of Bend approved land use permits for development.

C. Social Conditions

The Plan Area has no existing residents. The City of Bend needs an additional 8,500 residential units across all income ranges by 2030⁵ to accommodate the underproduction for existing need and 15,000 new residents.⁶ Building more housing units with emphasis on encouraging more affordable housing options are high priorities within the City according to both community statements and City Council 2023-2025 Goals.

The Plan Area is in Block Group 2 in Census Tract 14.02 in the City of Bend. Tables 9-13 show the social conditions for this block group.

Table 9 – Race in the Block Group 2

Race	Number	Percent
White alone	737	93%
Black or African American alone	0	0%
American Indian and Alaska Native alone	0	0%
Asian alone	24	3%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	0	0%
Two or more races	28	4%
TOTAL	789	100%

Source: American Community Survey 2023 5-year Estimates

⁵ Oregon Housing Needs Analysis, 2025

⁶ Portland State University, Population Projects 2030

Table 10 – Age in the Block Group 2

Age	Number	Percent
Under 5 years	20	2%
5 to 9 years	17	2%
10 to 14 years	36	4%
15 to 17 years	6	1%
18 to 24 years	102	12%
25 to 34 years	175	21%
35 to 44 years	91	11%
45 to 54 years	95	11%
55 to 64 years	129	16%
65 to 74 years	105	13%
75 to 84 years	52	6%
85 years and over	0	0%
TOTAL	828	100%

Source: American Community Survey 2023 5-year Estimates

Table 11 – Educational Attainment for Population 25 years and Over in the Block Group 2

Educational Attainment	Number	Percent
Less than high school	8	1%
High school graduate (includes equivalency)	36	6%
Some college	143	22%
Associate's degree	26	4%
Bachelor's degree	265	41%
Master's degree	128	20%
Professional school degree	12	2%
Doctorate degree	29	4%
TOTAL	647	100%

Source: American Community Survey 2023 5-year Estimates

Table 12 - Travel Time to Work in the Block Group 2

Travel Time	Number	Percent
Less than 10 minutes	65	18%
10 to 19 minutes	144	39%
20 to 29 minutes	62	17%
30 to 34 minutes	97	26%
35 to 59 minutes	0	0%
60 or more minutes	0	0%
TOTAL	368	100%

Source: American Community Survey 2023 5-year Estimates

Table 13 – Means of Transportation to Work in the Block Group 2

Means of Transportation	Number	Percent
Drove alone	301	61%
Carpooling	0	0%
Using Public Transportation	0	0%
Bicycling	0	0%
Walking	67	14%
Working at home	123	25%
TOTAL	491	100%

Source: American Community Survey 2023 5-year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Plan Area

The estimated total assessed value from the Deschutes County Department of Assessment and Taxation for FYE 2025 is \$3,559,680. The Area is zoned Mixed Use Urban (MU) and is presently vacant. With consistent lack of development due to significant topography and geological issues, the proposed area has diminished taxable value reducing overall tax receipts in comparison to adjacent areas thereby not contributing its fair share to the overall tax base of the City. The result is stagnant and unproductive reducing taxable values \$3.5 million less per acre than adjacent parcels.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Plan Area (affected taxing districts) is described in Section VII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects in the Plan are for development assistance to assist in the development of housing units in the Area and administration of this Plan.

The development to be supported by the Projects of this Plan are for a multi-unit housing development and associated site improvements at 1081 SW Mt Bachelor Drive, approved by the City of Bend under application number PLSPR20211160, and a project consisting of two buildings for residential / mixed-use development on two tax lots and associated site improvements, approved by the City of Bend under application number PLSPR20230367. The Area is within the City limits, the approved development is consistent with the Comprehensive Plan and zoning designations, and the City has anticipated the need to provide services to the Area. As the development will be new construction, it will be constructed to current building codes, which will aid in the needs for fire protection and lessen the burden on fire response.

The financial impacts from tax increment collections will be countered by housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH PLAN AREA IN THE PLAN

The reason for selecting the Plan Area is to fund development assistance necessary to cure blight within the Plan Area. The development assistance will support providing more market rate and workforce affordable housing units as identified in Bend's Housing Needs Analysis and the Oregon Housing Needs Assessment 2025 Methodology, contributing to the health, safety and welfare of Bend residents. The Plan Area is vacant, does not have adequate development of streets and other rights of way or utilities, and has not been developed commensurate with surrounding lands.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the Agency will comply with applicable relocation requirements.

Veridian Tax Increment Finance Plan

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

Mayor

Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Méndez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

Bob Gressens

Suzanne Johannsen

John LaMotte

Erin Ludden

Nathan Nelson

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Core Area Advisory Board

Corie Harlan, Chair

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Dawn Cofer

Hank Kamakaala

James Teeter

Jeff Baker

John Fischer

John Heylin

Katherine Austin

Bend Economic Development Advisory Board

Gary North, Chair

DaWayne Judd, Vice-Chair

Briana Manfrass

Jenn Lynch

Jillian Taylor

Mark Kroncke

Petra Orosanova

Ryan Andrews

Tierney Booker

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Alison Hohengarten

Ian Karasz

Tony Levison

Isabel Mikovich

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Heather Simmons

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Britta Ridge TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$8,782,431.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Veridian Ridge TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Britta Ridge TIF Plan.

“Report Accompanying Veridian TIF Plan” or “Report” means the official report that accompanies the Veridian TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies throughout the country wherein minorities and vulnerable populations were displaced to clear the way for redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

This Veridian TIF Plan was developed for the Bend City Council based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024, to support the development of new multi-unit housing with minimum numbers of more affordable units by providing development assistance in existing or through the creation of new TIF areas. The Policy was developed with input from BURA and the City advisory bodies – Core Area Advisory Board, Bend Economic Development Advisory Board, and the Affordable Housing Advisory Committee. This Plan was developed with public input at BURA meetings, a Planning Commission meeting, and meetings of the Bend City Council. This Plan will go into effect following adoption by the City Council.

A. Background

The Bend Urban Renewal Agency's Policy Justification for the Policy noted:

Bend has a very low residential vacancy rate and many households are spending more than 30% of their household income on housing costs. An average individual/household would need to make \$72,000 to not be cost burden to afford current market rent. Currently, 81% of occupations in the Bend Redmond MSA cannot adequately support market rate rent on a single income. Those making \$43,000 or less account for nearly 50% of total employment. The number of Bend households that cannot adequately afford market rate rent is 45%.¹

Providing incentives for housing affordability starting at 90% area median income for multi-unit rental units, with additional incentives for developments meeting certain energy efficiency and supplier diversity criteria, will assist in meeting the City of Bend's affordable housing and other Council goals.

The City of Bend currently incentivizes housing affordable to households making 60% and 80% AMI or less through its Non-Profit and Qualifying Rental Property Tax Exemptions. This Plan and Projects incentivize creation of additional units of market rate housing integrated with units that are affordable to households making 90% AMI or less.

ORS chapter 457 allows for the use of tax increment revenues, a financing source that is unique to TIF areas, to fund projects within a specific boundary. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values within a TIF area from the time an area is first established - are used to repay borrowed funds or meet contractual obligations. The borrowed funds and contractual obligations fund projects within an area that meet the goals of the plan and cannot exceed the maximum indebtedness amount set by a TIF plan.

The purpose of a TIF area is to improve specific areas of a municipality that are poorly developed or underdeveloped, called blighted areas in ORS chapter 457. These areas can

¹ Bend Urban Renewal Policy Justification for the Tax Increment Assistance for Housing Affordability and Employment Growth, presented on August 7, 2024

have property that is undeveloped or underdeveloped, old or deteriorated buildings, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, TIF area projects funded with tax increment can include construction or improvement of streets, utilities, and other public facilities, assistance for development, rehabilitation or redevelopment of property, and improvements to public spaces. The Bend Urban Renewal Agency’s Policy allows the creation of TIF areas consisting of a single or small number of tax lots in the City currently not included in an existing tax increment area to support construction of new housing that includes More Affordable Housing, for households earning 90% AMI or less. The development assistance for the project in the new TIF area may consist of a rebate of a portion of the tax increment to the property owner in exchange for making a minimum percentage of units available to households earning 90% AMI or less at rents affordable to those households, and agreeing to limit annual rent increases to lower than the maximum rental increases allowed under ORS 90.323 for those rent restricted units. The actual rebate amount and number of affordable units in the development will be set in an agreement between BURA and the property owner and based on the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth, consistent with the provisions of this Plan.

This Plan will support the development of housing that includes More Affordable Units and the other requirements of the Policy, in an area known as Veridian, shown in Figure 1.

The Plan reflects input from the community received at public meetings at the Agency and hearings before the Planning Commission and the City Council.

The Plan is anticipated to last 30 years, resulting in 30 years of tax increment collection.

The Plan is to be administered by the Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII of this Plan. All amendments to the Plan are to be listed numerically on the inside cover of the front page of the Plan and then incorporated into the Plan, document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the noted statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XI

ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII

B. TIF Area Overview

The Veridian TIF Plan Area shown in Figure 1, consists of approximately 2.81 total acres.

This TIF Area meets the definition of a blighted area due to undeveloped status resulting in the unproductive land that is potentially useful and valuable for contributing to the public health, safety, and welfare as the location of new housing units, and impaired investments. These blight conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- The expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Area;
- The relationship between each Project to be undertaken and the existing conditions;
- The estimated total cost of each Project and the source(s) of funds to pay such costs;
- The estimated completion date of each Project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the Area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is a legal term for the total amount of money that can be spent on projects, programs, and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$8,782,431 (Eight Million Seven Hundred and Eighty Two Thousand, Four Hundred and Thirty One Dollars). This amount is the principal of such indebtedness and does not include interest or

indebtedness incurred to refund or refinance existing indebtedness, or interest earned on bond proceeds. The projects under this plan are not anticipated to be financed through bonds, but primarily through rebate of property taxes paid.

IV. PLAN GOALS

The goals of the Plan represent its basic intent and purpose. The TIF Projects identified in Sections V and VI of the Plan are specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of the Agency.

A. Housing Development

To increase the supply of housing by providing financial incentives for the development of housing in the City of Bend.

B. Encourage More Affordable Housing

To increase the supply of more affordable housing options by providing financial incentives for the development of more affordable housing in the City of Bend.

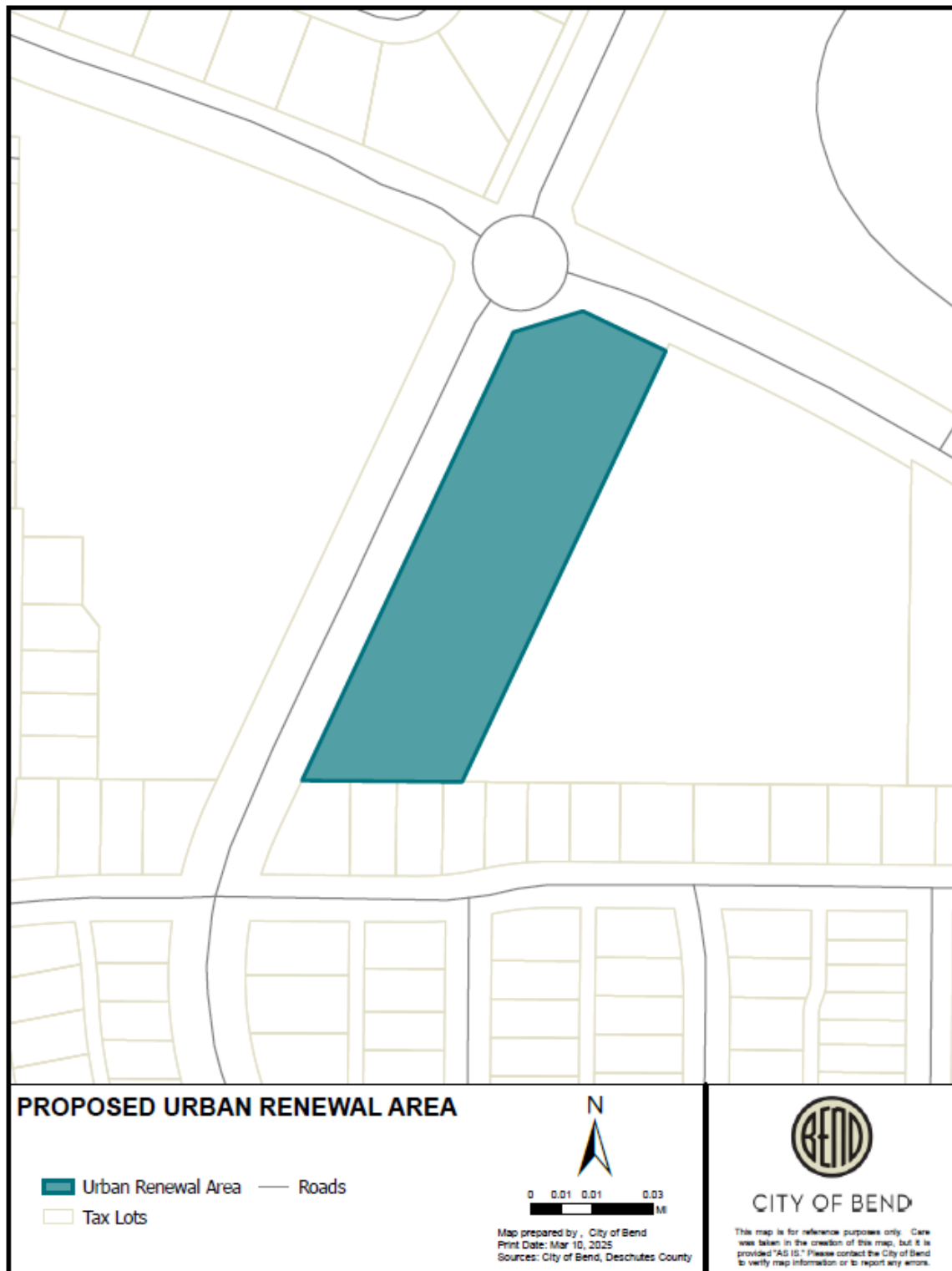
C. Encourage Energy Efficiency Housing

To increase the number of energy-efficient certified housing projects by providing financial incentives for the utilization of energy efficiency standards in the construction of housing projects that lower overall housing costs for households and reduce carbon emissions.

D. Administration.

To provide administrative support for the implementation of the Plan.

Figure 1 – Veridian TIF Area Boundary



Source: City of Bend

V. TIF AREA PROJECT CATEGORIES

To support the Plan Goals described in the previous section, the Projects within the Area fall into the following categories:

A. Housing Development and Development Incentives, Partnership, and Support

B. Plan Administration, Implementation, Reporting, and Support

VI. TIF AREA PROJECTS

The Projects authorized by the Plan are:

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project is a multi-unit apartment complex in the Area approved by the City of Bend under application number PLSPR20220819, as it may be modified, consistent with the goals of this Plan. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) ("Assistance"). The form of Assistance for the Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units. A guideline for the amount of Assistance is provided in the Report accompanying the Plan.

B. Plan Administration, Implementation, Reporting, and Support

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation, and annual reports pursuant to ORS 457.460.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to BURA, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City, as required by ORS 457.120.

Substantial Amendments shall be processed in accordance with ORS 457.095 and 457.220.

Substantial Amendments are amendments that:

1. Add land to the Area, representing more than 1% of the existing area of the Area;²
or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS chapter 457. Minor Amendments require approval by BURA by resolution.

The projects proposed in the Plan and Report are organized by project categories. If BURA determines that the allocation of funds within a project category should be adjusted based on needs within the Area, they may do so through a Minor Amendment.³

VIII. PROPERTY ACQUISITION AND DISPOSITION

Property acquisition and disposition are not eligible activities under the Plan.

IX. RELOCATION METHODS

There are no persons living in or business situated in the Plan Area, therefore relocation is not part of this Plan.

² Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law, with increases beyond that amount requiring concurrence as stated in ORS 457.

³ Project costs may be impacted by grants, timing, cost savings, inflation, or other external forces unanticipated at this time but which may occur over the 32-year life of this Area.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds, or contractual obligations for TIF projects under a TIF plan.

Tax increment revenues are the revenue received from increases in property taxes based on the *increase* in assessed value within a TIF area over the total assessed value from the time a plan is adopted. Increment does not include property taxes levied to pay for General Obligation (GO) bonds and local option levies.

A. General description of the proposed financing method

The Plan will be financed using tax increment revenues. Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in planning and undertaking project activities, and otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and implementation of this Plan, including preparation of the Plan. No bonds will be issued to finance the activities in the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to BURA, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to BURA based upon the distribution schedule established under ORS 311.390.

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

XI. ANNUAL REPORT

BURA shall file an Annual Report in compliance with ORS 457.460.

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan describe the relationship of the plan to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, telecommunications utilities, recreational and community facilities and other public improvements. This section provides that analysis. Relevant local planning and development objectives are set out in the Bend Comprehensive Plan, Bend Economic Development Advisory Board Strategic Plan, and the Bend Development Code. This section describes the purpose and

intent of these plans, the main applicable goals and policies within each plan, and an explanation of how this Plan conforms to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. The language from the original document is in *italics*.

All of the land in the Area is designated High Density Residential in the Comprehensive Plan, and zoned High Density Residential (RH) in the Bend Development Code. Allowed land uses, maximum densities, and building requirements for all land in the Area are governed by the Bend Development Code, as described in subsection C of this Section XIII.

A. Bend Comprehensive Plan

The analysis of how the Plan conforms to the Comprehensive Plan covers the most relevant sections, but may not cover every section of the Comprehensive Plan that relates to the Plan.

If the Comprehensive Plan policies identified in the Plan are updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment is completed in the future, this section of the Plan should be updated at that point.

Below are applicable Comprehensive Plan policies and statements of how the Plan conforms to these Comprehensive Plan policies.

Chapter 1 Citizen Involvement

Policies

- 1-4 *The City and special districts shall work toward the most efficient and economical method for providing their services within the UGB.*
- 1-7 *The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.*
- 1-15 *The City shall continue to use advisory committees in their planning process, members of which are selected by an open process, and who are widely representative of the community.*
- 1-16 *The City will use other mechanisms, such as, but not limited to, meetings with neighborhood groups, planning commission hearings, design workshops, and public forums, to provide an opportunity for all the citizens of the area to participate in the planning process.*

Finding: The Plan conforms to Chapter 1 Citizen Involvement as there has been extensive citizen involvement in the preparation of the Plan and all related BURA policies. The Plan and Project support compact development within the Urban Growth Boundary by supporting residential development in the High Density Residential (RH) zone, near residential and

commercial uses. The identified Project supports infill development on currently undeveloped lots within a generally developed area.

Over twenty-five opportunities for public involvement were provided in the course of development of the Policy supporting this Plan. In this process, the Bend Economic Development Advisory Board, the Affordable Housing Advisory Committee, Core Area Advisory Board, the Bend Chamber of Commerce, Economic Development of Central Oregon, and a round table of housing developers provided input on development of the Policy supported by this Plan. Specific to public involvement in this Plan, BURIA, the Planning Commission, and the City Council all held public meetings regarding this Plan, at which public comment was accepted, prior to the adoption of this TIF Plan and Report.

Chapter 5 Housing

Policies

- 5-7 *The City will continue to create incentives for and remove barriers to development of a variety of housing types in all residential zones, consistent with the density ranges and housing types allowed in the zones. This policy is intended to implement the City's obligation under the State Housing Goal to "encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type, and density".*
- 5-18 *The City will assist in identifying, obtaining and leveraging funding sources for the development of new housing for very low, low, and moderate - income residents, as determined by appropriate percentages of Area Median Family income in the Housing Needs Assessment.*
- 5-31 *Residential areas will offer a wide variety of housing types in locations best suited to a range of housing types, needs and preferences.*
- 5-38 *Medium-and high-density residential developments should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to the highest concentrations of population.*

Policy 5-20 defines affordable, in the case of dwelling units offered for rent, as housing for which the rent and utilities constitute no more than 30 percent of such gross annual household income for a family at 60% of the area median income, based upon most recent HUD Income Limits for the Bend MSA. Policy 5-20 provides that other programs or policies can specify other levels of affordability.

Finding: The Plan conforms to Chapter 5 Housing as the Housing Development and Development Assistance, Partnership, and Support Project will encourage the development of housing for households earning 90% AMI or less, along with market rate units, meeting housing needs identified in the Oregon Housing Needs 2025 Methodology for the Bend UGB, supporting the goals of the Comprehensive Plan and Policy 5-20 to provide affordability at additional income levels. The Area has access to transit, K-12 public schools, commercial services,

employment, and public open space. The Area is adjacent to a higher education institution, Central Oregon Community College, near K-12 public schools and public parks, and is in a High Density Residential (RH) zone. The surrounding properties are zoned Standard Density Residential, developed with single-unit homes, RH, developed with a large church facility and associated improvements, and Public Facilities, developed with a higher education institution. The Area is .5 miles from an area zoned and developed with industrial, commercial, and mixed employment uses.

Chapter 11: Growth Management

Employment Districts

11-1 The City will encourage compact development and the integration of land uses within the Urban Growth Boundary to reduce trips, vehicle miles traveled, and facilitate non-automobile travel.

11-6 Medium and high-density residential development should have good access to transit, K-12 public schools where possible, commercial services, employment and public open space to provide the maximum access to highest concentrations of population.

11-3 The City will ensure that development of large blocks of vacant land makes efficient use of land, meets the city's housing and employment needs, and enhances the community.

11-23 The City will encourage development and redevelopment in commercial corridors that is transit-supportive and offers safe and convenient access and connections for all modes.

Finding: The Plan conforms to Chapter 11 Growth Management as for the Project encourages compact development and integration within the Urban Growth Boundary, makes efficient use of large blocks of vacant land that meets the City's housing needs, and supports development and redevelopment along transit-supportive corridors, and offers access and connections for all modes in the Area. To the extent not provided by the existing transportation improvements, the development supported by this Plan will be required to make infrastructure improvements as set out in the Bend Development Code.

B. Bend Economic Development Advisory Board Strategic Plan

The Bend Municipal Code requires the Bend Economic Development Advisory Board (BEDAB) to create a three-year strategic plan, identifying projects and guiding the work of the city's nine-member board as it seeks to:

- Advocate: Provide input into City policy and procedures from a private sector perspective.
- Facilitate: Broker entrepreneurial support among existing community resources.
- Market: Brand and guide marketing efforts of Bend as "Open for Business."
- Coordinate: Organize and oversee City resources applied to economic development.

The following goal and strategy from the 2022-2024 BEDAB Strategic Plan is directly related to the Plan.

Goal 2: Monitor and provide input on other relevant City policies relating to economic development

- *Support policies that provide for a spectrum of workforce housing opportunities*

Finding: The Plan conforms to the Bend Economic Development Advisory Board Strategic Plan as for the Project will create additional market rate and 90% AMI or less housing units in the Area, supporting the Bend workforce.

A. Bend Development Code

The Projects in the Area supported by the Plan conform to the zoning in the Bend Development Code, including maximum densities and building requirements, and those provisions of the Bend Development Code are incorporated by reference herein. The entirety of the area is zoned High Density Residential (RH).

As the *Bend Development Code* is updated, the references to the Bend Development Code in this document will be deemed to incorporate those updates without the Plan having to be formally amended. If a Substantial Amendment to this Plan is completed in the future, this section will be updated to match the current zoning designations. The provisions of the Bend Development Code in effect at the time of development approval will apply for any development assisted by this Plan.

B.2 – Residential Districts

Bend Development Code Section 2.1.100 Purpose and Applicability

High Density Residential (RH) - The High Density Residential District is intended to provide land for primarily high density multi-unit residential in locations close to shopping and services, transportation and public open space and to provide a transitional use area between other Residential Districts and other less restrictive areas.

Finding: The Plan conforms to the Bend Development Code as the Projects and expenditures proposed in the Plan conform to the requirements in the Bend Development Code and support the types of uses allowed in the zoning present in the Area. The Project will support development of a multi-unit apartment complex that the City has approved under application number PLSR20220819. This development will be required to comply with the provisions of BDC Chapter 3.4, Public Improvement Standards, and other provisions of the Bend Development Code to provide sufficient public infrastructure to serve the development. The proposal includes the build-out of an undeveloped site, in a generally developed area.

XIII. PLAN AREA LEGAL DESCRIPTION

Development Tract B of Outcrop of subdivision of portion of land located in the Southwest One-Quarter (SW1/4) of Section 25, Township 17 South, Range 11 East, Willamette Meridian, City of Bend, Deschutes County, Oregon

EXHIBIT A

Veridian Tax Increment Finance Plan - Report

DRAFT FOR PUBLIC COMMENT AND REVIEW
NOT ADOPTED



CITY OF BEND

BUILDING ON OUR PAST
SERVING THE PRESENT
SHAPING BEND'S FUTURE

LIST OF PARTICIPANTS

Mayor

Melanie Kebler

Mayor Pro tem

Megan Perkins

City Council

Gina Franzosa

Ariel Méndez

Mike Riley

Megan Norris

Steve Platt

Planning Commission

Margo Clinton, Chair

Scott Winters, Vice-Chair

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Corie Harlan, Chair

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Dawn Cofer

Hank Kamakaala

James Teeter

Jeff Baker

John Fischer

John Heylin

Katherine Austin

Bend Economic Development Advisory Board

Gary North, Chair

DaWayne Judd, Vice-Chair

Briana Manfrass

Jenn Lynch

Jillian Taylor

Mark Kroncke

Petra Orosanova

Ryan Andrews

Tierney Booker

Affordable Housing Advisory Committee

Mandy Dalrymple

Alison Hohengarten

Ian Karasz

Tony Levison

Isabel Mikovich

Richard Reese

Helen Silfven

Heather Simmons

Geoff Wall

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I. DEFINITIONS

“Agency” or “BURA” means the Bend Urban Renewal Agency. The Agency is responsible for administration of this Veridian TIF Plan and other TIF plans previously adopted in the City of Bend.

“Annual report” is the report required by ORS 457.460 that is filed with the City of Bend and distributed to the taxing districts.

“Area” or “TIF Area” or “Plan Area” means the tax increment finance area established for this Plan pursuant to ORS chapter 457, and described in Section XIII of the Plan, below, including the properties and rights-of-way located therein.

“Area Median Income” or “AMI” means the area median income as determined by the most recent United States Department of Housing and Urban Development for the Bend Metropolitan Statistical Area at the time of the household’s application for housing.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting a TIF plan.

“Board of Commissioners” means the Deschutes County Board of Commissioners.

“City” means the City of Bend, Oregon.

“City Council” or “Council” means the Bend City Council.

“Comprehensive Plan” means the City of Bend Comprehensive Plan and its implementing ordinances, policies, and standards.

“County” means Deschutes County, Oregon.

“Fiscal year” or “FYE” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a TIF area at the time of adoption. The county assessor certifies the assessed value after the adoption of a TIF area plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness. The maximum indebtedness for this Plan is \$8,782,431.

“More Affordable Housing” is housing that is rented at rates equal to or less than 30% of household income to households earning 90% of area median income (AMI) or less. It assumes housing is available to residents at a range of incomes, at or below 90 percent of AMI.

“Municipality” means any county or any city in the state of Oregon.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Plan” or “Veridian Area TIF Plan” or “TIF Plan” means the adopted plan for the TIF Area pursuant to ORS chapter 457.

“Planning Commission” means the Bend Planning Commission.

“Policy” means the Policy for Tax Increment Assistance for Housing Affordability and Employment Growth adopted by BURA Resolution No. 158 on October 16, 2024.

“Policy Justification” means a document with an analysis of the local housing and employment market for the City of Bend used to establish policy parameters for the Tax Increment Assistance for Housing Affordability and Employment Growth.

“Project(s)” or “TIF Project(s)” means any work or undertaking carried out under the Veridian TIF Plan.

“Report Accompanying Veridian Housing Area TIF Plan” or “Report” means the official report that accompanies the Veridian TIF Plan pursuant to ORS 457.087.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Tax increment finance area” or “TIF area” means a blighted area included in a TIF plan.

“Tax increment finance area plan” or “TIF plan” means a plan, as it exists or is changed or modified from time to time, for one or more TIF areas, as provided in ORS 457.

“Tax increment finance area project(s)” or “TIF area project(s)” or “project(s)” means any work or undertaking carried out under ORS 457.170 and ORS 457.180 in a TIF area.

“Tax increment finance area report” or “report” means the official report that accompanies the TIF plan pursuant to ORS 457.087.

“Tax increment finance” or “tax increment financing” or “TIF” means the funds that are associated with the division of taxes accomplished through the adoption of a TIF plan.

“Tax increment revenues” means the funds allocated by the assessor to renewal TIF area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban Renewal” means the statutory authority provided in ORS 457. In this Plan it is synonymous with TIF.

Note on language: This Plan, wherever applicable and permissible, uses the term Tax Increment Finance or TIF rather than “urban renewal”. The term TIF is used consistently in other parts of the nation and does not evoke past practices of other urban renewal agencies

throughout the country wherein minorities and vulnerable populations were displaced to clear the way for redevelopment. This Plan aims to avoid those connotations and has been created with intention to avoid those outcomes. Utilizing the term TIF does not affect the statutory authority of ORS 457, as it relates to this Plan.

II. INTRODUCTION

The Report contains background information and project details that pertain to the Veridian TIF Area Plan. The Report is not a legal part of the Plan but provides public information and supports the findings made by the Bend City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area, ORS 457.087(1)
- Expected impact of the Plan, including fiscal impact in light of increased services, ORS 457.087(1)
- Reasons for selection of the area, ORS 457.087(2)
- The relationship between each project to be undertaken and the existing conditions, ORS 457.087(3)
- The estimated total cost of each project and the source of funds to pay such costs, ORS 457.087(4)
- The estimated completion date of each project, ORS 457.087(5)
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired, ORS 457.087(6)
- A financial analysis of the Plan, ORS 457.087(7)
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area, ORS 457.087(8)
- A relocation report, ORS 457.087(9)

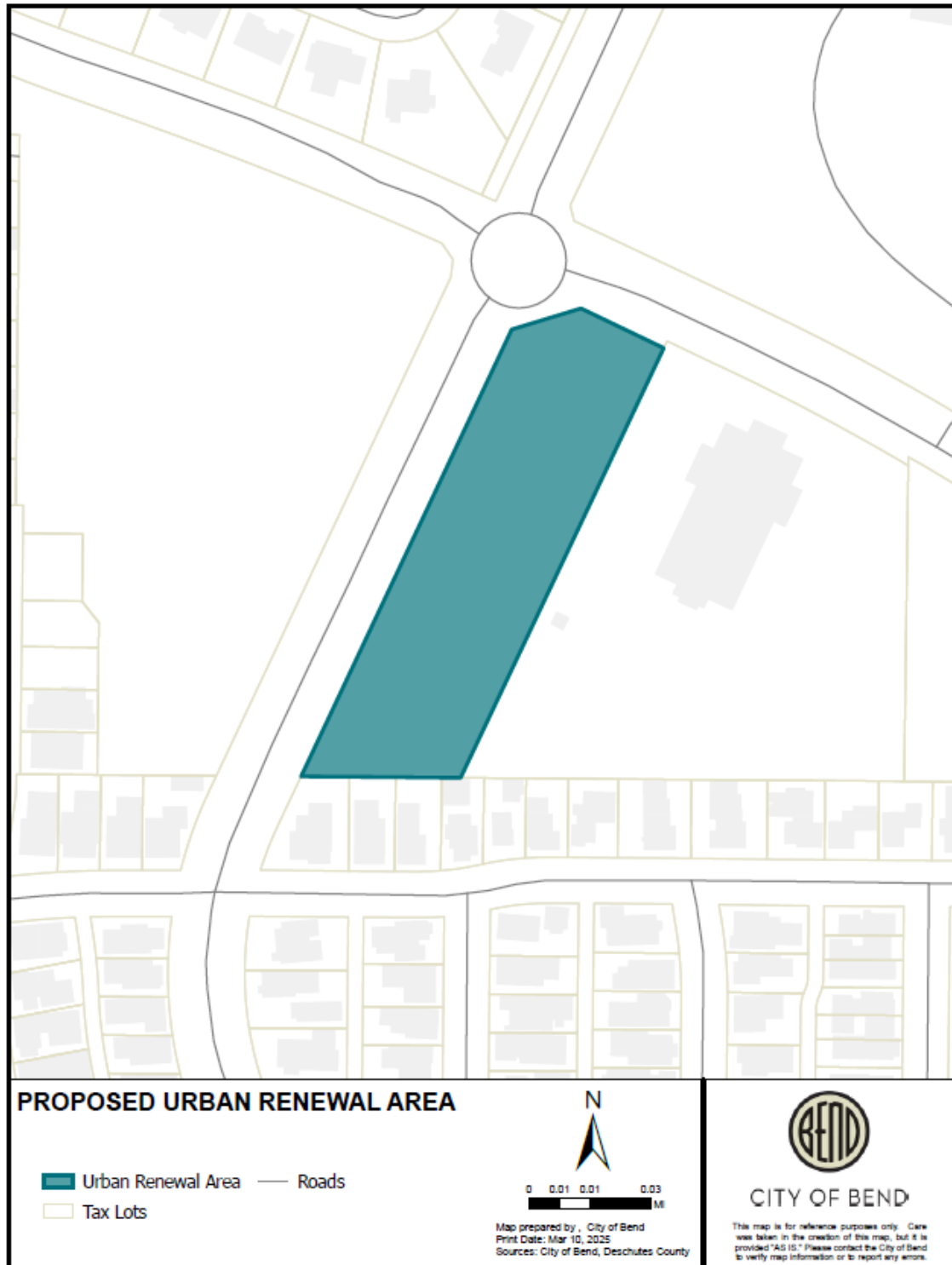
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087(1)	X, VIII
ORS 457.087(2)	XI
ORS 457.087(3)	II
ORS 457.087(4)	III
ORS 457.087(5)	VI
ORS 457.087(6)	IV,V
ORS 457.087(7)	IV,V
ORS 457.087(8)	VIII
ORS 457.087(9)	XII

The Report provides guidance on how the Plan might be implemented. The Agency has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the overall maximum indebtedness of the Plan.

Figure 1 – Veridian TIF Area Boundary



Source: City of Bend

III. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN TIF DISTRICT PROJECTS AND THE EXISTING CONDITIONS IN THE TIF DISTRICT

The projects identified for the Veridian TIF Plan Area are described below, including how they relate to the existing conditions in the Plan Area.

A. Housing Development and Development Assistance, Partnership, and Support

This Project will provide incentives for the development of housing units and More Affordable Housing in the Plan Area. The development to be supported by this Project is a 69-unit apartment complex in the Area approved by the City of Bend under application number PLSPR20220819. Incentives may be in the form of either an annual tax increment reimbursement payment over a specified period and/or payment of City development fees associated with the proposed development project (i.e., system development charges) (“Assistance”). The form of Assistance for the Project will be determined through a development agreement with the developer of the housing that stipulates the amount and timing of the development and the amount and timing of the incentive.

BURA staff will conduct pre-development meetings with a developer of property within the Area to identify the financing needs of the site. Staff will recommend a financing package not to exceed the maximum indebtedness to the Agency that will contain recommendations on the appropriate length of incentive through negotiations with the developer for the development of the housing units. A development agreement, approved by the Agency will set out the method of providing the Assistance to the eligible project and a commitment by the developer owner for providing the required More Affordable Units.

A guideline for the amount of incentive is shown in the Table 2 of this Report. This is a guideline only, and actual assistance provided will be set through development agreements with BURA, balancing the needs for administration and incentives.

Existing Conditions: The property is currently undeveloped. There are impaired investments as identified in Section X of this Report. As described in the Plan and the adopting documents, there is a lack of residential housing units and affordable housing units in Bend.¹ The Plan will support development of housing in the Area, including improvements to presently deficient on-site infrastructure, increase the supply of housing units, and provide housing units affordable for households in income ranges for which there is presently a lack of affordable units in Bend.²

¹ City of Bend Comprehensive Plan

² Oregon Housing Needs Assessment 2025 Methodology

B. Administration

The Agency may provide administration of the Plan including but not limited to staff support, legal counsel assistance, review of annual payments, financial statements, budget preparation and annual reports pursuant to ORS 457.460.

Existing Conditions: There is presently not a TIF area in this location. Therefore, there is no existing funding or need for administration in the Area by BURA. This project would provide that administrative support.

A table showing the projects and total estimated costs is shown in The total cost estimates for the Projects are shown in **Error! Not a valid bookmark self-reference.** below. These are all estimates acknowledging that these project activities must fit within the maximum indebtedness. These costs are shown in nominal, year of expenditure (YOE) dollars, and are equal to the maximum indebtedness of \$8,782,431. The estimated project costs assume development assistance of 97% of the tax increment from the Plan to the developer incentive project and 3% to the Agency for administration of the Plan.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared

Table 2. The total costs are estimated based on the projected future assessed value of the project.

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for the Projects are shown in **Error! Not a valid bookmark self-reference.** below. These are all estimates acknowledging that these project activities must fit within the maximum indebtedness. These costs are shown in nominal, year of expenditure (YOE) dollars, and are equal to the maximum indebtedness of \$8,782,431. The estimated project costs assume development assistance of 97% of the tax increment from the Plan to the developer incentive project and 3% to the Agency for administration of the Plan.

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared

Table 2 - Estimated Cost of Each Project, (\$2025)

Project	Estimated Cost	Percentage of Total
Development Assistance	\$8,518,958	97%
Administration	\$263,473	3%
TOTAL	\$8,782,431	100%

Source: City of Bend

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through fiscal year ending (“FYE”) 2055 are calculated based on projections of the growth in assessed value of new development within the TIF Area and the consolidated tax rate that will apply in the TIF Area.

Table 3 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, truncation loss, and receipt of delinquent taxes from prior years.³

The incremental assessed value is the estimated assessed value based on real market value of the proposed project as determined by the Deschutes County Property Tax Estimator as provided by the applicant.

The first year of tax increment collections is anticipated to be FYE 2028. Gross tax increment financing revenue (the column titled Gross TIF, in Table 3) is calculated by multiplying the tax rate times the excess value used. Excess value is the increased in assessed value over the frozen base. The tax rate is expressed per thousand dollars of assessed value, so the calculation is “tax rate times excess value used divided by one thousand.” The column titled Net TIF Revenue in Table 3 also indicates the total Maximum Indebtedness proposed in this plan as referenced in Table 2, and represents the gross TIF, less expected discounts, to show the total amount of increment expected to be received by BURA in each year of the Plan.

³ In Oregon, when the full amount of the property tax bill is paid by November 15, the taxpayer gets a 3 percent discount. If the taxpayer pays two thirds of the tax by November 15, they get a 2 percent discount. To get a discount on the current year’s tax bill, all delinquent taxes, penalty, and interest must first be paid in full (See: <http://www.oregon.gov/dor>, Property Tax Payment Procedure).

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base	Increment	Increment Not Used	Tax Rate	Gross TIF	Truncation Discount	Net TIF Revenue ⁴	Admin Cost	Eligible Project Costs
2026	\$0	\$0	\$0	-	\$13.2079	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	-	\$13.2079	\$0	\$0	\$0	\$0	\$0
2028	\$15,645,000	\$0	\$15,645,000	-	\$13.2079	\$206,638	\$2,066	\$204,571	\$6,137	\$198,434
2029	\$16,114,350	\$0	\$16,114,350	-	\$13.2079	\$212,837	\$2,128	\$210,708	\$6,321	\$204,387
2030	\$16,597,781	\$0	\$16,597,781	-	\$13.2079	\$219,222	\$2,192	\$217,030	\$6,511	\$210,519
2031	\$17,095,714	\$0	\$17,095,714	-	\$13.2079	\$225,798	\$2,258	\$223,540	\$6,706	\$216,834
2032	\$17,608,585	\$0	\$17,608,585	-	\$13.2079	\$232,572	\$2,326	\$230,247	\$6,907	\$223,339
2033	\$18,136,843	\$0	\$18,136,843	-	\$13.2079	\$239,550	\$2,395	\$237,154	\$7,115	\$230,039
2034	\$18,680,948	\$0	\$18,680,948	-	\$13.2079	\$246,736	\$2,467	\$244,269	\$7,328	\$236,941
2035	\$19,241,377	\$0	\$19,241,377	-	\$13.2079	\$254,138	\$2,541	\$251,597	\$7,548	\$244,049
2036	\$19,818,618	\$0	\$19,818,618	-	\$13.2079	\$261,762	\$2,618	\$259,145	\$7,774	\$251,370
2037	\$20,413,176	\$0	\$20,413,176	-	\$13.2079	\$269,615	\$2,696	\$266,919	\$8,008	\$258,911
2038	\$21,025,572	\$0	\$21,025,572	-	\$13.2079	\$277,704	\$2,777	\$274,927	\$8,248	\$266,679
2039	\$21,656,339	\$0	\$21,656,339	-	\$13.2079	\$286,035	\$2,860	\$283,174	\$8,495	\$274,679
2040	\$22,306,029	\$0	\$22,306,029	-	\$13.2079	\$294,616	\$2,946	\$291,670	\$8,750	\$282,920
2041	\$22,975,210	\$0	\$22,975,210	-	\$13.2079	\$303,454	\$3,035	\$300,420	\$9,013	\$291,407
2042	\$23,664,466	\$0	\$23,664,466	-	\$13.2079	\$312,558	\$3,126	\$309,432	\$9,283	\$300,149
2043	\$24,374,400	\$0	\$24,374,400	-	\$13.2079	\$321,935	\$3,219	\$318,715	\$9,561	\$309,154
2044	\$25,105,632	\$0	\$25,105,632	-	\$13.2079	\$331,593	\$3,316	\$328,277	\$9,848	\$318,428
2045	\$25,858,801	\$0	\$25,858,801	-	\$13.2079	\$341,540	\$3,415	\$338,125	\$10,144	\$327,981
2046	\$26,634,565	\$0	\$26,634,565	-	\$13.2079	\$351,787	\$3,518	\$348,269	\$10,448	\$337,821
2047	\$27,433,602	\$0	\$27,433,602	-	\$13.2079	\$362,340	\$3,623	\$358,717	\$10,762	\$347,955
2048	\$28,256,610	\$0	\$28,256,610	-	\$13.2079	\$373,210	\$3,732	\$369,478	\$11,084	\$358,394
2049	\$29,104,309	\$0	\$29,104,309	-	\$13.2079	\$384,407	\$3,844	\$380,563	\$11,417	\$369,146
2050	\$29,977,438	\$0	\$29,977,438	-	\$13.2079	\$395,939	\$3,959	\$391,980	\$11,759	\$380,220
2051	\$30,876,761	\$0	\$30,876,761	-	\$13.2079	\$407,817	\$4,078	\$403,739	\$12,112	\$391,627
2052	\$31,803,064	\$0	\$31,803,064	-	\$13.2079	\$420,052	\$4,201	\$415,851	\$12,476	\$403,376
2053	\$32,757,156	\$0	\$32,757,156	-	\$13.2079	\$432,653	\$4,327	\$428,327	\$12,850	\$415,477
2054	\$33,739,870	\$0	\$33,739,870	-	\$13.2079	\$445,633	\$4,456	\$441,177	\$13,235	\$427,941
2055	\$34,752,066	\$0	\$34,752,066	-	\$13.2079	\$459,002	\$4,590	\$454,412	\$13,632	\$440,779
Total								\$8,782,431	\$263,473	\$8,518,958

Source: City of Bend

⁴ Net TIF Revenue is used to establish the total Maximum Indebtedness of the Veridian TIF Plan.

VI. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The maximum indebtedness is \$8,782,431 (Eight Million, Seven Hundred and Eighty Two Thousand, Four Hundred and Thirty One Dollars). This is also the estimated total amount of tax increment revenues required to service the maximum indebtedness as no formal borrowings or interest payments are anticipated in the Plan.

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Anticipated annual expenditures for program administration are shown in Table 2.

The Agency is anticipated to complete the projects and to terminate the Plan in FYE 2055, allowing two years for construction of the housing assisted by the Plan and 30 years of increment rebate and housing affordability, for a 30-year Plan duration.

VIII. REVENUE SHARING

Revenue sharing thresholds are not projected to be reached during the life of the Plan.

Revenue sharing thresholds are not projected to be reached during the life of the Plan.

Revenue sharing is defined in ORS 457.470 and requires that the impacted taxing jurisdictions receive a share of the incremental growth in the Plan Area when annual tax increment finance revenues exceed 10% and 12.5% of the original maximum indebtedness of the Plan. For this Plan, 10% equals \$878,243. As shown in the column labeled Gross TIF in Table 3, neither threshold is projected to be reached during the life of the Plan.

If either threshold is met, the Agency will comply with statutory requirements for revenue sharing.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the TIF Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the TIF Area. These projections show the estimated tax revenues that would be received by the taxing districts if the development assisted by the Plan were to occur without the Plan. Table 4 and Table 5 show impacts estimated through FYE 2057.

The Bend-La Pine School District is not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. If new school aged students move into these units and attend the local schools, the funding through the State School Fund would increase.

Table 4 and Table 5 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 4 shows the general government levies, and Table 5 shows the education levies.

Table 4 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	City of Bend	Deschutes County	County Library	Countywide Law Enforcement	County Extension	9-1-1	Bend Parks and Recreation District	Total
2026	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$43,861	\$19,999	\$8,605	\$19,556	\$350	\$5,660	\$22,857	\$120,889
2029	\$45,177	\$20,599	\$8,863	\$20,143	\$361	\$5,830	\$23,543	\$124,516
2030	\$46,532	\$21,217	\$9,129	\$20,747	\$372	\$6,005	\$24,249	\$128,251
2031	\$47,928	\$21,853	\$9,403	\$21,370	\$383	\$6,185	\$24,977	\$132,099
2032	\$49,366	\$22,509	\$9,685	\$22,011	\$394	\$6,371	\$25,726	\$136,062
2033	\$50,847	\$23,184	\$9,975	\$22,671	\$406	\$6,562	\$26,498	\$140,143
2034	\$52,372	\$23,880	\$10,275	\$23,351	\$418	\$6,759	\$27,293	\$144,348
2035	\$53,943	\$24,596	\$10,583	\$24,052	\$431	\$6,962	\$28,112	\$148,678
2036	\$55,561	\$25,334	\$10,900	\$24,773	\$444	\$7,170	\$28,955	\$153,138
2037	\$57,228	\$26,094	\$11,227	\$25,516	\$457	\$7,385	\$29,824	\$157,733
2038	\$58,945	\$26,877	\$11,564	\$26,282	\$471	\$7,607	\$30,718	\$162,465
2039	\$60,714	\$27,683	\$11,911	\$27,070	\$485	\$7,835	\$31,640	\$167,339
2040	\$62,535	\$28,514	\$12,268	\$27,883	\$500	\$8,070	\$32,589	\$172,359
2041	\$64,411	\$29,369	\$12,636	\$28,719	\$515	\$8,312	\$33,567	\$177,529
2042	\$66,343	\$30,250	\$13,015	\$29,581	\$530	\$8,562	\$34,574	\$182,855
2043	\$68,334	\$31,158	\$13,406	\$30,468	\$546	\$8,819	\$35,611	\$188,341
2044	\$70,384	\$32,093	\$13,808	\$31,382	\$562	\$9,083	\$36,679	\$193,991
2045	\$72,495	\$33,055	\$14,222	\$32,324	\$579	\$9,356	\$37,780	\$199,811
2046	\$74,670	\$34,047	\$14,649	\$33,293	\$597	\$9,636	\$38,913	\$205,805
2047	\$76,910	\$35,068	\$15,088	\$34,292	\$615	\$9,925	\$40,080	\$211,979
2048	\$79,217	\$36,120	\$15,541	\$35,321	\$633	\$10,223	\$41,283	\$218,339
2049	\$81,594	\$37,204	\$16,007	\$36,380	\$652	\$10,530	\$42,521	\$224,889
2050	\$84,042	\$38,320	\$16,488	\$37,472	\$671	\$10,846	\$43,797	\$231,636
2051	\$86,563	\$39,470	\$16,982	\$38,596	\$692	\$11,171	\$45,111	\$238,585
2052	\$89,160	\$40,654	\$17,492	\$39,754	\$712	\$11,506	\$46,464	\$245,742
2053	\$91,835	\$41,873	\$18,016	\$40,946	\$734	\$11,852	\$47,858	\$253,115
2054	\$94,590	\$43,130	\$18,557	\$42,175	\$756	\$12,207	\$49,294	\$260,708
2055	\$97,427	\$44,424	\$19,114	\$43,440	\$778	\$12,573	\$50,773	\$268,529
Total	\$1,882,983	\$858,576	\$369,410	\$839,568	\$15,045	\$243,005	\$981,287	\$5,189,873

Source: City of Bend

Table 5 - Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Bend La-Pine School District	Central Oregon CC	High Desert ESD	Total
2026	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0
2028	\$74,534	\$9,706	\$1,508	\$85,749
2029	\$76,770	\$9,997	\$1,553	\$88,321
2030	\$79,073	\$10,297	\$1,600	\$90,971
2031	\$81,446	\$10,606	\$1,648	\$93,700
2032	\$83,889	\$10,924	\$1,697	\$96,511
2033	\$86,406	\$11,252	\$1,748	\$99,406
2034	\$88,998	\$11,590	\$1,801	\$102,388
2035	\$91,668	\$11,937	\$1,855	\$105,460
2036	\$94,418	\$12,295	\$1,911	\$108,624
2037	\$97,250	\$12,664	\$1,968	\$111,883
2038	\$100,168	\$13,044	\$2,027	\$115,239
2039	\$103,173	\$13,436	\$2,088	\$118,696
2040	\$106,268	\$13,839	\$2,150	\$122,257
2041	\$109,456	\$14,254	\$2,215	\$125,925
2042	\$112,740	\$14,681	\$2,281	\$129,703
2043	\$116,122	\$15,122	\$2,350	\$133,594
2044	\$119,606	\$15,576	\$2,420	\$137,601
2045	\$123,194	\$16,043	\$2,493	\$141,730
2046	\$126,890	\$16,524	\$2,568	\$145,981
2047	\$130,696	\$17,020	\$2,645	\$150,361
2048	\$134,617	\$17,530	\$2,724	\$154,872
2049	\$138,656	\$18,056	\$2,806	\$159,518
2050	\$142,816	\$18,598	\$2,890	\$164,303
2051	\$147,100	\$19,156	\$2,977	\$169,232
2052	\$151,513	\$19,731	\$3,066	\$174,309
2053	\$156,058	\$20,323	\$3,158	\$179,539
2054	\$160,740	\$20,932	\$3,253	\$184,925
2055	\$165,562	\$21,560	\$3,350	\$190,473
Total	\$3,199,828	\$416,694	\$64,747	\$3,681,270

Source: City of Bend

Please refer to the explanation of the schools funding in the preceding section

Error! Not a valid bookmark self-reference. shows the projected increased revenue to the taxing jurisdictions after termination of the Plan and tax increment collection by BURA is terminated. These projections are for FYE 2056.

The frozen base is the assessed value of the Plan Area established by the County Assessor at the time the Plan is established. Excess value is the increased assessed value in the Plan Area above the frozen base.

Table 6 - Additional Revenues Obtained after Termination of Tax Increment Financing in FYE 2056 (Year after Termination)

Taxing District	From Increment Value	From Frozen Base Value	Total
General Government			
City of Bend	\$100,350	\$0	\$100,350
Deschutes County	\$45,756	\$0	\$45,756
County Library	\$19,687	\$0	\$19,687
Countywide Law Enforcement	\$44,743	\$0	\$44,743
County Extension	\$802	\$0	\$802
9-1-1	\$12,950	\$0	\$12,950
Bend Parks and Recreation	\$52,296	\$0	\$52,296
Subtotal	\$276,585	\$0	\$276,585
Education			
Bend La-Pine School District	\$170,529	\$0	\$170,529
Central Oregon CC	\$22,207	\$0	\$22,207
High Desert ESD	\$3,451	\$0	\$3,451
Subtotal	\$196,187	\$0	\$196,187
Total	\$472,772	\$0	\$472,772

Source: City of Bend

X. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF TIF/URBAN RENEWAL AREAS

State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in a TIF area at the time of its establishment to 15% for municipalities over 50,000 in population. As noted below, the frozen base of the Veridian TIF Area (using assumed FYE 2025 values) is projected to be \$0. The total assessed value of the City is \$16,125,929,179. The increment of the existing urban renewal areas is \$833,743,768. To get the total percentage of assessed value in TIF areas, divide the total assessed value of the City minus the increment of the TIF areas by the frozen base values of the urban renewal areas. Table 7 shows that in Bend, 3.35% of the City's assessed value is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 7a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 7- Assessed Value Statutory Limit Verification

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Veridian	\$0	
TOTAL:	\$530,294,861	\$303,448,907
Calculation		
A. City of Bend Total AV		\$16,125,929,719
B. Total Frozen Base of URAs		\$530,294,861
C. Total Increment of URAs		\$303,448,907
D. Frozen Base as % of City		
AV: B/(A-C)		3.35%

Table 7a – Assessed Value Statutory Limit Verification –Proposed Districts (May 2025)

Bend Urban Renewal Areas	Frozen Base	Increment
Juniper Ridge	\$13,752,568	\$157,422,963
Murphy Crossing	\$72,685,192	\$65,530,594
Core Area	\$443,857,101	\$80,495,350
Veridian*	\$0	
Britta Ridge*	\$269,110	
Century*	\$3,559,680	
TOTAL:	\$534,123,651	\$303,448,907
Calculation		

A. City of Bend Total AV	\$16,125,929,719
B. Total Frozen Base of URAs	\$534,123,651
C. Total Increment of URAs	\$303,448,907
<hr/>	
D. Frozen Base as % of City	
AV: B/(A-C)	3.38%
* May 2025 Recommended Plan Areas	

Source: City of Bend and Deschutes County Assessor, SAL 4c (FYE 2025)

AV – assessed value

Frozen base – assessed value the urban renewal area at the time it is established

Increment – increased assessed value over the frozen bas

URA – urban renewal area

The Veridian TIF Area contains 2.81 acres. There are 1,640.12 acres in other TIF areas in the City. The City contains 21,315.8 acres. 7.68% of the City’s acreage is located in TIF areas, which is below the 15% threshold. The City is considering adopting three new TIF areas in May 2025. Table 8a shows that if all areas proposed for adoption in May 2025 are created, total TIF areas in the City are below the 15% threshold.

Table 8- Acreage Statutory Limit Verification

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
Century	2.81
<i>Total</i>	<i>1,637.07</i>
City of Bend	21,315.80
URA as % of City of Bend	7.68%

Source: City of Bend

Table 8a – Acreage Statutory Limit Verification – Proposed Districts (May 2025)

Bend Urban Renewal Areas	Acreage
Juniper Ridge	721.95
Murphy Crossing	275.15
Core Area	637.16
<i>Veridian*</i>	<i>2.81</i>
<i>Britta Ridge*</i>	<i>6.16</i>
<i>Century*</i>	<i>9.20</i>
<i>Total</i>	<i>1,652.43</i>
City of Bend	21,315.80
URA as % of City of Bend	7.75%

XI. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Plan Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Plan Area measures 2.81 total acres in size. The present land use is vacant, undeveloped, and publicly owned property.

2. Zoning and Comprehensive Plan Designations

The Area is zoned High Density Residential (RH) and designated High Density Residential (RH) in the Comprehensive Plan.

B. Infrastructure

This section identifies the existing conditions in the Plan Area to assist in establishing blight in the ordinance adopting the Plan. This does not mean that all of these projects are included as projects to be undertaken in the Plan. The specific projects that are included in the Plan are listed in Section II of this Report.

1. Transportation

The Plan Area abuts NW Mt. Washington Drive and NW Shevlin Park Road. The streets are designated as minor arterials in the Bend Transportation System Plan (“TSP”). A residential development has been approved by the City with permit PLSPR20220819. The approved development is anticipated to be assisted by the Project in the Plan. The area’s transportation and rights-of-way are generally constructed in conformance with City Standards. The proposed development will construct two new street connections to NW Mt. Washington Drive and NW Shevlin Park Road in accordance with Bend Development Code 3.4, Mitigation 5 in the Traffic Analysis Memo and land-use permit PLSPR20220819.

There is presently no interior transportation system that provides multimodal access from the Plan Area to NW Mt. Washington Drive and NW Shevlin Park Road. Buildout of the undeveloped sites within the Plan Area is proposed to connect to abutting rights-of-way with access improved to City Standards.

2. Other Utilities

The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the site. The plan area is not currently served with City of Bend Sewer or Water. As stated land-use permit PLSPR20220819, the development must extend the 8-inch water main from the western plan and an 8-inch PVC sewer main from the northwest corner of the Plan Area that will meet City of Bend Standards.

C. Social Conditions

The Plan Area has no existing residents. The City of Bend is currently needs an additional 8,500 residential units across all income ranges by 2030⁵ to accommodate underproduction for existing need and 15,000 new residents.⁶ Building more housing units with emphasis on encouraging more affordable housing options are high priorities within the City according to both community statements and City Council 2023-2025 Goals.

The Plan Area is in Block Group 1 in Census Tract 13.02 in the City of Bend. Tables 9-13 show the social conditions for this block group.

Table 9 – Race in the Block Group 1

Race	Number	Percent
White alone	2,765	86%
Black or African American alone	0	0%
American Indian and Alaska Native alone	0	0%
Asian alone	34	1%
Native Hawaiian and Other Pacific Islander alone	0	0%
Some other race alone	22	1%
Two or more races	379	12%
TOTAL	3,200	100%

Source: American Community Survey 2023 5-year Estimates

Table 10 – Age in the Block Group 1

Age	Number	Percent
Under 5 years	167	5%
5 to 9 years	185	6%
10 to 14 years	157	5%
15 to 17 years	158	5%
18 to 24 years	75	2%
25 to 34 years	208	7%
35 to 44 years	534	17%
45 to 54 years	525	16%
55 to 64 years	495	15%
65 to 74 years	499	16%
75 to 84 years	170	5%

⁵ Oregon Housing Needs Analysis, 2025

⁶ Portland State University, Population Projects 2030

85 years and over	27	1%
TOTAL	3,200	100%

Source: American Community Survey 2023 5-year Estimates

Table 11 – Educational Attainment for Population 25 years and Over in Block Group 1

Educational Attainment	Number	Percent
Less than high school	25	1%
High school graduate (includes equivalency)	176	7%
Some college	370	15%
Associate's degree	190	8%
Bachelor's degree	792	32%
Master's degree	596	24%
Professional school degree	145	6%
Doctorate degree	164	7%
TOTAL	2,458	100%

Source: American Community Survey 2023 5-year Estimates

Table 12 – Travel Time to Work in Block Group 1

Travel Time	Number	Percent
Less than 10 minutes	131	19%
10 to 19 minutes	346	51%
20 to 29 minutes	208	30%
30 to 34 minutes	0	0%
35 to 59 minutes	0	0%
60 or more minutes	0	0%
TOTAL	685	100%

Source: American Community Survey 2023 5-year Estimates

Table 13 – Means of Transportation to Work in Block Group 1

Means of Transportation	Number	Percent
Drove alone	610	50%
Carpooling	0	0%
Using Public Transportation	0	0%
Bicycling	75	6%
Walking	0	0%
Working at home	541	44%
TOTAL	1,226	100%

Source: American Community Survey 2023 5-year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Plan Area

The estimated total assessed value from the Deschutes County Department of Assessment and Taxation for FYE 2025 is \$0. The Area is zoned High Density Residential (RH) and is presently vacant. With a consistent lack of development, the Area has diminished taxable value reducing overall tax receipts in comparison to adjacent areas thereby not contributing its fair share to the overall tax base of the City. The result is stagnant and unproductive use of land resulting in taxable value \$1 million less per acre than adjacent parcels.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Plan Area (affected taxing districts) is described in Section VII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects in the Plan are for development assistance to assist in the development of housing units in the Area and administration of this Plan.

The developments to be supported by the Projects of this Plan are for multi-unit housing development and associated site improvements, approved by the City under planning application number PLSPR20220819. The Area is within the City limits, the approved development is consistent with the Comprehensive Plan and zoning designations, and the City has anticipated the need to provide services to the Area. As the development will be new construction, it will be constructed to current building codes, which will aid in the needs for fire protection and lessen the burden on fire response.

The financial impacts from tax increment collections will be countered by housing production and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the City.

XII. REASONS FOR SELECTION OF EACH PLAN AREA IN THE PLAN

The reason for selecting the Plan Area is to provide the ability to fund developer assistance necessary to cure blight within the Plan Area. The development assistance will assist with providing more market rate and workforce affordable housing units as identified in Bend's Housing Needs Analysis and the Oregon Housing Needs Assessment 2025 Methodology, contributing to the health, safety and welfare of Bend residents. The Plan Area is zoned High Density Residential (RH) and is not being utilized to the use for which it is zoned. The Plan Area is vacant, does not have adequate development of utilities, and has not been developed commensurate with surrounding lands.

XIII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the Agency will comply with applicable relocation requirements.

BEND PARK AND RECREATION DISTRICT RESOLUTION NO. 2024-03**A RESOLUTION ESTABLISHING CRITERIA AND A PROCESS FOR CONSIDERING REQUESTS
FOR TAX EXEMPTIONS AND FEE WAIVERS**

WHEREAS, the Bend Park and Recreation District (“District”) is an Oregon park and recreation district deriving its authority from Oregon Revised Statutes (ORS) chapter 266; and,

WHEREAS, through ORS 266.410(5), the District’s Board of Directors (“Board”) is authorized “to assess, levy and collect taxes to pay the cost of acquiring sites for and constructing, reconstructing, altering, operating and maintaining any lakes, parks, recreation grounds and buildings that may be acquired, or any lawful claims against the district, and the running expenses of the district”; and,

WHEREAS, the authority to manage the financial affairs of District necessarily includes the authority to exempt taxes, or waive fees, including but not limited to system development charges (SDCs) and user fees, when the Board determines it is in the best interests of the public to do so; and

WHEREAS, the District recently conducted a needs assessment survey of residents that further indicated that the District should concentrate its resources on projects and operations that meet the intent of its mission; and,

WHEREAS, the Board likewise has a fiduciary duty to manage the District’s financial affairs properly, responsibly and with due consideration; and

WHEREAS, the Board seeks to establish objective criteria for its consideration when responding to a request for a waiver of taxes or fees;

NOW, THEREFORE, the District’s Board of Directors hereby resolves as follows:

1. When considering a request for a tax exemption or fee waiver the Board shall consider, at minimum, the following criteria:
 - A. Whether a decision to grant the exemption or waiver is consistent with existing law, code, regulation, or District policy.
 - B. Whether the decision would, or has the potential to, set precedent.
 - C. Whether foregoing the revenue that would otherwise be derived from the fee or tax assessment will have an effect on the District’s overall financial health and its ability to provide services to the community it serves.
 - D. How the proposed decision supports the District’s mission of providing park and recreation services.

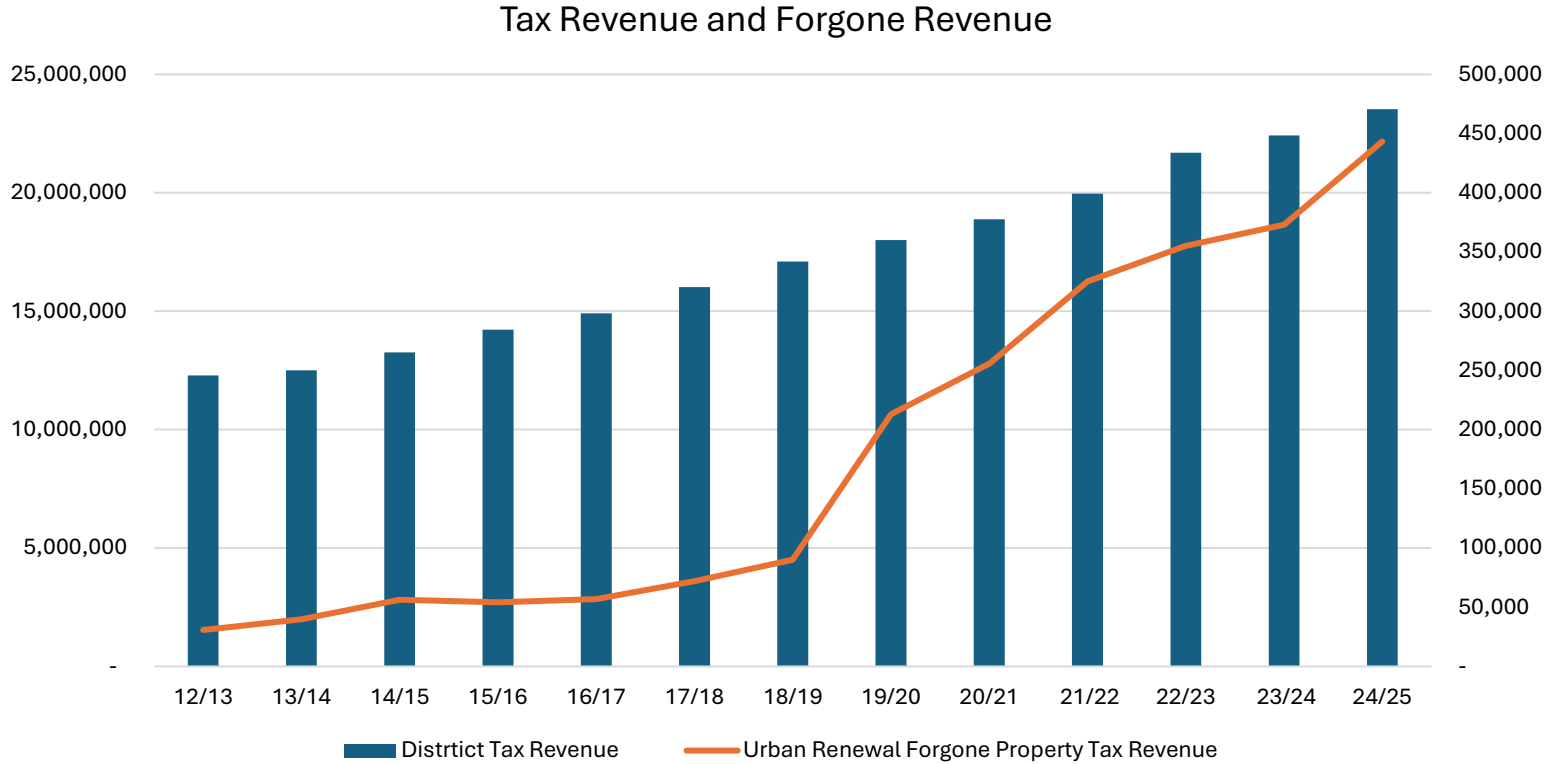
- E. Whether the decision has a one-time financial impact, or a cumulative impact due multiple requests within any given year, or over multiple years.
 - F. The type and size of a project, and if future phases may come with a request for tax exemption, SDC waivers or both.
 - G. Whether the requesting entity offers a means upon which to account for any lost revenue that otherwise would have been used for the provision of park and recreation services.
 - H. Degree to which the foregone funds from a waiver or exemption would be re-invested into the local economy.
 - I. The degree to which park and recreation service are provided in the area of town where the waiver or exemption is sought.
 - J. Any other criteria (such as, but not limited to, the provision of deed restricted affordable housing, environmental benefits, or financial need of population served) which, in the Board's discretion, are appropriate for consideration given the nature and content of the request.
- 2. Each request for a tax exemption or fee waiver must be submitted in writing and address criteria 1.D through 1.H listed above.
 - 3. The Board will evaluate each request based on the criteria stated herein and will issue a decision to the person or entity making the request.
 - 4. The Board, at their sole discretion, may approve separate policies or resolutions for programs that provide categorical fee exclusions, waivers or tax exemptions. Nothing herein shall preclude the Board from separately granting such approvals.

ADOPTED by the Board of Directors of the district on this 5 day of March 2024.


Nathan Hovekamp, Board Chair

Attest:


Don P. Horton, Executive Director



Fiscal Year	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	13-year total
District Tax Revenue	12,293,264	12,502,640	13,261,211	14,215,685	14,914,654	16,020,238	17,096,995	18,002,027	18,880,550	19,961,041	21,688,370	22,416,576	23,526,913	24,149,534
Urban Renewal Forgone Property Tax Revenue	30,814	39,899	56,374	54,146	56,823	72,082	89,982	213,080	255,700	325,080	355,236	372,998	443,339	2,365,553

Projected TIF and MUPTE Impact on BPRD Permanent Rate Levies*

Fiscal Year	Core Area	Juniper Ridge	Murphy Crossing	Hiatus Homes MUPTE	Century (proposed)	Veridian (proposed)	Britta (proposed)	Annual Total
2026	(\$209,775)	(\$123,504)	(\$136,909)	-	(\$156)	\$0	(\$12)	(\$470,356)
2027	(\$251,190)	(\$123,504)	(\$136,909)	(\$12,565)	(\$317)	\$0	(\$24)	(\$524,509)
2028	(\$294,676)	(\$123,504)	(\$136,909)	(\$12,565)	(\$100,648)	(\$22,857)	(\$34,299)	(\$725,458)
2029	(\$340,336)	(\$123,504)	(\$136,909)	(\$12,565)	(\$118,490)	(\$23,543)	(\$35,340)	(\$790,687)
2030	(\$388,279)	-	(\$136,909)	(\$12,565)	(\$122,201)	(\$24,249)	(\$36,412)	(\$720,615)
2031	(\$438,619)	-	(\$136,909)	(\$12,565)	(\$126,023)	(\$24,977)	(\$37,516)	(\$776,609)
2032	(\$491,476)	-	(\$136,909)	(\$12,565)	(\$129,960)	(\$25,726)	(\$38,653)	(\$835,289)
2033	(\$546,977)	-	(\$136,909)	(\$12,565)	(\$134,014)	(\$26,498)	(\$39,824)	(\$896,787)
2034	(\$605,252)	-	(\$136,909)	(\$12,565)	(\$138,191)	(\$27,293)	(\$41,031)	(\$961,241)
2035	(\$666,441)	-	-	(\$12,565)	(\$142,493)	(\$28,112)	(\$42,274)	(\$891,885)
2036	(\$730,689)	-	-	(\$12,565)	(\$146,924)	(\$28,955)	(\$43,554)	(\$962,687)
2037	(\$798,150)	-	-	-	(\$151,487)	(\$29,824)	(\$44,872)	(\$1,024,333)
2038	(\$868,984)	-	-	-	(\$156,188)	(\$30,718)	(\$46,230)	(\$1,102,120)
2039	(\$943,359)	-	-	-	(\$161,030)	(\$31,640)	(\$47,629)	(\$1,183,658)
2040	\$1,021,453	-	-	-	(\$166,016)	(\$32,589)	(\$49,069)	\$773,779
2041	(\$1,103,452)	-	-	-	(\$171,153)	(\$33,567)	(\$50,553)	(\$1,358,725)
2042	(\$1,189,551)	-	-	-	(\$176,444)	(\$34,574)	(\$52,082)	(\$1,452,651)
2043	(\$1,279,995)	-	-	-	(\$181,893)	(\$35,611)	(\$53,656)	(\$1,551,155)
2044	(\$1,374,879)	-	-	-	(\$187,506)	(\$36,679)	(\$55,277)	(\$1,654,341)
2045	(\$1,474,550)	-	-	-	(\$193,287)	(\$37,780)	(\$56,947)	(\$1,762,564)
2046	(\$1,579,203)	-	-	-	(\$199,242)	(\$38,913)	(\$58,668)	(\$1,876,026)
2047	(\$1,689,090)	-	-	-	(\$205,375)	(\$40,080)	(\$60,439)	(\$1,994,984)
2048	(\$1,804,471)	-	-	-	(\$211,692)	(\$41,283)	(\$62,264)	(\$2,119,710)
2049	(\$1,925,621)	-	-	-	(\$218,199)	(\$42,521)	(\$64,144)	(\$2,250,485)
2050	(\$2,052,828)	-	-	-	(\$224,901)	(\$43,797)	(\$66,080)	(\$2,387,606)
2051	(\$2,186,396)	-	-	-	(\$231,804)	(\$45,111)	(\$68,074)	(\$2,531,385)
2052	-	-	-	-	(\$238,914)	(\$46,464)	(\$70,128)	(\$355,506)
2053	-	-	-	-	(\$246,237)	(\$47,858)	(\$72,244)	(\$366,339)
2054	-	-	-	-	(\$253,781)	(\$49,294)	(\$74,423)	(\$377,498)
2055	-	-	-	-	(\$261,550)	(\$50,773)	(\$76,668)	(\$388,991)
2056	-	-	-	-	(\$269,553)	-	(\$78,979)	(\$348,532)
2057	-	-	-	-	(\$277,795)	-	(\$81,361)	(\$359,156)
Sub-total**	(\$24,212,786)	(\$494,016)	(\$1,232,181)	(\$125,650)	(\$5,543,464)	(\$981,286)	(\$1,638,726)	(\$8,163,476)

Cumulative Total (\$34,228,109)

* These are estimates based upon projected development and associated property tax revenues. The full impact may be more or less than what was projected at the time of TIF area/MUPTE formation

** All data is from the applicable Report Accompanying the TIF Plan with the exception of the Hiatus Homes MUPTE project. Data for that project was provided by City staff via email

BOARD AGENDA COMMUNICATION

AGENDA DATE:	May 06, 2025
SUBJECT:	Old Bend Gym Repair and Building Report
STAFF RESOURCE:	Bronwen Mastro, Project Manager
PREVIOUS BOARD ACTION:	None
ACTION PROPOSED:	None
STRATEGIC PLAN:	
Priority:	Service
Goal:	Maintain quality, clean and safe parks, trails and facilities
Strategy:	Take care of what we have by prioritizing investment in existing assets

BACKGROUND

The Old Bend Gym (also known as Bend Amateur Athletic Club/Old Bend High School Gymnasium) is a brick masonry building located in downtown Bend at 500 NW Wall Street. The Old Bend Gym was built in 1917-1918 and is historically significant for its architecture and association with the development of the community. The building was individually listed on the National Register of Historic Places in November 1983. The building has been owned by Bend Park and Recreation District since 1997. Currently the building is operated by The Boys & Girls Club on land owned by the Bend-La Pine School District.

The entry to the building off NW Wall Street uses an exterior ramp and staircase for access to the first and second floors. The structural wall supporting the staircase is failing due to water intrusion and needs to be replaced. There is a current capital improvement project to repair the wall.

The scope of work includes removal of the failing portions of the masonry stair system, installation of a new wall including foundation and drainage, a new stairwell, new ramp and refurbishment and reinstallation of existing railings. The work uses design and materials that will have minimal visual impact on the building. The project also includes careful analysis of the decorative cast stone panels located at the upper corners of the main building. Extensively damaged, these features will be used to create silicone molds and then carefully removed and duplicated in visually consistent, durable, resin-based/cast stone material suitable for exterior installation in the original locations. The overall project intent is to address the current damage through improved drainage and build visually compatible solutions to reduce future damage while maintaining historic character.

The renovation of the staircase is the top priority. However, knowing that the building is old and has had many uses, the consultant team also evaluated the condition of the building and systems to identify any other major repairs that may be needed in the future. Specifically, the structural condition of the interior and exterior of the building and the mechanical equipment in the third-

floor mechanical room were assessed by the consultant team. These findings combined with staff knowledge of other building systems provide a holistic picture of the timing and type of repairs anticipated in the future. Additional details about the wall repair and overall building condition will be discussed during the presentation to the board.

BUDGETARY IMPACT

The fiscal-years 2026-30 draft Capital Improvement Plan includes \$665,000 in property taxes for the planning, design, construction documents, permitting and construction of the Old Bend Gym Wall Renovation. To date, approximately \$100,000 has been spent on costs related to design and permitting, leaving \$565,000 remaining to finish design, permitting and construction. Staff continues to research potential grant funding opportunities, however, there are very few possibilities, and what we have discovered are usually very small grants.

STAFF RECOMMENDATION

None – the purpose of this work session is to update the board on the status of the Old Bend Gym building.

MOTION

None

ATTACHMENT

None

BOARD AGENDA COMMUNICATION

AGENDA DATE:	May 6, 2025
SUBJECT:	District Fuel Card Program
STAFF RESOURCE:	JoAnna Edwards, Purchasing and Contracts Coordinator Kristin Toney, Administrative Services Director Sasha Sulia, Park Service Director
ACTION PROPOSED:	Authorize the executive director to execute contract with Ed Staub and Sons for the Fuel Card Program
STRATEGIC PLAN:	
Priority:	Service
Goal:	Maintain quality, clean and safe parks, trails and facilities
Strategy:	Develop and use data and best practices to increase work efficiency and use benchmarks to track progress over time.

BACKGROUND

The district currently operates a single on-site fuel tank at the park maintenance facility located on Simpson Avenue where district staff fuel all district vehicles and equipment. While this has served the organization for years, the model presents operational challenges—particularly during peak seasons when the number of staff and vehicles increases significantly. Staff often experience delays due to lines at the single fueling point, reducing operational efficiency.

In anticipation of relocating maintenance operations to the Boyd Acres Shop—where an underground fuel tank is not feasible, the district issued a competitive Request for Proposals (RFP) seeking a qualified provider to deliver fuel to our current tank and offer a fuel card program. The intention is to secure a program that enables fueling at multiple locations throughout the community while maintaining access to discounted fuel pricing. The district received two proposals. Following a thorough evaluation process, Ed Staub & Sons was selected as the most responsive and qualified vendor.

A transition to a fuel card-based program will improve flexibility and reduce downtime, especially during the summer season when operations are most active. This solution also aligns with longer-term planning for the new maintenance facility.

BUDGETARY IMPACT

The new fuel card contract is structured as a usage-based agreement, meaning costs will vary depending on actual fuel consumption. Anticipated fuel expenses are accounted for within the Park

Services Department operating budget. The estimated annual cost of the contract is \$114,843, with actual expenditures dependent on usage and fuel prices.

By consolidating fuel and oil purchases under a single vendor—Ed Staub & Sons—the district expects to benefit from volume-based discounts and streamlined invoicing. This centralized approach should generate cost savings over time, improve tracking and reporting of fuel usage, and reduce administrative overhead associated with managing multiple vendors.

STAFF RECOMMENDATION

Staff recommend that the board authorize the executive director, or designee, to execute a contract with Ed Staub & Sons, the vendor selected through the competitive RFP process. The initial term of the contract will be five years, with the option to extend for up to two additional years based on performance and continued need. This contract supports the district's goals to improve operational efficiency, reduce staff downtime, and maintain access to competitive fuel pricing through a streamlined and flexible fueling solution.

MOTION

I move to authorize the executive director to execute a five-year contract with Ed Staub & Sons for fuel card services and bulk fuel delivery, with the option to extend the contract for up to two additional years.

ATTACHMENT

None

BOARD AGENDA COMMUNICATION

AGENDA DATE: May 6, 2025

SUBJECT: Approve Appropriation Transfer from Contingency to Administration and Recreation in the Equipment Reserve Fund

STAFF RESOURCE: Kristin Toney, Administrative Services Director

PREVIOUS BOARD ACTION: The 2024-25 budget was previously adopted by the board on June 4, 2024

COMMITTEE ACTION: The 2024-25 proposed budget was previously approved by the Budget Committee on May 14, 2024

ACTION PROPOSED: Adopt Resolution 2025-03 approving appropriation transfer

BACKGROUND

The Proposed 2024-25 Budget was made public May 3, 2024, and presented at the Budget Committee May 14, 2024. The State of Oregon Local Budget Law requires a public hearing be held to discuss the budget as approved by the Bend Park and Recreation District Budget Committee. The board held a public hearing June 4, 2024 to enact the proper resolutions to adopt the budget, make appropriations, and impose and categorize the taxes.

ORS 294.450 requires authorization of appropriation transfers through official resolution adopted by the governing body. The appropriation categories for the FY 2024-25 Adopted Budget for the Equipment Reserve fund are; Administration, Park Services, Recreation Services, and Contingency. We are recommending an appropriation transfer in the Equipment Reserve fund from the contingency category to Administration and Recreation for the budget for fiscal year 2024-25 in the amount of \$14,000 and \$37,000, respectively.

Equipment Reserve Fund	Adopted	Revised
Director's Office and Administrative Services	55,000	69,000
Parks Services	735,400	735,400
Recreation Services	236,700	273,700
Contingency	150,000	99,000
Total Appropriations	1,177,100	1,177,100

This transfer is needed to cover additional costs for carryforward items from the prior fiscal year (2023-24) budget, and unexpected equipment needs and costs being higher than estimated this fiscal year. These are common to happen and that is why we budget for a contingency.

BUDGETARY IMPACT

No change to the overall appropriations. The authorized appropriation for the contingency goes from \$150,000 to \$99,000 while Administration and Recreation increase by \$14,000 and \$37,000, respectively.

STAFF RECOMMENDATION

Staff recommend that the board adopt Resolution No. 2025-03 approving appropriation transfer from Contingency to Administration and Recreation in the Equipment Reserve Fund.

MOTION

Motion: I make a motion to adopt Resolution No. 2025-03 approving the appropriation transfer in the equipment reserve fund for Fiscal Year 2024-25.

ATTACHMENT

- A. Resolution No. 2025-03 Appropriation Transfer Approval

BPRD RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BEND METRO PARK AND RECREATION DISTRICT BOARD OF DIRECTORS
APPROVING TRANSFER OF FISCAL YEAR 2024-25 BUDGET APPROPRIATION FOR THE EQUIPMENT
RESERVE FUND FROM COTINGENCY TO ADMINISTRATION AND RECREATION**

APPROPRIATION TRANSFER APPROVAL

WHEREAS, that the Board of Directors of the Bend Metro Park and Recreation District adopted the budget for fiscal year 2024-25 on June 4, 2024;

WHEREAS, the appropriation categories for the FY 2024-25 Adopted Budget for the General fund are, Administration, Planning & Design, Community Engagement, Park Services, Recreation Services, Debt Service, and Interfund Transfers;

WHEREAS, ORS 294.450 requires authorization of such transfers of appropriation ("Appropriation Transfers") through official resolution adopted by the governing body of Bend Metro Park and Recreation District.

BE IT RESOLVED that the Board of Directors of the Bend Metro Park and Recreation District hereby approves an appropriation transfer in the Equipment Reserve fund from the contingency category to Administration and Recreation for the budget for fiscal year 2024-25 in the amount of \$14,000 and \$37,000 respectively.

Equipment Reserve Fund	Adopted	Revised
Director's Office and Administrative Services	55,000	69,000
Parks Services	735,400	735,400
Recreation Services	236,700	273,700
Contingency	150,000	99,000
Total Appropriations	1,177,100	1,177,100

Miscellaneous. All pronouns contained in this Resolution, and any variations thereof, will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the context may require. The singular includes the plural and the plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting. The provisions of this Resolution are severable. If any section, subsection, sentence, clause, or portion of this Resolution is for any reason held invalid, unenforceable, or unconstitutional, such invalid, unenforceable, or unconstitutional section, subsection, sentence, clause, or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, or constitutionality of the remaining portion of this Resolution. This Resolution may be corrected by resolution of the board to cure editorial or clerical errors.

ADOPTED by the Board of Directors of the District on this 6th day of May 2025.

Jodie Schiffman, Board Chair

Attest:

Michelle Healy, Executive Director

BOARD AGENDA COMMUNICATION

AGENDA DATE:	May 6, 2025
SUBJECT:	Amendment to Bend Elks Baseball Club Lease of Vince Genna Stadium
STAFF RESOURCE:	Kristin Toney, Administrative Services Director JoAnna Edwards, Contracts and Procurement Coordinator
ACTION PROPOSED:	Authorize the Executive Director to negotiate and execute Amendments to the Leases with the Bend Elks Baseball Club
STRATEGIC PLAN:	
Priority:	Service
Goal:	Maintain quality, clean and safe parks, trails and facilities
Strategy:	Take care of what we have by prioritizing investment in existing assets

BACKGROUND

Vince Genna Stadium (the stadium) has served as a community baseball venue for decades and has been operated by several organizations over the years. In April 2008, Bend Park and Recreation District entered into a Ground Lease and a Lease Agreement (the leases) with Hills Creek Reservoir Investment, LLC for the operation of the stadium. The leases permitted construction of the fieldhouse, which is used primarily for batting cages, merchandise sales, and private events. The leases included an initial five-year term with five optional five-year renewal periods. Under the terms of the leases, the tenant is required to pay the district \$121 annually, reimburse stadium property insurance premiums, and complete both capital improvements and routine repairs to the facility. The leases were subsequently assigned to Strike Zone of Bend, LLC, and in October 2014, Let's Play Ball, LLC, doing business as the Bend Elks Baseball Club (Bend Elks), assumed the leases and operation of the stadium.

As required under the agreements, the Bend Elks have continued to invest in facility upgrades and repairs. In recent years, these capital improvements have included accessibility upgrades such as a new service counter and ramp, restoration of concrete walkways, roof replacements, and new water piping installations. In 2022, the Bend Elks completed their most substantial improvement to date: installation of a new artificial turf infield. That project was supported by the district and formalized through a Second Amendment to the leases, executed on October 3, 2022. That amendment extended the lease term to April 15, 2038, clarified the permitted uses of the facility, specified which district park rules apply to the tenant, and outlined cost recovery for the turf project in accordance with Section 16.1 of the Lease.

The Bend Elks are now undertaking another major capital investment by replacing the stadium's original wooden light poles, which have reached the end of their useful life. The \$620,000 project includes installation of new steel poles and energy-efficient LED lighting, with design and installation provided by Musco Lighting. In addition, netting or an alternative safety measure will be installed on the new poles to address ongoing safety concerns related to balls leaving the outfield and entering neighboring properties. The netting and additional safety measures are in addition to the lighting project costs, bringing the total investment by the Bend Elks to over \$700,000.

Beyond enhancing player and spectator safety, the new lighting system also significantly advances environmental goals. The LED fixtures are designed to reduce light pollution by more than 50%, directly supporting the community's Dark Skies initiatives to preserve night sky visibility and minimize ecological impacts. Additionally, the more energy-efficient LED system will help reduce the stadium's overall carbon footprint, lowering long-term operational costs and contributing to broader sustainability efforts.

To support these continued investments and long-term operations, staff are proposing Third Amendments to the leases.

Summary of the proposed Amendments

- **Stadium Improvements – LED Lighting Project:**

The Bend Elks Baseball Club is undertaking a privately funded capital improvement project to replace the stadium's existing wooden light poles with new steel poles and energy-efficient LED lights. The project, valued at approximately \$620,000, will also include netting, or alternative safety features, on the new poles to improve safety and reduce errant balls leaving the outfield. The netting, or additional safety measures, are in addition to the lighting project costs, bringing the total investment by the Bend Elks over \$700,000.

- **Use of Premises:**

The existing restriction limiting use of the premises to baseball activities will be removed once safety features have been installed. The amendments allow for additional recreational, entertainment, and community-oriented events, subject to applicable safety and permitting requirements.

- **Term Extension:**

Both the Ground Lease and Lease Agreement will be extended through September 1, 2055.

- **Notice of Non-Renewal:**

The district will provide no less than 12 months' written notice to the Bend Elks Baseball Club in the event the lease will not be renewed at the end of its term.

BUDGETARY IMPACT

None

STAFF RECOMMENDATION

Staff recommend approval of the proposed amendments to the Ground Lease and Stadium Lease Agreements with Let's Play Ball. These updates reflect a collaborative, forward-looking approach to

maintaining and enhancing the Vince Genna Stadium facility and formalize roles and expectations that support the district's long-term goals.

MOTION

I move to authorize the executive director to negotiate and sign the leases with the Bend Elks Baseball Club that extends the leases term through September 1, 2055, revising use provisions and acknowledging the planned capital improvements related to new stadium lighting.

ATTACHMENT

- A. Ground Lease Amendment 3
- B. Stadium Lease Amendment 3



THIRD AMENDMENT TO GROUND LEASE

This Third Amendment to Ground Lease (the “**Amendment**”), effective as of the Effective Date (as defined in Section 7), is made between Bend Park and Recreation District, an Oregon special district (“**Lessor**”), and Let’s Play Ball, LLC, an Oregon limited liability company doing business as Bend Elks Baseball Club (“**Lessee**”).

RECITALS

- A. Lessor and Lessee entered into the Ground Lease dated April 16, 2008 (the “**Lease**”) for the property located at 401 SE Roosevelt Avenue, Bend, Deschutes County, Oregon (the “**Premises**”). A Memorandum of Ground Lease and Lease Agreement was recorded on May 23, 2008, as Document No. 2008-22516 Deschutes County Official Records.
- B. The initial term of the Lease was five (5) years from the date of execution and the Lease provided Lessee an option to renew for five (5) successive terms of five (5) years each. Lessor and Lessee mutually agreed to renew the Lease in the First Amendment to Ground Lease effective June 1, 2014, extending the Lease term through April 15, 2018.
- C. Lessee provided a written request to Lessor on December 28, 2017, and Lessor agreed, to renew the Lease for a five (5) year term effective April 16, 2018, extending the Lease term through April 15, 2023. Lessee has three (3) remaining options to renew the Lease term.
- D. The Second Amendment to the Ground Lease Agreement between Lessor and Lessee, executed on October 3, 2022, made several key modifications to the original agreement. The amendment granted the Lessor the authority to install artificial turf on the leased premises and extended the term of the agreement through April 15, 2038. It also clarified the permitted uses of the premises, providing greater definition around how the facility may be used by the Lessee.
- E. Lessee desires to make certain improvements to the Premises and Lessor is willing to allow the improvements in exchange for certain amendments to the Lease as set forth in this Amendment.

AGREEMENT

NOW THEREFORE, for the mutual consideration contained herein, the sufficiency of which is acknowledged by Lessor and Lessee (each a “**Party**” and, collectively, the “**Parties**”), the Parties agree to amend the Lease as follows:

1 Stadium Lighting and Safety Improvements

Lessee has initiated a significant capital improvement project at the stadium to enhance lighting and outfield safety. The project includes the removal of existing wooden light poles and the installation of new steel poles with energy-efficient LED lighting, to be completed by Musco Lighting, a professional lighting contractor. The total estimated cost of the project is approximately \$620,000, which will be fully funded by Lessee (the “**Improvement**”). Lessee shall be free to apply for grants to assist with the funding of the lighting. Lessee shall be free to

complete the lighting project on its own timeframe and adjust the parameters of the lighting project at its sole discretion.

In addition, Lessee plans to install netting on the newly installed light poles, or other safety barriers, to address the issue of balls traveling beyond the outfield fence, thereby enhancing player and spectator safety and reducing neighborhood impacts. Lessee shall be free to complete the netting or other safety barrier project on its own timeframe. However, any existing safety-related restrictions or limitations on use of the outfield or related activities shall remain in effect until the netting or safety barriers are fully installed and operational to the satisfaction of the Landlord.

Lessor acknowledges and supports these improvements and agrees that all such enhancements shall become permanent fixtures of the facility and may be used by Lessee throughout the term of the Lease. All work shall comply with applicable building codes, permitting requirements, and safety standards.

- 2 **Extension of Lease Term.** The Lease is hereby amended to extend the term, with a new renewal date of September 1, 2055, unless otherwise terminated in accordance with the Lease, as amended. If the planned stadium improvement projects are not completed within five (5) years of the effective date of this amendment, the Lease term shall revert to a termination date of September 1, 2038.
- 3 **Notice of Non-Renewal.** Lessee may terminate the Lease at any time upon twelve (12) months' prior written notice to Lessor. Lessor shall provide Lessee with a minimum of twelve (12) months' prior written notice if it intends not to renew or extend the Lease upon the same terms and conditions when the Lease expires on September 1, 2055. Such notice shall be sent to Lessee's address as listed in the Lease or as otherwise updated in writing.
- 4 **Use of Premises.** Any limitation restricting the use of the leased premises to baseball activities only is hereby removed. Lessee may utilize the facility for baseball and other recreational, entertainment, or community events, provided such use complies with applicable laws and safety regulations and does not unreasonably interfere with Lessor's use or public interests.
- 5 **Effectiveness and Date.** This Amendment will become effective when all Parties have signed it. The effective date of this Amendment will be the date this Amendment is signed by the last Party to sign this Amendment (as indicated by the date associated with that Party's signature) (the "**Effective Date**"). If a Party signs this Amendment but fails to date their signature, the date the other Party executes this Amendment will be deemed to be the date the signing Party signed this Amendment.
- 6 **Other Provisions; Definitions.** The provisions of the Lease that are not amended by this Amendment remain unchanged and in full force and effect. Capitalized terms used, but not defined, in this Amendment shall have the meanings given to such terms in the Lease.

(signatures to immediately follow)

The Parties are signing this Amendment on the date stated below that Party's signature. The signatures of the Parties authorized representatives below acknowledge that they have read and understood this Amendment and agree to be bound by its terms and conditions:

LET'S PLAY BALL, LLC

BEND PARK AND RECREATION DISTRICT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____



THIRD AMENDMENT TO LEASE AGREEMENT

This Third Amendment to Lease Agreement (the “**Amendment**”), effective as of the Effective Date (as defined in Section 8), is made between Bend Park and Recreation District, an Oregon special district (“**Landlord**”), and Let’s Play Ball, LLC, an Oregon limited liability company doing business as Bend Elks Baseball Club (“**Tenant**”).

RECITALS

- A. Landlord and Tenant entered into the Lease Agreement dated April 16, 2008 (the “**Lease**”) for the property located at 401 SE Roosevelt Avenue, Bend, Deschutes County, Oregon (the “**Premises**”). A Memorandum of Ground Lease and Lease Agreement was recorded on May 23, 2008, as Document No. 2008-22516 Deschutes County Official Records.
- B. The initial term of the Lease was five (5) years from the date of execution and the Lease provided Tenant an option to renew for five (5) successive terms of five (5) years each. Landlord and Tenant mutually agreed to renew the Lease in the First Amendment to Lease Agreement effective June 1, 2014, extending the Lease term through April 15, 2018.
- C. Tenant provided a written request to Landlord on December 28, 2017, and Landlord agreed, to renew the Lease for a five (5) year term effective April 16, 2018, extending the Lease term through April 15, 2023. Tenant has three (3) remaining options to renew the Lease term.
- D. The Second Amendment to the Lease Agreement between Lessor and Lessee, executed on October 3, 2022, made several key modifications to the original agreement. The amendment granted the Lessor the authority to install artificial turf on the leased premises and extended the term of the agreement through April 15, 2038. It also clarified the permitted uses of the premises, providing greater definition around how the facility may be used by the Lessee. Additionally, the amendment established which Bend Park and Recreation District Park rules the Lessee is required to follow. Finally, it addressed the amortization and cost allocation of the artificial turf project as a capital improvement, in accordance with the provisions outlined in Section 16.1 of the Lease Agreement.
- E. Tenant desires to make certain improvements to the Premises and Landlord is willing to allow the improvements in exchange for certain amendments to the Lease as set forth in this Amendment.

AGREEMENT

NOW THEREFORE, for the mutual consideration contained herein, the sufficiency of which is acknowledged by Landlord and Tenant (each a “**Party**” and, collectively, the “**Parties**”), the Parties agree to amend the Lease as follows:

1 Stadium Lighting and Safety Improvements

Lessee has initiated a significant capital improvement project at the stadium to enhance lighting and outfield safety. The project includes the removal of existing wooden light poles and the installation of new steel poles with energy-efficient LED lighting, to be completed by Musco Lighting, a professional lighting contractor. The total estimated cost of the project is

approximately \$620,000, which will be fully funded by Lessee (the “**Improvement**”). Tenant shall be free to apply for grants to assist with the funding of the lighting. Tenant shall be free to complete the lighting project on its own timeframe and adjust parameters of the lighting project in its sole discretion.

In addition, Tenant plans to install netting on the newly installed light poles or other safety barriers to address the issue of balls traveling beyond the outfield fence, thereby enhancing player and spectator safety and reducing neighborhood impacts. Tenant shall be free to complete the netting or other safety barrier projects on its own timeframe. However, any existing safety-related restrictions or limitations on use of the outfield or related activities shall remain in effect until the netting or safety barriers are fully installed and operational to the satisfaction of the Landlord.

Lessor acknowledges and supports these improvements and agrees that all such enhancements shall become permanent fixtures of the facility and may be used by Lessee throughout the term of the Lease. All work shall comply with applicable building codes, permitting requirements, and safety standards.

- 2 **Lease Renewal.** To ensure full amortization of the Improvement, Tenant provided a written request to Landlord, and Landlord agrees to extend the Lease term to September 1, 2055. Thereafter, no Lease term renewal options shall remain. Notwithstanding anything in the Lease to the contrary, Tenant acknowledges and agrees that Landlord shall not be obligated to reimburse Tenant for any unamortized portion of the cost of the Improvement.

If the planned stadium improvement projects are not completed within five (5) years of the effective date of this amendment, the Lease term shall revert to a termination date of September 1, 2038.

- 3 **Notice of non-renewal.** Lessee may terminate the Lease at any time upon twelve (12) months’ prior written notice to Lessor. Landlord agrees to provide Tenant with no less than twelve (12) months’ prior written notice if Landlord elects not to renew or extend the Lease upon same terms and conditions when the Lease expires on September 1, 2055. Such notice shall be delivered in writing to the address for notice provided in the Lease or as otherwise updated in writing by Tenant.
- 4 **Amendment to Section 4 – Use of Premises** Section 4 of the Lease is hereby amended to delete the limitation on non-baseball activities. Tenant shall be permitted to use the premises for baseball and other compatible recreational, entertainment, or community-oriented purposes, subject to compliance with applicable laws, safety regulations, and any additional conditions reasonably established by Lessor to protect public interests.
- 5 **Effectiveness and Date.** This Amendment will become effective when all Parties have signed it. The date of this Amendment will be the date this Amendment is signed by the last Party to sign it (as indicated by the date associated with that Party’s signature) (the “**Effective Date**”). If a

Party signs this Amendment but fails to date their signature, the date the other Party executes this Amendment will be deemed to be the date the signing Party signed this Amendment.

- 6 **Other Provisions; Definitions.** The provisions of the Lease that are not amended by this Amendment remain unchanged and in full force and effect. Capitalized terms used, but not defined, in this Amendment shall have the meanings given to such terms in the Lease.

(signatures on following page)

The Parties are signing this Amendment on the date stated below that Party's signature. The signatures of the Parties authorized representatives below acknowledge that they have read and understood this Amendment and agree to be bound by its terms and conditions:

LET'S PLAY BALL, LLC

BEND PARK AND RECREATION DISTRICT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

EXHIBIT A
Amortization Table

[attached]

BOARD AGENDA COMMUNICATION

AGENDA DATE:	May 6, 2025
SUBJECT:	Purchase and Sale Agreement for Natural Area Property
STAFF RESOURCE:	Quinn Keever, Park Planner Michelle Healy, Executive Director
PREVIOUS BOARD ACTION:	Previously discussed in executive session
ACTION PROPOSED:	Approve Purchase and Sale Agreement for Natural Area Property
STRATEGIC PLAN:	
Priority:	Service
Goal:	Support the recreational needs of an evolving community through programming, parks, trails, and facilities
Strategy:	Maintain adopted levels of service targets for parks, trails, and facilities

BACKGROUND

In 2017, the district secured a parking and trail easement off NW Putnam Road to help facilitate the eventual construction of the northern extension of the Deschutes River Trail (DRT). The DRT is planned to extend to Riley Ranch Nature Reserve, once the Riley Ranch bike/pedestrian bridge is completed, and beyond to Tumalo State Park. This extension has been identified in the district's Comprehensive Plan for decades.

Recently, the district received the opportunity to purchase approximately 47.43 acres of land around the aforementioned easement. The land is undeveloped and characterized by a mix of ponderosa pines and junipers, with an understory of native grasses and brushes. The land has several interesting rocky outcroppings, including an 80' tall ridgeline near the entrance to the property. The property is outside but directly adjacent to the Urban Growth Boundary and partially within the district's boundary. The land comes with a Road, Access, and Utility easement agreement, which the district helped to draft in 2024, that addresses access to the private properties adjacent to this land, as well as maintenance of Rocher Road, snow removal, and future gates.

The intent of purchasing the property is to create a natural area park with trails, benches and signage, as well as a trailhead and trailhead parking for the Deschutes River Trail. Input from the public will guide the design of this property. Acquiring this property would also allow the district to construct a portion of the planned trail extending west to Shevlin Park. Additionally, purchasing this property would fulfill the need for land in Park Search Area 3 in the district's Comprehensive Plan.

District staff have negotiated a draft Purchase and Sale Agreement (PSA) for the property owned by Western Rivers Conservancy (WRC). The highlights of the draft PSA include:

- Staff must receive approval by the board to proceed with the purchase
- The district will conduct a final title report review
- There will be a 90-day inspection period
- If the district cannot secure grant funding by December 31, 2027, the district can elect to terminate the PSA.

BUDGETARY IMPACT

The purchase price for this property is \$1.7 million, which is heavily discounted from the 2024 appraised value of \$7.59 million. In addition, the district has agreed to pay WRC's closing, legal and third-party due diligence costs. The district's 2025-2029 Capital Improvement Plan (CIP) identifies \$650,000 in property tax revenues and \$850,000 in grant funding for a total of \$1,500,000 for this property. Per discussions with the Board during the recent workshop, \$200,000 in additional property tax revenue is needed to complete the purchase, as reflected in the proposed fiscal year 2026 CIP.

If the board approves the draft PSA and the purchase price, and the district's due diligence conditions are all satisfied, then the transaction will close once the district receives the matching grant funding.

STAFF RECOMMENDATION

Staff recommend authorizing the executive director to negotiate and execute a Purchase and Sale Agreement with Western Rivers Conservancy for the Natural Area Property.

MOTION

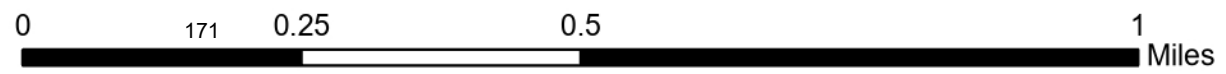
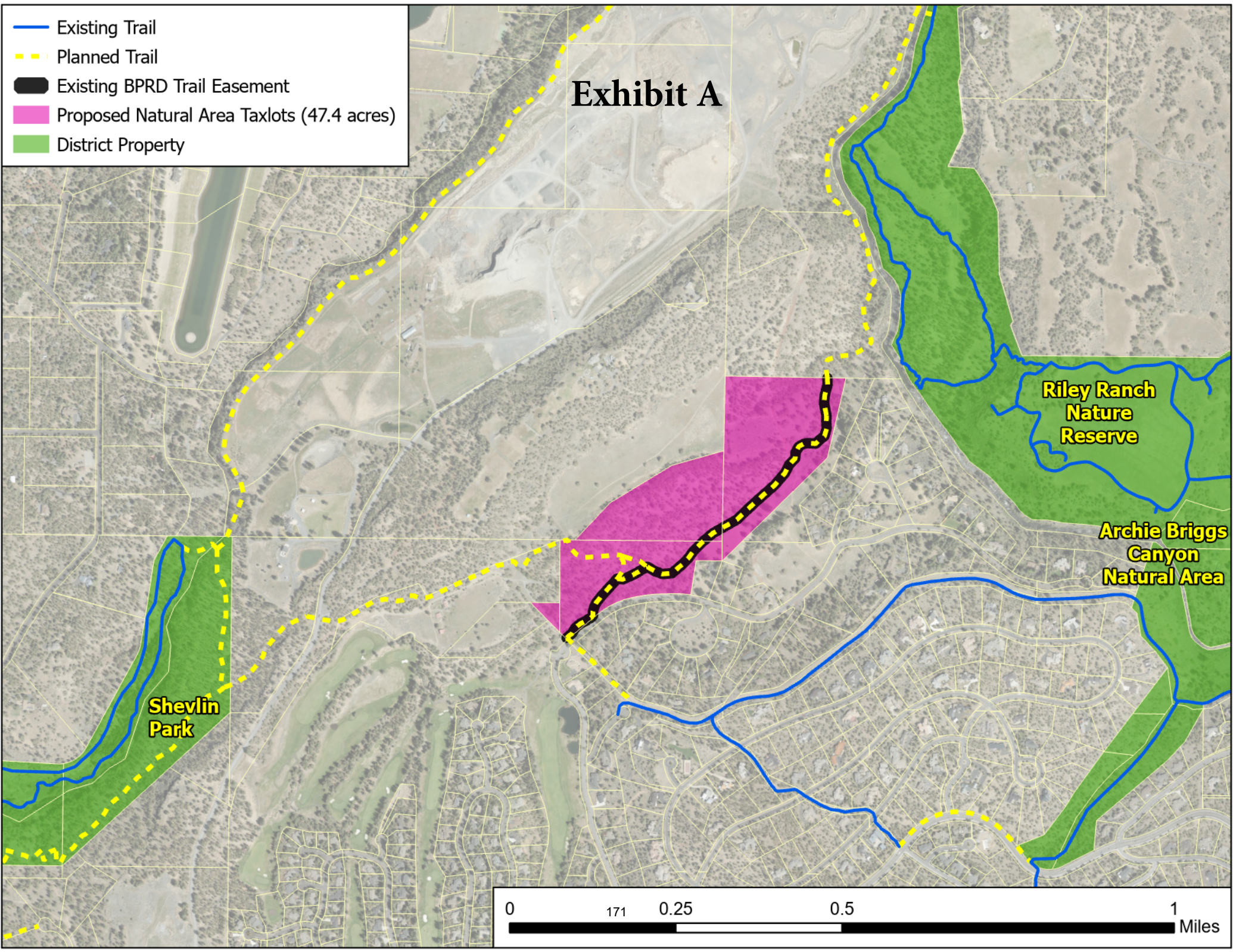
I move to authorize the executive director to negotiate and execute a Purchase and Sale Agreement with Western Rivers Conservancy for the acquisition of 47.43 acres of land for parks and trails for an amount not to exceed \$1.7 million, plus all related closing, legal and due diligence costs for both the district and WRC.

ATTACHMENT

Exhibit A – Subject Property

- Existing Trail
- Planned Trail
- Existing BPRD Trail Easement
- Proposed Natural Area Taxlots (47.4 acres)
- District Property

Exhibit A



facilities for community members with limited financial resources. Staff shared a summary of the current year plan usage before presenting the proposed NBA Plan for 2025-26. There are three major changes proposed in the plan compared to the previous several years:

- 1. Requirement that scholarship recipients are residents of the district.** This requirement would be waived for Kids INC and other programs conducted in partnership with Bend La Pine Schools.
- 2. Modification of income levels for scholarship qualification.** The income limit to qualify for the scholarship program will increase from 185% of Federal Poverty Guidelines to 200%. The income limit for receiving the highest level of scholarship assistance will remain at 130% of Federal Poverty Guidelines. The reason for this change is to align with current State of Oregon assistance programs, including SNAP (nutritional support) and Oregon Health Plan, which are used to verify eligibility for the scholarship program.
- 3. Implementing a \$1,000 cap per person per year for scholarship assistance.** The cap will help ensure scholarship resources are available to serve more people while still providing substantial support for individuals to participate in many activities. The cap would not apply to Kids INC afterschool program, Operation Recreation and PAC all day camps and recreation facility passes.

Director Schoen made a motion to approve the Needs-Based Assistance Plan for 2025-26 and include funding to support the plan in the 2025-26 Fiscal Year budget proposal. Director Owens seconded. The motion passed 4-0. (Schneider, Schoen, Owens and Barram)

Annexation of Caldera Ranch

Caldera Ranch is a one-time Urban Growth Area (UGB) expansion in southeast Bend that will contain approximately 716 new residential units on 91 acres. The board of directors adopted a resolution to annex the area, which will result in BPRD collecting system development charges to support the impact of the new residents on the park system. The property will also be assessed district property taxes.

Director Schneider made a motion to approve Resolution No. 2025 -02 approving annexation of a 91.07 Acre, otherwise identified as the Caldera Ranch UGB expansion area, to the Bend Park and Recreation District and to authorize the executive director to execute any necessary documentation to facilitate the annexation. Director Owens seconded. The motion passed 4-0. (Schneider, Schoen, Owens and Barram)

Recreation programming plan input

The Recreation Programming Plan is an overarching planning document that guides district recreation programming priorities over the next five years. Staff is currently working on an updated plan for 2025-2030. Staff requested board input about future recreation priorities during the work session. Board input will be integrated into the plan's development. The board will have an opportunity to review a complete draft of plan before adoption in May 2025.

Employee health insurance contract

The board of directors authorized the executive director to execute a medical insurance contract for staff. The PacificSource medical insurance plan will cost the district \$2,732,456 for the June 2025 through May 2026 benefit plan year, which reflected a negotiated rate increase of 7.82%. The 2025-26 fiscal year budget will be built using this new contract amount. All other health benefits remain unchanged at 0% with the current carriers except for the self-insured full-time dental plan which has been recommended to increase by 3.4%.

Director Owens made a motion to approve the consent agenda. Director Schoen seconded. The motion passed 4-0. (Schneider, Schoen, Owens and Barram)

The meeting on April 15 is canceled. The board of directors will meet next for the budget tour on April 18.

FY2024-2025

Quarterly Administrative Update

3rd Quarter
July 2024 - March 2025

Prepared For:
BOARD OF DIRECTORS

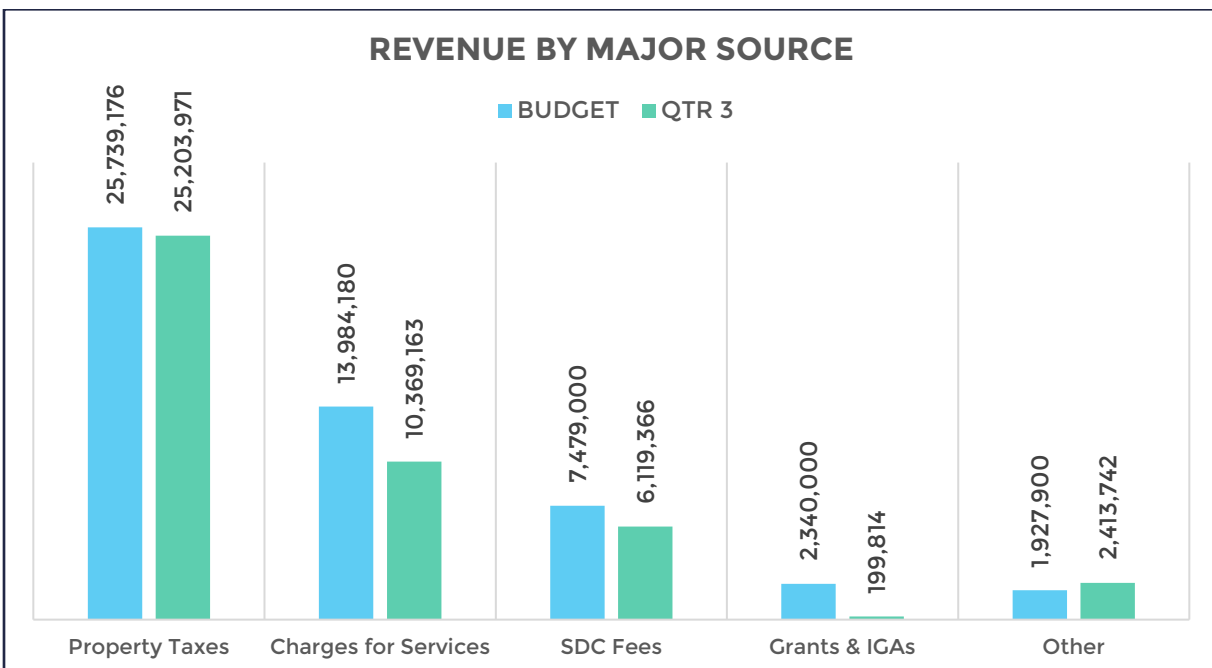
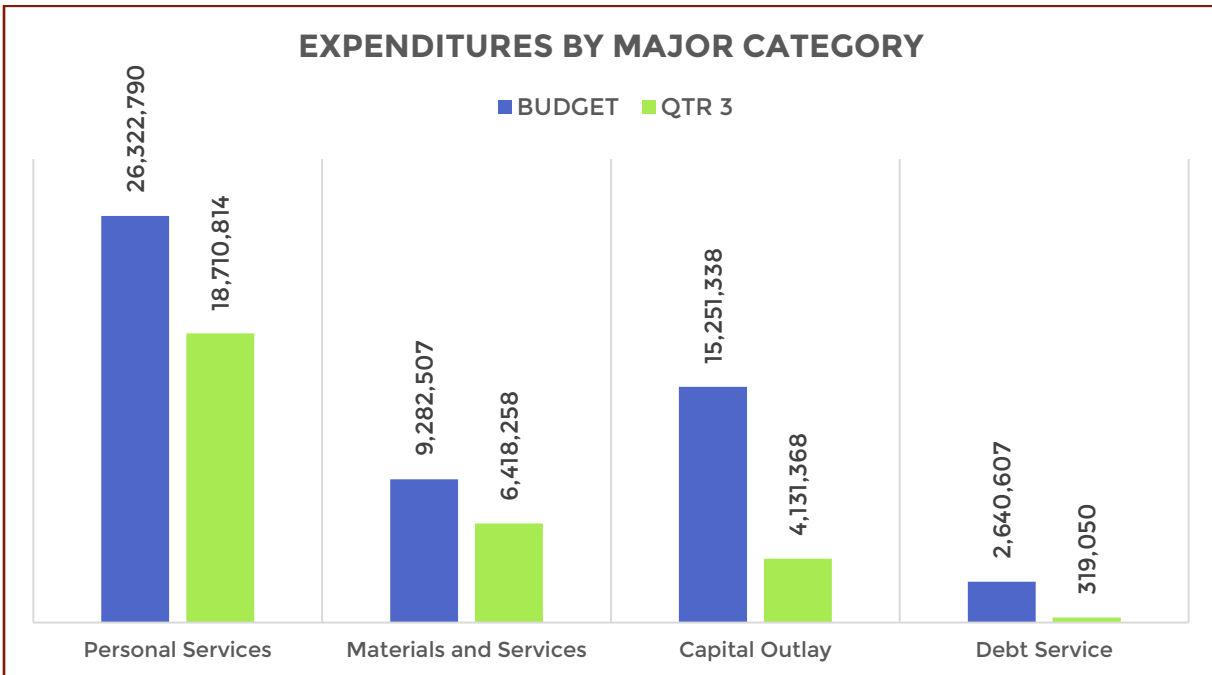


Prepared by Kristin Toney Administrative Services Director

3rd Quarter Report FY2024-2025

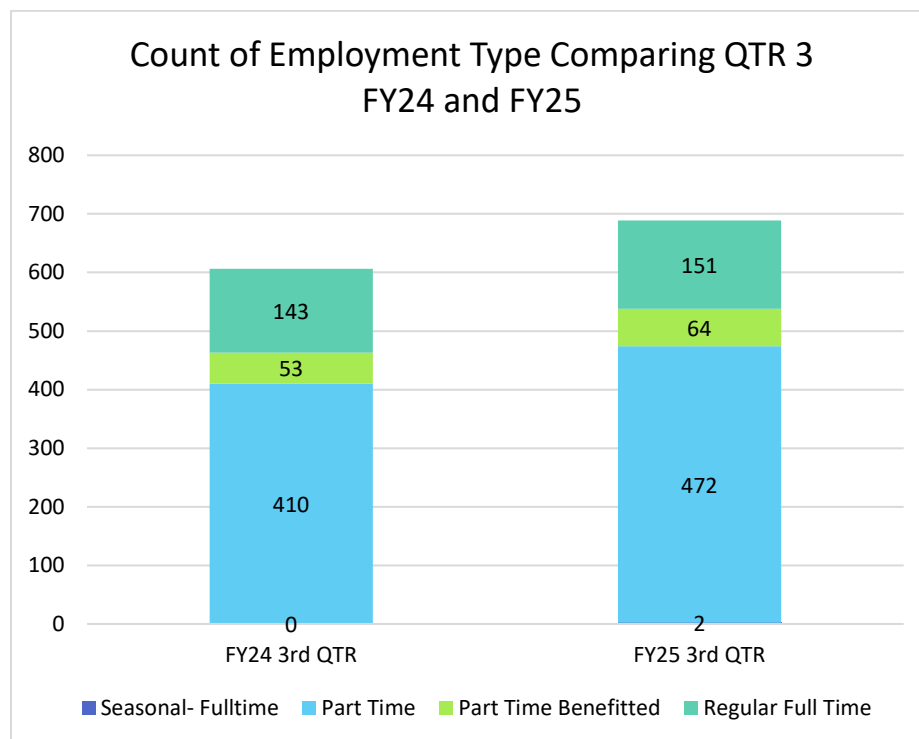
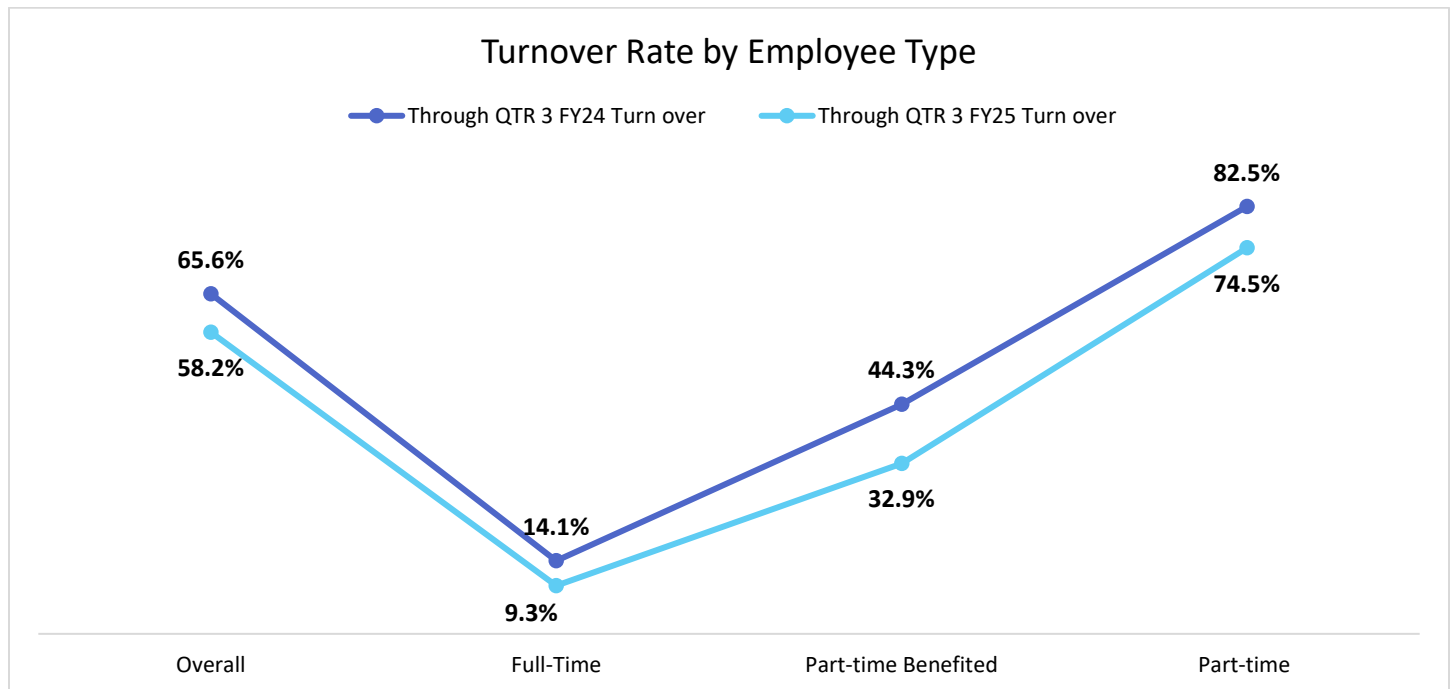
District -Wide

The district revenue is coming close to our estimation and spending is in compliance with our budget authority for all funds. We have expended 55.3% of our budget with capital spending to ramp up more with the warmer fourth quarter. Personnel spending is at 71.5%, which is good with being 75% through the year, and materials and services is at 69.1%. We have collected 97.9% of our estimated property taxes and 74.1% of our estimated charges for services. SDCs are also looking to meet our estimation with 81.8% of our estimation collected.



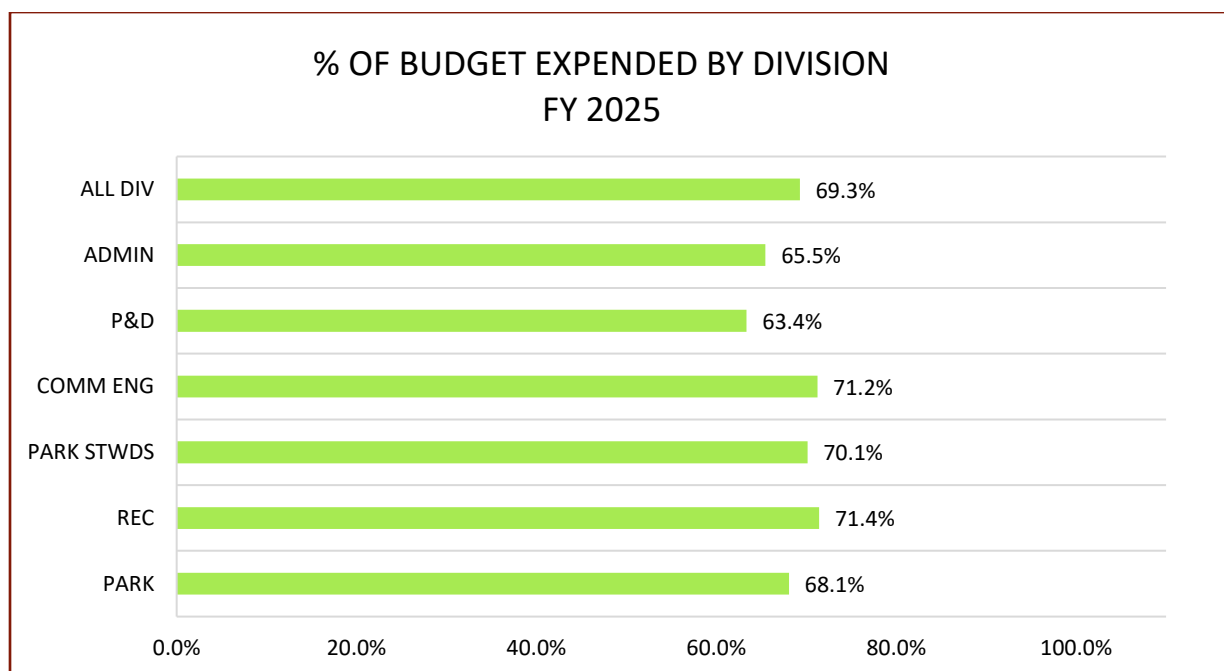
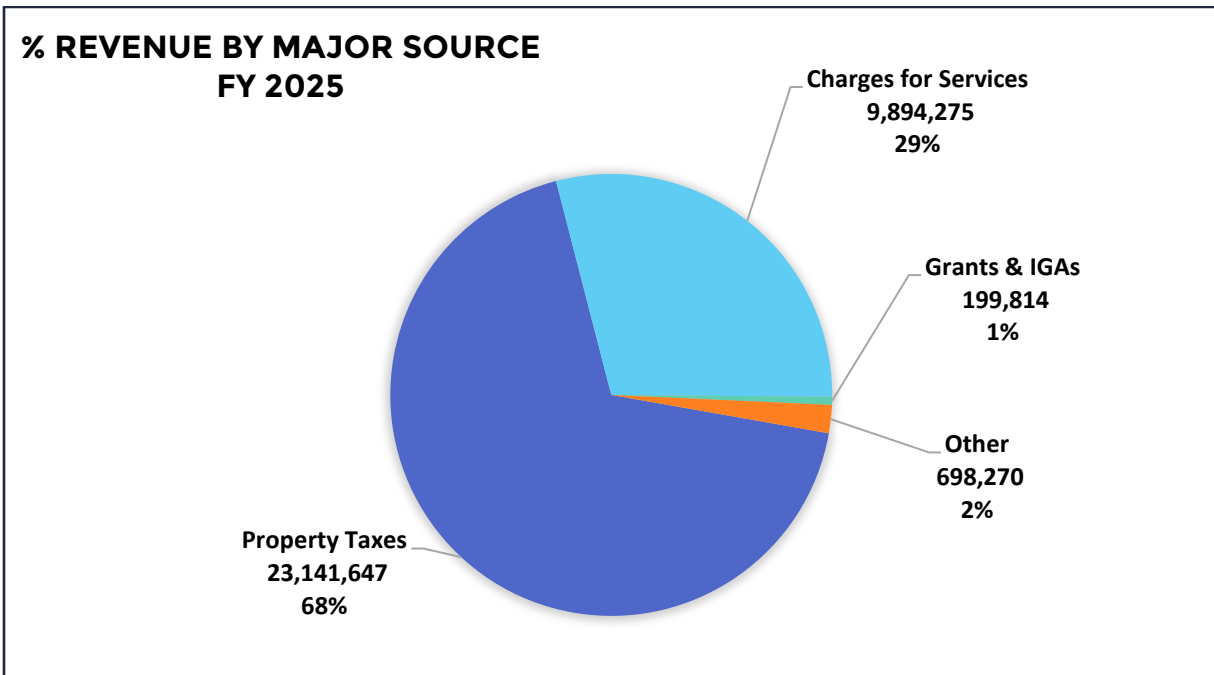
Staffing

The district is showing lower turnover rates for all employee types than this time last year and we are getting set for summer and warmer months sooner as well.

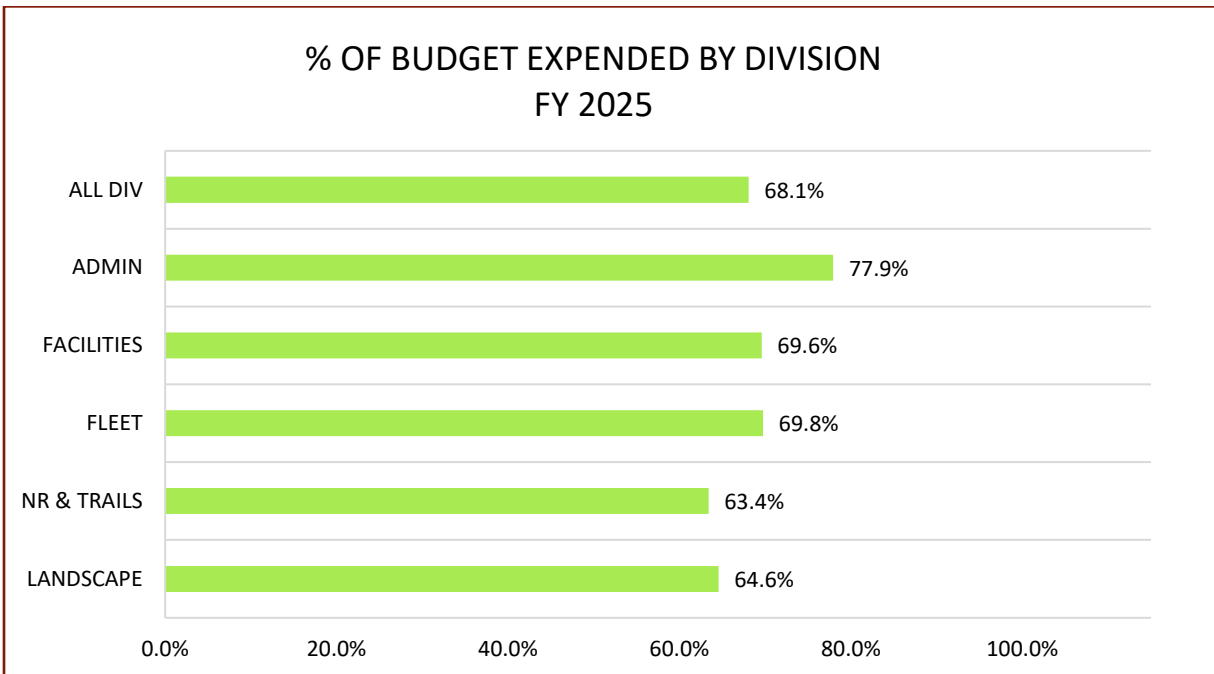
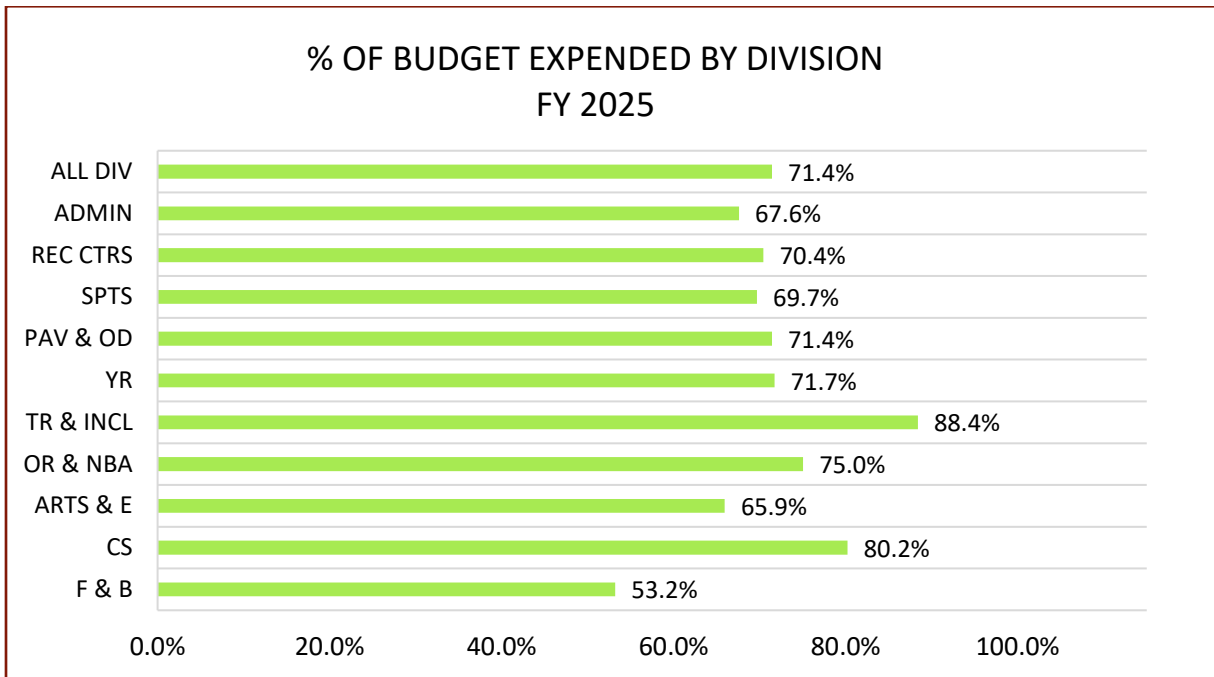


General Fund

The district's General Fund is the general operating fund and accounts for the executive director's office, administrative services, planning and design, park services, community engagement and recreation services. Principal sources of revenue are property taxes, user fees and charges, interest income, grants and contributions. Primary expenditures are personnel, materials and services necessary to provide quality services for the community. We have collected 97.9% of our estimated property taxes and 74.1% of our estimated charges for services. For being 75% through the year we have remained in our budget authority for all departments.



Looking further into the divisions of our two largest departments, Recreation and Park Services, most are looking normal for this point in time except for Therapeutic Rec & Inclusion that is looking to go over budget again this year and customer service which has needed extra shifts for coverage. Park Services Administration is up due to the increase in utility costs.



For full budget to actual statements see the statements following this report.

Helpful Links



- The FY2024-2025 Budget can be found at:
 - <https://www.bendparksandrec.org/about/finance/>

BEND METRO PARK & RECREATION DISTRICT

DISTRICT WIDE Financial Statements

**Fiscal Year 2025
through Period 08 ended March 31, 2025**



REPORTS

**Fund Financial Statements
District Wide Financial Graphs**

**Report Prepared by the Finance Department
(GL data as of 03/31/2025 - Soft Close)**

**BEND METRO PARKS AND RECREATION DISTRICT
DISTRICT WIDE SUMMARY**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	ALL FUNDS ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ 25,739,176	\$ 25,203,971	\$ (535,205)	97.9%
Charges for services	13,984,180	10,369,163	(3,615,017)	74.1%
System development fees	7,479,000	6,119,366	(1,359,634)	81.8%
Grants, contributions, and sponsorships	2,250,000	85,104	(2,164,896)	3.8%
Intergovernmental	90,000	114,710	24,710	127.5%
Investment earnings	1,572,000	2,244,372	672,372	142.8%
Reimbursement for interfund services	170,000	-	(170,000)	0.0%
Miscellaneous	185,900	169,370	(16,530)	91.1%
Total revenues	51,470,256	44,306,057	(7,164,199)	86.1%
Expenditures				
Personal services	26,322,790	18,710,814	7,611,976	71.1%
Salaries & wages	18,752,930	13,399,887	5,353,043	71.5%
Benefits	5,485,870	3,920,468	1,565,402	71.5%
Taxes	2,083,990	1,390,459	693,531	66.7%
Materials and services	9,282,507	6,418,258	2,864,249	69.1%
Capital outlay	15,251,338	4,131,368	11,119,970	27.1%
Debt service	2,640,607	319,050	2,321,557	12.1%
Principal	2,002,540	-	2,002,540	0.0%
Interest	638,067	319,050	319,017	50.0%
Total expenditures	53,497,242	29,579,490	23,917,752	55.3%
Excess (deficiency) of revenues over expenditures	(2,026,986)	14,726,567	16,753,553	-726.5%
Other Financing Sources and uses				
Transfers in	7,215,000	-	(7,215,000)	0.0%
Transfers out	(7,215,000)	-	7,215,000	0.0%
Operating contingency	(4,250,000)	-	4,250,000	0.0%
Reserves	(40,418,685)	-	40,418,685	0.0%
Total other financing sources and uses	(44,668,685)	-	44,668,685	0.0%
Net change in fund balance	(46,695,671)	14,726,567	61,422,238	
Fund balances, July 1, 2024	47,873,492	55,533,088	7,659,596	
Fund balances, June 30, 2025	\$ 1,177,821	\$ 70,259,655	\$ 69,081,834	

% of Budget 55.3%

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ 4,641,508	\$ 3,372,290	\$ 1,269,218	72.7%
Planning and design	15,511,440	4,497,288	11,014,152	29.0%
Community engagement	2,023,560	1,433,224	590,336	70.8%
Rental program	527,890	295,002	232,888	55.9%
Park services	9,899,942	6,925,153	2,974,789	70.0%
Recreation services	18,252,295	12,737,484	5,514,811	69.8%
Debt service	2,640,607	319,050	2,321,557	12.1%
Appropriation Total	\$ 53,497,242	\$ 29,579,490	\$ 23,917,752	55.3%

BEND METRO PARKS AND RECREATION DISTRICT

DISTRICT WIDE BY FUND

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	01 GENERAL FUND	09 SDC FUND	13 GO BOND FUND	02 FACILITY RESERVE	03 EQUIPMENT RESERVE	15 RENTAL FUND	TOTAL ALL FUNDS	VARIANCE TO BUDGET	% OF BUDGET
Revenues										
Property taxes	\$ 25,739,176	\$ 23,141,647	\$ -	\$ 2,062,325	\$ -	\$ -	\$ -	\$ 25,203,971	\$ (535,205)	97.9%
Charges for services	13,984,180	9,894,275	-	-	-	-	474,887	10,369,163	(3,615,017)	74.1%
System development fees	7,479,000	-	6,119,366	-	-	-	-	6,119,366	(1,359,634)	81.8%
Grants, contributions, and sponsorships	2,250,000	85,104	-	-	-	-	-	85,104	(2,164,896)	3.8%
Intergovernmental	90,000	114,710	-	-	-	-	-	114,710	24,710	127.5%
Investment earnings	1,572,000	602,289	836,603	34,577	689,547	14,158	67,198	2,244,372	672,372	142.8%
Reimbursement for interfund services	170,000	-	-	-	-	-	-	-	(170,000)	0.0%
Miscellaneous	185,900	95,981	118	-	-	73,271	-	169,370	(16,530)	91.1%
Total revenues	51,470,256	33,934,006	6,956,088	2,096,902	689,547	87,429	542,085	44,306,057	(7,164,199)	86.1%
Expenditures										
Personal services	26,322,790	18,473,998	-	-	-	-	236,816	18,710,814	7,611,976	71.1%
Materials and services	9,282,507	6,063,169	111,857	-	17,920	167,127	58,186	6,418,258	2,864,249	69.1%
Capital outlay	15,251,338	-	1,910,953	-	1,432,343	788,071	-	4,131,368	11,119,970	27.1%
Debt service	2,640,607	6,184	-	312,866	-	-	-	319,050	2,321,557	12.1%
Total expenditures	53,497,242	24,543,351	2,022,810	312,866	1,450,263	955,198	295,002	29,579,490	26,239,309	55.3%
Excess (deficiency) of revenues over expenditures	(2,026,986)	9,390,655	4,933,277	1,784,037	(760,716)	(867,769)	247,084	14,726,567	16,753,553	-726.5%
Other Financing Sources and uses										
Transfers in	7,215,000	-	-	-	-	-	-	-	(7,215,000)	0.0%
Transfers out	(7,215,000)	-	-	-	-	-	-	-	7,215,000	0.0%
Operating contingency	(4,250,000)	-	-	-	-	-	-	-	4,250,000	0.0%
Reserves	(40,418,685)	-	-	-	-	-	-	-	40,418,685	0.0%
Total other financing sources and uses	(44,668,685)	-	-	-	-	-	-	-	44,668,685	0.0%
Net change in fund balance	(46,695,671)	9,390,655	4,933,277	1,784,037	(760,716)	(867,769)	247,084	14,726,567	61,422,238	
Fund balances, July 1, 2024	47,873,492	11,138,979	22,522,832	124,982	19,415,495	774,936	1,555,865	55,533,088	7,659,596	
Fund balances, June 30, 2025	\$ 1,177,821	\$ 20,529,634	\$ 27,456,109	\$ 1,909,018	\$ 18,654,779	\$ (92,833)	\$ 1,802,949	\$ 70,259,655	\$ 69,081,834	
% of Budget		69.3%	20.8%	14.6%	31.1%	93.0%	55.9%	55.3%		
Appropriation by Function/Program										
Director's office and administrative services	\$ 4,641,508	\$ 3,326,571	\$ -	\$ -	\$ -	\$ 45,719	\$ -	\$ 3,372,290	\$ 1,269,218	72.7%
Planning and design	15,511,440	1,092,127	2,022,810	-	1,382,351	-	-	4,497,288	11,014,152	29.0%
Community engagement	2,023,560	1,433,224	-	-	-	-	-	1,433,224	590,336	70.8%
Rental program	527,890	-	-	-	-	-	295,002	295,002	232,888	55.9%
Park services	9,899,942	6,151,798	-	-	49,854	723,500	-	6,925,153	2,974,789	70.0%
Recreation services	18,252,295	12,533,447	-	-	18,058	185,978	-	12,737,484	5,514,811	69.8%
Debt service	2,640,607	6,184	-	312,866	-	-	-	319,050	2,321,557	12.1%
Appropriation Total	\$ 53,497,242	\$ 24,543,351	\$ 2,022,810	\$ 312,866	\$ 1,450,263	\$ 955,198	\$ 295,002	\$ 29,579,490	\$ 23,917,752	55.3%

**BEND METRO PARKS AND RECREATION DISTRICT
GENERAL FUND**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	GF ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ 23,593,124	\$ 23,141,647	\$ (451,477)	98.1%
Charges for services	13,385,180	9,894,275	(3,490,905)	73.9%
System development fees	-	-	-	-
Grants, contributions, and sponsorships	115,000	85,104	(29,896)	74.0%
Intergovernmental	90,000	114,710	24,710	127.5%
Investment earnings	250,000	602,289	352,289	240.9%
Reimbursement for interfund services	170,000	-	(170,000)	0.0%
Miscellaneous	125,900	95,981	(29,919)	76.2%
Total revenues	37,729,204	33,934,006	(3,795,198)	89.9%
Expenditures				
Personal services	25,976,900	18,473,998	7,502,902	71.1%
Salaries & wages	18,513,000	13,239,684	5,273,316	71.5%
Benefits	5,406,760	3,860,414	1,546,346	71.4%
Taxes	2,057,140	1,373,901	683,239	66.8%
Materials and services	8,938,407	6,063,169	2,875,238	67.8%
Capital outlay	-	-	-	-
Debt service	504,875	6,184	498,691	1.2%
Principal	492,540	-	492,540	0.0%
Interest	12,335	6,184	6,151	50.1%
Total expenditures	35,420,182	24,543,351	10,876,831	69.3%
Excess (deficiency) of revenues over expenditures	2,309,022	9,390,655	7,081,633	406.7%
Other Financing Sources and uses				
Transfers in	615,000	-	(615,000)	0.0%
Transfers out	(6,500,000)	-	6,500,000	0.0%
Operating contingency	-	-	-	-
Reserves	(5,792,431)	-	5,792,431	0.0%
Total other financing sources and uses	(11,677,431)	-	11,677,431	0.0%
Net change in fund balance	(9,368,409)	9,390,655	18,759,064	
Fund balances, July 1, 2024	10,546,230	11,138,979	592,749	
Fund balances, June 30, 2025	\$ 1,177,821	\$ 20,529,634	\$ 19,351,813	

% of Budget

69.3%

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ 4,586,508	\$ 3,326,571	\$ 1,259,937	72.5%
Planning and design	1,723,502	1,092,127	631,375	63.4%
Community engagement	2,023,560	1,433,224	590,336	70.8%
Rental program	-	-	-	-
Park services	9,037,042	6,151,798	2,885,244	68.1%
Recreation services	17,544,695	12,533,447	5,011,248	71.4%
Debt service	504,875	6,184	498,691	1.2%
Appropriation Total	\$ 35,420,182	\$ 24,543,351	\$ 10,876,831	69.3%

**GENERAL FUND
BY DEPARTMENT**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

		01-01	01-02	01-06	01-10	20-**	30-**			
	BUDGET	ADMIN	PLANNING & DESIGN	PARK STEWARDS	COMMUNITY ENGAGEMENT	RECREATION SERVICES	PARK SERVICES	TOTAL GENERAL FUND	VARIANCE TO BUDGET	% OF BUDGET
Revenues										
Property taxes	\$ 23,593,124	\$ 23,141,647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,141,647	\$ (451,477)	98.1%
Charges for services	13,385,180	-	-	-	-	9,894,275	-	9,894,275	(3,490,905)	73.9%
System development fees	-	-	-	-	-	-	-	-	-	-
Grants, contributions, and sponsorships	115,000	-	-	-	-	85,104	-	85,104	(29,896)	74.0%
Intergovernmental	90,000	-	-	-	-	114,710	-	114,710	24,710	127.5%
Investment earnings	250,000	602,289	-	-	-	-	-	602,289	352,289	240.9%
Reimbursement for interfund services	170,000	-	-	-	-	-	-	-	(170,000)	0.0%
Miscellaneous	125,900	27,016	3,000	-	-	53,147	12,818	95,981	(29,919)	76.2%
Total revenues	37,729,204	23,770,951	3,000	-	-	10,147,237	12,818	33,934,006	(3,795,198)	89.9%
Expenditures										
Personal services	25,976,900	1,966,757	1,051,113	323,218	733,139	9,887,150	4,512,621	18,473,998	7,502,902	71.1%
Salaries & wages	18,513,000	1,346,489	716,525	223,500	493,870	7,406,995	3,052,304	13,239,684	5,273,316	71.5%
Benefits	5,406,760	488,631	259,419	76,052	188,858	1,705,094	1,142,360	3,860,414	1,546,346	71.4%
Taxes	2,057,140	131,637	75,168	23,666	50,411	775,061	317,957	1,373,901	683,239	66.8%
Materials and services	8,938,407	1,359,814	41,014	202,802	174,065	2,646,297	1,639,177	6,063,169	2,875,238	67.8%
Capital outlay	-	-	-	-	-	-	-	-	-	-
Debt service	504,875	6,184	-	-	-	-	-	6,184	498,691	1.2%
Total expenditures	35,420,182	3,332,755	1,092,127	526,020	907,203	12,533,447	6,151,798	24,543,351	10,876,831	69.3%
Excess (deficiency) of revenues over expenditures	2,309,022	20,438,196	(1,089,127)	(526,020)	(907,203)	(2,386,211)	(6,138,980)	9,390,655	7,081,633	406.7%
Other Financing Sources and uses										
Transfers in	615,000	-	-	-	-	-	-	-	(615,000)	0.0%
Transfers out	(6,500,000)	-	-	-	-	-	-	-	6,500,000	0.0%
Operating contingency	-	-	-	-	-	-	-	-	-	-
Reserves	(5,792,431)	-	-	-	-	-	-	-	5,792,431	0.0%
Total other financing sources and uses	(11,677,431)	-	-	-	-	-	-	-	11,677,431	0.0%
Net change in fund balance	(9,368,409)	20,438,196	(1,089,127)	(526,020)	(907,203)	(2,386,211)	(6,138,980)	9,390,655	18,759,064	
Fund balances, July 1, 2024	10,546,230	11,138,979	-	-	-	-	-	11,138,979	592,749	
Fund balances, June 30, 2025	\$ 1,177,821	\$ 31,577,175	\$ (1,089,127)	\$ (526,020)	\$ (907,203)	\$ (2,386,211)	\$ (6,138,980)	\$ 20,529,634	\$ 19,351,813	
% of Budget		65.5%	63.4%	70.1%	71.2%	71.4%	68.1%	69.3%		
Appropriation by Function/Program	BUDGET	ADMIN	PLANNING & DESIGN	PARK STEWARDS	COMMUNITY ENGAGEMENT	RECREATION SERVICES	PARK SERVICES	TOTAL GENERAL FUND	VARIANCE TO BUDGET	% OF BUDGET
Director's office and administrative services	\$ 4,586,508	\$ 3,326,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,326,571	\$ 1,259,937	72.5%
Planning and design	1,723,502	-	1,092,127	-	-	-	-	1,092,127	631,375	63.4%
Community engagement	2,023,560	-	-	526,020	907,203	-	-	1,433,224	590,336	70.8%
Rental program	-	-	-	-	-	-	-	-	-	-
Park services	9,037,042	-	-	-	-	-	6,151,798	6,151,798	2,885,244	68.1%
Recreation services	17,544,695	-	-	-	-	12,533,447	-	12,533,447	5,011,248	71.4%
Debt service	504,875	6,184	-	-	-	-	-	6,184	498,691	1.2%
Appropriation Total	\$ 35,420,182	\$ 3,332,755	\$ 1,092,127	\$ 526,020	\$ 907,203	\$ 12,533,447	\$ 6,151,798	\$ 24,543,351	\$ 10,876,831	69.3%

**GENERAL FUND
ADMINISTRATION**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	01-01 ADMIN ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ 23,593,124	\$ 23,141,647	\$ (451,477)	98.1%
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	250,000	602,289	352,289	240.9%
Reimbursement for interfund services	-	-	-	-
Miscellaneous	20,000	27,016	7,016	135.1%
Total revenues	<u>23,863,124</u>	<u>23,770,951</u>	<u>(92,173)</u>	<u>99.6%</u>
Expenditures				
Personal services	2,636,180	1,966,757	669,423	74.6%
Salaries & wages	1,815,500	1,346,489	469,011	74.2%
Benefits	624,000	488,631	135,369	78.3%
Taxes	196,680	131,637	65,043	66.9%
Materials and services	1,950,328	1,359,814	590,514	69.7%
Capital outlay	-	-	-	-
Debt service	504,875	6,184	498,691	1.2%
Total expenditures	<u>5,091,383</u>	<u>3,332,755</u>	<u>1,758,628</u>	<u>65.5%</u>
Excess (deficiency) of revenues over expenditures	<u>18,771,741</u>	<u>20,438,196</u>	<u>1,666,455</u>	<u>108.9%</u>
Other Financing Sources and uses				
Transfers in	250,000	-	(250,000)	0.0%
Transfers out	(6,500,000)	-	6,500,000	0.0%
Operating contingency	-	-	-	-
Reserves	(5,792,431)	-	5,792,431	0.0%
Total other financing sources and uses	<u>(12,042,431)</u>	<u>-</u>	<u>12,042,431</u>	<u>0.0%</u>
Net change in fund balance	6,729,310	20,438,196	13,708,886	
Fund balances, July 1, 2024	<u>10,546,230</u>	<u>11,138,979</u>	<u>592,749</u>	
Fund balances, June 30, 2025	<u>\$ 17,275,540</u>	<u>\$ 31,577,175</u>	<u>\$ 14,301,635</u>	
% of Budget		65.5%		

**GENERAL FUND
PLANNING & DESIGN**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	01-02 P&D ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	-	-	-	-
Reimbursement for interfund services	150,000	-	(150,000)	0.0%
Miscellaneous	-	3,000	3,000	-
Total revenues	150,000	3,000	(147,000)	2.0%
Expenditures				
Personal services	1,553,920	1,051,113	502,807	67.6%
Salaries & wages	1,063,360	716,525	346,835	67.4%
Benefits	372,100	259,419	112,681	69.7%
Taxes	118,460	75,168	43,292	63.5%
Materials and services	169,582	41,014	128,568	24.2%
Capital outlay	-	-	-	-
Debt service	-	-	-	-
Total expenditures	1,723,502	1,092,127	631,375	63.4%
Excess (deficiency) of revenues over expenditures	(1,573,502)	(1,089,127)	484,375	69.2%
Other Financing Sources and uses				
Transfers in	365,000	-	(365,000)	0.0%
Transfers out	-	-	-	-
Operating contingency	-	-	-	-
Reserves	-	-	-	-
Total other financing sources and uses	365,000	-	(365,000)	0.0%
Net change in fund balance	(1,208,502)	(1,089,127)	119,375	
Fund balances, July 1, 2024	-	-	-	
Fund balances, June 30, 2025	\$ (1,208,502)	\$ (1,089,127)	\$ 119,375	
% of Budget		63.4%		

**GENERAL FUND
PARK STEWARDS**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	01-06 CR ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	-	-	-	-
Reimbursement for interfund services	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	-	-	-	-
Expenditures				
Personal services	470,920	323,218	147,702	68.6%
Salaries & wages	336,660	223,500	113,160	66.4%
Benefits	96,310	76,052	20,258	79.0%
Taxes	37,950	23,666	14,284	62.4%
Materials and services	279,120	202,802	76,318	72.7%
Capital outlay	-	-	-	-
Debt service	-	-	-	-
Total expenditures	750,040	526,020	224,020	70.1%
Excess (deficiency) of revenues over expenditures	(750,040)	(526,020)	224,020	70.1%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Operating contingency	-	-	-	-
Reserves	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	(750,040)	(526,020)	224,020	
Fund balances, July 1, 2024	-	-	-	
Fund balances, June 30, 2025	<u>\$ (750,040)</u>	<u>\$ (526,020)</u>	<u>\$ 224,020</u>	
% of Budget		70.1%		

**GENERAL FUND
COMMUNITY ENGAGEMENT**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	01-10 CR ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	-	-	-	-
Reimbursement for interfund services	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	-	-	-	-
Expenditures				
Personal services	958,320	733,139	225,181	76.5%
Salaries & wages	648,470	493,870	154,600	76.2%
Benefits	237,640	188,858	48,782	79.5%
Taxes	72,210	50,411	21,799	69.8%
Materials and services	315,200	174,065	141,135	55.2%
Capital outlay	-	-	-	-
Debt service	-	-	-	-
Total expenditures	1,273,520	907,203	366,317	71.2%
Excess (deficiency) of revenues over expenditures	(1,273,520)	(907,203)	366,317	71.2%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Operating contingency	-	-	-	-
Reserves	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	(1,273,520)	(907,203)	366,317	
Fund balances, July 1, 2024	-	-	-	
Fund balances, June 30, 2025	\$ (1,273,520)	\$ (907,203)	\$ 366,317	
% of Budget		71.2%		

**GENERAL FUND
RECREATION SERVICES**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	RECREATION ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	13,385,180	9,894,275	(3,490,905)	73.9%
System development fees	-	-	-	-
Grants, contributions, and sponsorships	115,000	85,104	(29,896)	74.0%
Intergovernmental	90,000	114,710	24,710	127.5%
Investment earnings	-	-	-	-
Reimbursement for interfund services	-	-	-	-
Miscellaneous	76,000	53,147	(22,853)	69.9%
Total revenues	13,666,180	10,147,237	(3,518,943)	74.3%
Expenditures				
Personal services	13,721,170	9,887,150	3,834,020	72.1%
Salaries & wages	10,149,280	7,406,995	2,742,285	73.0%
Benefits	2,441,620	1,705,094	736,526	69.8%
Taxes	1,130,270	775,061	355,209	68.6%
Materials and services	3,823,525	2,646,297	1,177,228	69.2%
Capital outlay	-	-	-	-
Debt service	-	-	-	-
Total expenditures	17,544,695	12,533,447	5,011,248	71.4%
Excess (deficiency) of revenues over expenditures	(3,878,515)	(2,386,211)	1,492,304	61.5%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Operating contingency	-	-	-	-
Reserves	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	(3,878,515)	(2,386,211)	1,492,304	
Fund balances, July 1, 2024	-	-	-	
Fund balances, June 30, 2025	\$ (3,878,515)	\$ (2,386,211)	\$ 1,492,304	
% of Budget		71.4%		

**RECREATION SERVICES
BY DIVISION**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	20-01		20-03		20-05		20-20		20-30		20-31		20-37		20-38		20-39		20-50		20-**		VARIANCE		% OF	
	BUDGET	ADMIN	REC	CENTERS	SPORTS	PAVILION & OUTDOORS	YOUTH REC	TR & INCLUSION	OUTREACH & NBA	ARTS & ENRICHMENT	CUSTOMER SERVICE	FOOD & BEVERAGE	TOTAL RECREATION	TO BUDGET	% OF											
Revenues																										
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Charges for services	13,385,180	-	4,300,215	1,088,727	867,816	2,976,291	128,323	(685,960)	1,024,091	-	194,772	9,894,275	(3,490,905)	73.9%												
System development fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants, contributions, and sponsorships	115,000	-	890	-	-	-	6,943	76,271	1,000	-	-	85,104	(29,896)	74.0%												
Intergovernmental	90,000	-	-	-	-	18,725	95,485	500	-	-	-	114,710	24,710	127.5%												
Investment earnings	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement for interfund services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	76,000	(1,605)	-	-	-	-	-	-	54,752	-	-	53,147	(22,853)	69.9%												
Total revenues	13,666,180	(1,605)	4,301,105	1,088,727	867,816	2,995,016	230,751	(554,437)	1,025,091	-	194,772	10,147,237	(3,518,943)	74.3%												
Expenditures																										
Personal services	13,721,170	338,062	4,011,027	438,062	587,943	2,122,812	694,570	193,294	255,854	1,017,560	227,967	9,887,150	3,834,020	72.1%												
Salaries & wages	10,149,280	235,627	3,040,534	329,000	464,096	1,634,815	523,960	137,180	185,647	687,616	168,520	7,406,995	2,742,285	73.0%												
Benefits	2,441,620	81,206	649,242	73,993	74,714	315,890	115,841	41,914	50,791	259,611	41,892	1,705,094	736,526	69.8%												
Taxes	1,130,270	21,228	321,250	35,069	49,134	172,108	54,769	14,200	19,416	70,333	17,555	775,061	355,209	68.6%												
Materials and services	3,823,525	90,063	817,905	519,985	200,299	142,323	26,642	24,845	516,777	210,861	96,598	2,646,297	1,177,228	69.2%												
Capital outlay	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total expenditures	17,544,695	428,125	4,828,932	958,046	788,242	2,265,135	721,211	218,140	772,630	1,228,421	324,565	12,533,447	5,011,248	71.4%												
Excess (deficiency) of revenues over expenditures	(3,878,515)	(429,730)	(527,826)	130,681	79,574	729,881	(490,461)	(772,577)	252,461	(1,228,421)	(129,793)	(2,386,211)	1,492,304	61.5%												
Other Financing Sources and uses																										
Transfers in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating contingency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total other financing sources and uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Net change in fund balance	(3,878,515)	(429,730)	(527,826)	130,681	79,574	729,881	(490,461)	(772,577)	252,461	(1,228,421)	(129,793)	(2,386,211)	1,492,304													
Fund balances, July 1, 2024	-	-	-	-	-	-	-	-	-	-	-	-	-													
Fund balances, June 30, 2025	\$ (3,878,515)	\$ (429,730)	\$ (527,826)	\$ 130,681	\$ 79,574	\$ 729,881	\$ (490,461)	\$ (772,577)	\$ 252,461	\$ (1,228,421)	\$ (129,793)	\$ (2,386,211)	\$ 1,492,304													
% of Budget		67.6%	70.4%	69.7%	71.4%	71.7%	88.4%	75.0%	65.9%	80.2%	53.2%	71.4%														

**GENERAL FUND
PARK SERVICES**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	PARK ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	-	-	-	-
Reimbursement for interfund services	20,000	-	(20,000)	0.0%
Miscellaneous	29,900	12,818	(17,082)	42.9%
Total revenues	49,900	12,818	(37,082)	25.7%
Expenditures				
Personal services	6,636,390	4,512,621	2,123,769	68.0%
Salaries & wages	4,499,730	3,052,304	1,447,426	67.8%
Benefits	1,635,090	1,142,360	492,730	69.9%
Taxes	501,570	317,957	183,613	63.4%
Materials and services	2,400,652	1,639,177	761,475	68.3%
Capital outlay	-	-	-	-
Debt service	-	-	-	-
Total expenditures	9,037,042	6,151,798	2,885,244	68.1%
Excess (deficiency) of revenues over expenditures	(8,987,142)	(6,138,980)	2,848,162	68.3%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Operating contingency	-	-	-	-
Reserves	-	-	-	-
Total other financing sources and uses	-	-	-	-
Net change in fund balance	(8,987,142)	(6,138,980)	2,848,162	
Fund balances, July 1, 2024	-	-	-	
Fund balances, June 30, 2025	\$ (8,987,142)	\$ (6,138,980)	\$ 2,848,162	
% of Budget		68.1%		

**PARK SERVICES
BY DIVISION**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

		30-01	30-02	30-03	30-04	30-05	30-06		
	BUDGET	ADMIN	FACILITIES	FLEET	NATURAL RES & TRAILS	LANDSCAPE	TOTAL PARK SERVICES	VARIANCE TO BUDGET	% OF BUDGET
Revenues									
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-	-	-	-	-	-
System development fees	-	-	-	-	-	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-	-	-	-	-	-
Intergovernmental	-	-	-	-	-	-	-	-	-
Investment earnings	-	-	-	-	-	-	-	-	-
Reimbursement for interfund services	20,000	-	-	-	-	-	-	(20,000)	0.0%
Miscellaneous	29,900	7,994	-	4,824	-	-	12,818	(17,082)	42.9%
Total revenues	49,900	7,994	-	4,824	-	-	12,818	(37,082)	25.7%
Expenditures									
Personal services	6,636,390	308,669	1,511,633	325,695	683,278	1,683,346	4,512,621	2,123,769	68.0%
Salaries & wages	4,499,730	201,144	1,018,950	225,919	455,768	1,150,524	3,052,304	1,447,426	67.8%
Benefits	1,635,090	86,755	387,207	76,222	179,655	412,521	1,142,360	492,730	69.9%
Taxes	501,570	20,770	105,476	23,554	47,855	120,302	317,957	183,613	63.4%
Materials and services	2,400,652	651,152	240,372	226,729	143,499	377,426	1,639,177	761,475	68.3%
Capital outlay	-	-	-	-	-	-	-	-	-
Debt service	-	-	-	-	-	-	-	-	-
Total expenditures	9,037,042	959,821	1,752,005	552,423	826,777	2,060,772	6,151,798	2,885,244	68.1%
Excess (deficiency) of revenues over expenditures	(8,987,142)	(951,827)	(1,752,005)	(547,599)	(826,777)	(2,060,772)	(6,138,980)	2,848,162	68.3%
Other Financing Sources and uses									
Transfers in	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-
Operating contingency	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-
Total other financing sources and uses	-	-	-	-	-	-	-	-	-
Net change in fund balance	(8,987,142)	(951,827)	(1,752,005)	(547,599)	(826,777)	(2,060,772)	(6,138,980)	2,848,162	
Fund balances, July 1, 2024	-	-	-	-	-	-	-	-	
Fund balances, June 30, 2025	\$ (8,987,142)	\$ (951,827)	\$ (1,752,005)	\$ (547,599)	\$ (826,777)	\$ (2,060,772)	\$ (6,138,980)	\$ 2,848,162	
% of Budget		77.9%	69.6%	69.8%	63.4%	64.6%	68.1%		

BEND METRO PARKS AND RECREATION DISTRICT
SDC FUND

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	SDC ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	7,479,000	6,119,366	(1,359,634)	81.8%
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	708,000	836,603	128,603	118.2%
Reimbursement for interfund services	-	-	-	-
Miscellaneous	-	118	118	-
Total revenues	8,187,000	6,956,088	(1,230,912)	85.0%
Expenditures				
Personal services	-	-	-	-
Materials and services	32,000	111,857	(79,857)	349.6%
Capital outlay	9,697,528	1,910,953	7,786,575	19.7%
Debt service	-	-	-	-
Total expenditures	9,729,528	2,022,810	7,706,718	20.8%
Excess (deficiency) of revenues over expenditures	(1,542,528)	4,933,277	6,475,805	-319.8%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	(615,000)	-	615,000	0.0%
Operating contingency	(2,000,000)	-	2,000,000	0.0%
Reserves	(13,195,261)	-	13,195,261	0.0%
Total other financing sources and uses	(15,810,261)	-	15,810,261	0.0%
Net change in fund balance	(17,352,789)	4,933,277	22,286,066	
Fund balances, July 1, 2024	17,352,789	22,522,832	5,170,043	
Fund balances, June 30, 2025	\$ -	\$ 27,456,109	\$ 27,456,109	

% of Budget 20.8%

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ -	\$ -	\$ -	-
Planning and design	9,729,528	2,022,810	7,706,718	20.8%
Community engagement	-	-	-	-
Rental program	-	-	-	-
Park services	-	-	-	-
Recreation services	-	-	-	-
Debt service	-	-	-	-
Appropriation Total	\$ 9,729,528	\$ 2,022,810	\$ 7,706,718	20.8%

BEND METRO PARKS AND RECREATION DISTRICT
GO BOND FUND

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	GO BOND ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ 2,146,052	\$ 2,062,325	\$ (83,727)	96.1%
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	30,000	34,577	4,577	115.3%
Reimbursement for interfund services	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	2,176,052	2,096,902	(79,150)	96.4%
Expenditures				
Personal services	-	-	-	-
Materials and services	-	-	-	-
Capital outlay	-	-	-	-
Debt service	2,135,732	312,866	1,822,866	14.6%
Principal	1,510,000	-	1,510,000	0.0%
Interest	625,732	312,866	312,866	50.0%
Total expenditures	2,135,732	312,866	1,822,866	14.6%
Excess (deficiency) of revenues over expenditures	40,320	1,784,037	1,743,717	4424.7%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Operating contingency	-	-	-	-
Reserves	(143,713)	-	143,713	0.0%
Total other financing sources and uses	(143,713)	-	143,713	0.0%
Net change in fund balance	(103,393)	1,784,037	1,887,430	
Fund balances, July 1, 2024	103,393	124,982	21,589	
Fund balances, June 30, 2025	\$ -	\$ 1,909,018	\$ 1,909,018	
% of Budget		14.6%		

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ -	\$ -	\$ -	-
Planning and design	-	-	-	-
Community engagement	-	-	-	-
Rental program	-	-	-	-
Park services	-	-	-	-
Recreation services	-	-	-	-
Debt service	2,135,732	312,866	1,822,866	14.6%
Appropriation Total	\$ 2,135,732	\$ 312,866	\$ 1,822,866	14.6%

**BEND METRO PARKS AND RECREATION DISTRICT
FACILITY RESERVE FUND**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	FACILITY RES ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	2,135,000	-	(2,135,000)	0.0%
Intergovernmental	-	-	-	-
Investment earnings	500,000	689,547	189,547	137.9%
Reimbursement for interfund services	-	-	-	-
Miscellaneous	50,000	-	(50,000)	0.0%
Total revenues	2,685,000	689,547	(1,995,453)	25.7%
Expenditures				
Personal services	-	-	-	-
Materials and services	106,400	17,920	88,480	16.8%
Capital outlay	4,550,410	1,432,343	3,118,067	31.5%
Debt service	-	-	-	-
Total expenditures	4,656,810	1,450,263	3,206,547	31.1%
Excess (deficiency) of revenues over expenditures	(1,971,810)	(760,716)	1,211,094	38.6%
Other Financing Sources and uses				
Transfers in	5,100,000	-	(5,100,000)	0.0%
Transfers out	-	-	-	-
Operating contingency	(2,000,000)	-	2,000,000	0.0%
Reserves	(18,785,097)	-	18,785,097	0.0%
Total other financing sources and uses	(15,685,097)	-	15,685,097	0.0%
Net change in fund balance	(17,656,907)	(760,716)	16,896,191	
Fund balances, July 1, 2024	17,656,907	19,415,495	1,758,588	
Fund balances, June 30, 2025	\$ -	\$ 18,654,779	\$ 18,654,779	

% of Budget

31.1%

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ -	\$ -	\$ -	-
Planning and design	4,058,410	1,382,351	2,676,059	34.1%
Community engagement	-	-	-	-
Rental program	-	-	-	-
Park services	127,500	49,854	77,646	39.1%
Recreation services	470,900	18,058	452,842	3.8%
Debt service	-	-	-	-
Appropriation Total	\$ 4,656,810	\$ 1,450,263	\$ 3,206,547	31.1%

**BEND METRO PARKS AND RECREATION DISTRICT
EQUIPMENT RESERVE FUND**

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	EQUIP RES ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	-	-	-	-
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	22,000	14,158	(7,842)	64.4%
Reimbursement for interfund services	-	-	-	-
Miscellaneous	10,000	73,271	63,271	732.7%
Total revenues	32,000	87,429	55,429	273.2%
Expenditures				
Personal services	-	-	-	-
Materials and services	108,700	167,127	(58,427)	153.8%
Capital outlay	918,400	788,071	130,329	85.8%
Debt service	-	-	-	-
Total expenditures	1,027,100	955,198	71,902	93.0%
Excess (deficiency) of revenues over expenditures	(995,100)	(867,769)	127,331	87.2%
Other Financing Sources and uses				
Transfers in	1,500,000	-	(1,500,000)	0.0%
Transfers out	-	-	-	-
Operating contingency	(150,000)	-	150,000	0.0%
Reserves	(1,218,694)	-	1,218,694	0.0%
Total other financing sources and uses	131,306	-	(131,306)	0.0%
Net change in fund balance	(863,794)	(867,769)	(3,975)	
Fund balances, July 1, 2024	863,794	774,936	(88,858)	
Fund balances, June 30, 2025	\$ -	\$ (92,833)	\$ (92,833)	

% of Budget

93.0%

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ 55,000	\$ 45,719	\$ 9,281	83.1%
Planning and design	-	-	-	-
Community engagement	-	-	-	-
Rental program	-	-	-	-
Park services	735,400	723,500	11,900	98.4%
Recreation services	236,700	185,978	50,722	78.6%
Debt service	-	-	-	-
Appropriation Total	\$ 1,027,100	\$ 955,198	\$ 71,902	93.0%

BEND METRO PARKS AND RECREATION DISTRICT
RENTAL FUND

Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
Fiscal Year 2025
through Period 08 ended March 31, 2025

	BUDGET	RENTAL ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Revenues				
Property taxes	\$ -	\$ -	\$ -	-
Charges for services	599,000	474,887	(124,113)	79.3%
System development fees	-	-	-	-
Grants, contributions, and sponsorships	-	-	-	-
Intergovernmental	-	-	-	-
Investment earnings	62,000	67,198	5,198	108.4%
Reimbursement for interfund services	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	661,000	542,085	(118,915)	82.0%
Expenditures				
Personal services	345,890	236,816	109,074	68.5%
Materials and services	97,000	58,186	38,814	60.0%
Capital outlay	85,000	-	85,000	0.0%
Debt service	-	-	-	-
Total expenditures	527,890	295,002	232,888	55.9%
Excess (deficiency) of revenues over expenditures	133,110	247,084	113,974	185.6%
Other Financing Sources and uses				
Transfers in	-	-	-	-
Transfers out	(100,000)	-	100,000	0.0%
Operating contingency	(100,000)	-	100,000	0.0%
Reserves	(1,283,489)	-	1,283,489	0.0%
Total other financing sources and uses	(1,483,489)	-	1,483,489	0.0%
Net change in fund balance	(1,350,379)	247,084	1,597,463	
Fund balances, July 1, 2024	1,350,379	1,555,865	205,486	
Fund balances, June 30, 2025	\$ -	\$ 1,802,949	\$ 1,802,949	

% of Budget

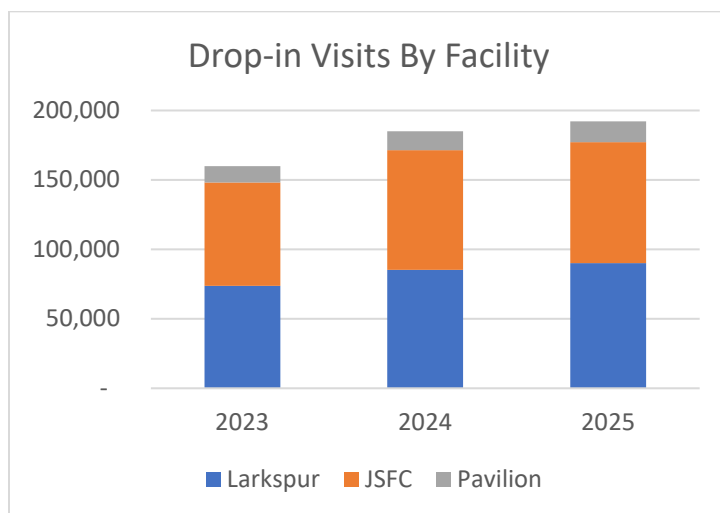
55.9%

	BUDGET	ACTUAL	VARIANCE TO BUDGET	% OF BUDGET
Appropriation by Function/Program				
Director's office and administrative services	\$ -	\$ -	\$ -	-
Planning and design	-	-	-	-
Community engagement	-	-	-	-
Rental program	527,890	295,002	232,888	55.9%
Park services	-	-	-	-
Recreation services	-	-	-	-
Debt service	-	-	-	-
Appropriation Total	\$ 527,890	\$ 295,002	\$ 232,888	55.9%

Recreation Seasonal Report – Winter 2025

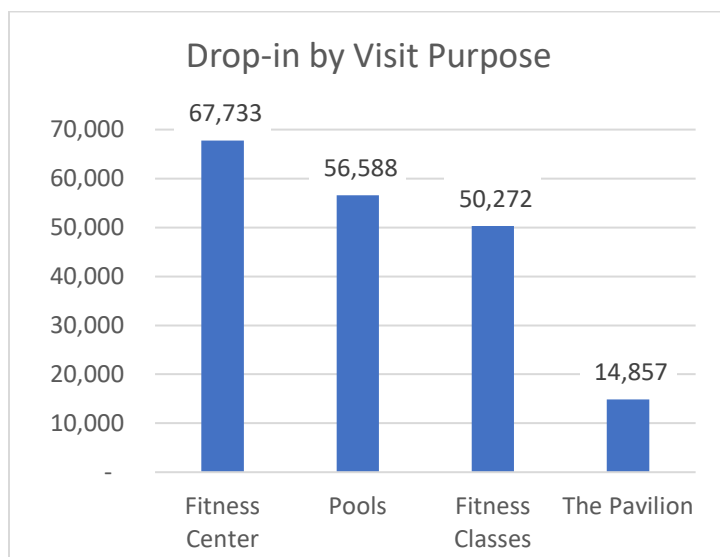
The Recreation Seasonal Reports are intended to provide a high-level summary of recreation services offerings and performance. The Winter Season report covers programs and services offered from January 1 through March 31, 2025, and in most cases include data for prior years for comparison purposes and to identify trends. Each graph includes a brief interpretation of the data followed by an explanation of the metric used (in italics).

Both recreation facility visits and program visits increased over last year but at a slower rate than the last several years. This slowing of growth has been anticipated for a year and is the result of facilities and programs reaching capacity and demand leveling.



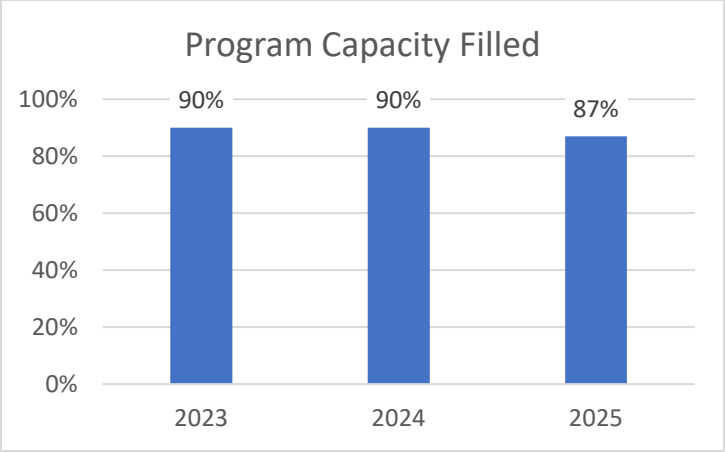
Total drop-in visits to facilities increased 4% after several years of double digit increases. Individually, the Pavilion increased 9%, Larkspur 6% and JSFC 1%.

Drop-in visits include passholder and single-visit users at recreation facilities. It does not show visits for registered programs (such as swim and skate lessons), facility rentals and competitive user groups.



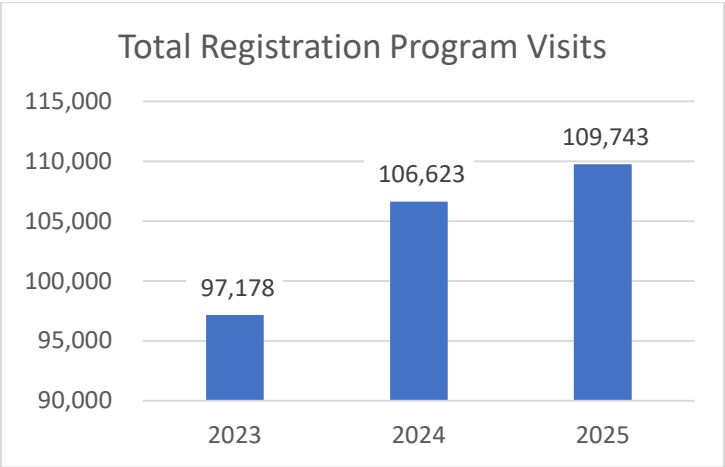
Fitness Center use grew 6% over last winter while fitness class visits increased 2%. Pool drop-in visits were the same as last winter while the Pavilion was up 9%.

The primary purpose for a visit is selected by the user at time of entry. While some people participate in more than one activity in a single visit, they are only counted under their primary purpose. Water exercise classes are shown under Fitness Classes and not Pools. Pool visits also do not include swim lessons and competitive team use.



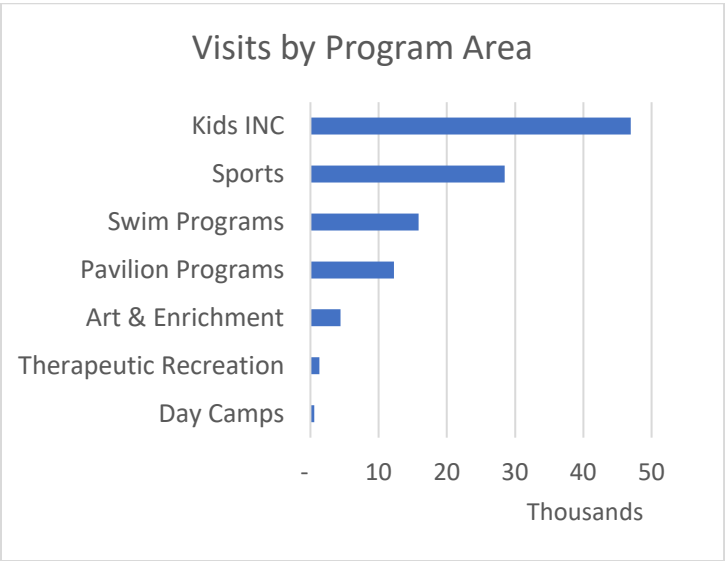
Program capacity filled in registered programs was down slightly as we are beginning to see a slight softening of demand; however, many popular and high demand programs continue to be full with waitlists.

Program capacity is the % of all available spots filled in registered recreation programs except Kids INC.



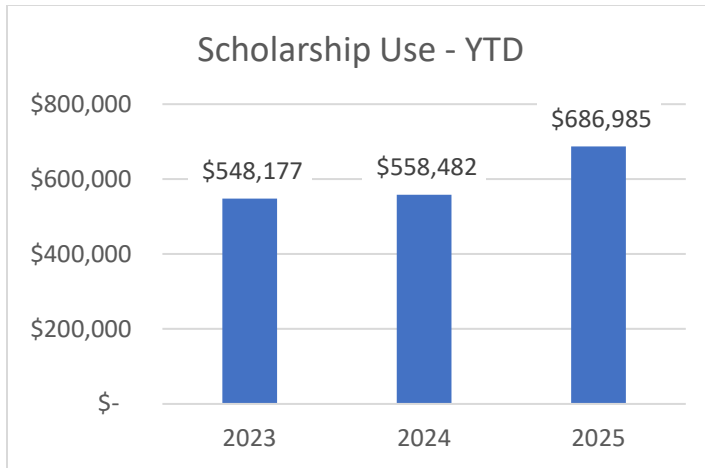
Program visits increased 3% over last winter. Visits were up in Kids INC, Pavilion, Art & Enrichment and TR programs, and were down some in Sports and Swim Programs.

Program visits show the number of participant visits to registered programs considering both the number of people registered and the number of times a program meets.



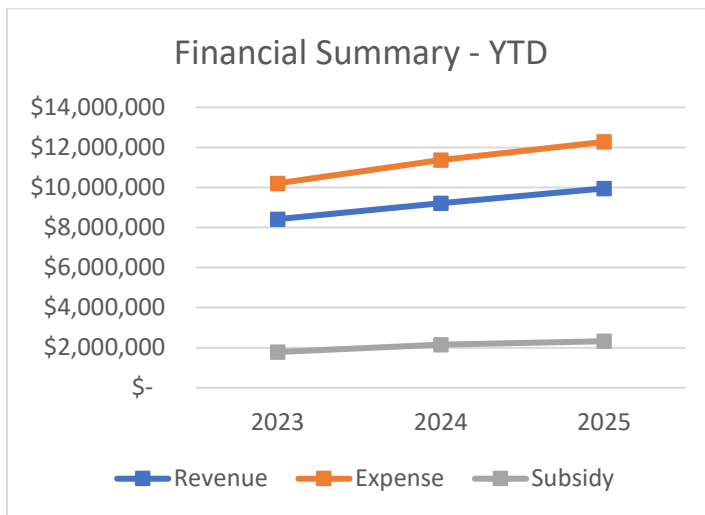
Kids INC had the most visits as is normally the case in the winter and spring season. Kids INC, Pavilion, Art & Enrichment and Therapeutic Rec programs all had more visits compared to last year, while Sports and Swim programs had fewer visits.

Program visits show the number of participant visits to registered programs considering both the number of people registered and the number of times a program meets.



Scholarship use continues to trend significantly above last year's level and this year's budget. Scholarship use over the winter season was \$63,000 higher than last year. Recent changes to the scholarship program will not begin to take effect until July 1 and we expect this trend to continue until then.

Scholarship use shows the year-to-date amount of scholarship support provided.



Revenue and expenses remain aligned with both running approximately 5% under budget. At this point, we estimate the year-end tax subsidy will be approximately \$500,000 less than budgeted but \$350,000 more than last year's actual.

Year-to-date revenue and expenses for the Recreation Department with the resulting tax subsidy.

Winter Spotlights:

- Therapeutic Recreation Overnight Trip:** A record twenty-one adult TR participants took an overnight trip to Eugene to see Hamilton. They shopped around downtown Eugene, went bowling and visited the Cascade Raptor Center to learn about wildlife rehabilitation and birds of the Pacific Northwest. The program was partially supported by Opdyke Fund that is administered by the Bend Park and Recreation Foundation.
- Operation Recreation:** This came from a parent whose child participated in our flagship non-school day camp. *"My daughter was dreading going to this camp, we thought it'd just be a bunch of kids sitting in the gym. However, you guys made a survivor game and she came back beaming with pride about how well she did in it with her team. Good idea y'all!! It's so hard when the kids don't know each other but having them join teams helps facilitate a small friendship between them. Great job!!!!"*

- **Spanish Language Art Class:** We offered our first Spanish-speaking With-a-Child Painting Class (Clase de arte con su hijo(a): ¡Sumérgete en el mundo de la pintura!). The class filled with 12 participants. Each group made four landscapes and fun bug creatures to tell stories. Just as important, they were able to connect with other Spanish-speaking families and leave with new friends!
- **Basketball Leagues:** The Sports team coordinated five different basketball leagues from Kindergarten through 12th grade. This year, just under 2,000 kids played basketball from almost every school in Bend-La Pine Schools, including Sunriver and La Pine. Here are a few comments:
 - *What a great learning opportunity for the kids. What great facilities management. What fun camaraderie with the other coaches and teams. The referees were great at being compassionate and patient, making it fun, and educating them. Thanks BPRD and the volunteers!"*
 - *This was the very first year (our daughter) played basketball and played on a team. She progressed in so many great ways throughout the season and I am so grateful for the coach's patience, determination, fun, and how encouraging they were. Such a beautiful experience to witness as a parent and Lay had the best time."*
 - *My daughter had never played basketball before and she doesn't attend Sky View, but she had a great experience. The coaches were fantastic, the team was very welcoming, and she learned so much in a short time. She definitely wants to participate next year!"*
- **Girls Have the Edge Event:** In partnership with USA Hockey and the Seattle Kraken, we successfully introduced 60 girls and 25 women to the sport of hockey through a special on-ice event. This event fostered a welcoming and inclusive environment, encouraging girls and women of all ages to try hockey, connect with one another, and build lasting ties to the Pavilion and Bend Park and Recreation District.
- **15U Youth Hockey League:** This winter, through strengthened communication with the club hockey community, we successfully launched a 15U youth recreational hockey league designed to support the growth and development of non-club athletes. The program attracted 13-15 year-old recreational level participants, a population that has proven difficult for us to reach. It was rewarding to witness these athletes learn a new sport, develop meaningful friendships, and grow through their experience on the ice.
- **Patron Appreciation:** JSFC and Larkspur Community Center celebrated February 14th as our annual Patron Appreciation Day. Patrons loved spinning the wheel and they expressed appreciation often saying "we should be thanking you!"
- **St Patrick's Day Dinner Dance:** The annual senior event was a great success with awesome volunteer support, live band dance music and food donated by Whispering Winds.
- **Summer Registration:** It may be winter, but summer registration took place in March. We hosted another Registration Info and Help event and had a smooth and successful initial registration days, which were reduced from three to two days. New this summer was a payment plan option available for our main camp programs as another effort to improve access and reduce barriers.



2024 Volunteer Engagement Summary

Bend Park & Recreation District welcomes, values and honors volunteers as essential partners in providing recreation services for our community. We strive to engage volunteers with opportunities that have purpose, match their interests, serve the needs of the district as well as those of our patrons and the community, promote stewardship and enhance experiences for everyone.

The annual volunteer engagement summary provides a picture of the important support that volunteers provide to park district programs, activities and facilities. The number of volunteers and hours served varies each year based on the needs of the district, opportunities offered, the district's capacity to engage volunteers and the consistency of reporting volunteer service time. The district is known as a great place to volunteer and is successful in recruiting enough qualified volunteers to fill essential positions and engage sufficient support for most opportunities offered.

In 2024, more than **1,278 volunteers** contributed their time and efforts, providing over **41,425 hours** of valuable support to the district and our community. The total service hours contributed by volunteers are the equivalent of the time worked by **20 full-time employees (FTE)**.

Volunteer service is assigned an hourly value each year by The Independent Sector, a national non-profit organization that provides statistics on volunteerism. The values reflect the average wage plus benefits for non-management, non-agricultural workers. The value of volunteer time increased 5.3% in 2024, reflecting inflation and the higher costs of labor.

- National Value of Volunteer Time - \$33.49 per hour
- Oregon Value of Volunteer Time - \$34.74 per hour

Support to Recreation Programs & Facilities

The largest group of volunteers involved with BPRD are the hundreds of great people that coach youth sport teams. These volunteer coaches provide essential support that makes the youth sport programs possible and helps keep program fees low. In 2024, **734** parents, family members, friends and people from the community served as volunteer coaches. Their involvement supported the opportunity for **4,968 children** to participate as part of a team. **71 volunteers** coached more than one team and/or more than one sport.

Fitness and enrichment programs and activities at Larkspur Community Center and Juniper Swim & Fitness Center have strong support from a dedicated group of volunteers. Several of these volunteers help with multiple classes and activities, including **ten people** that contributed more than **100 hours** each over the course of the year. These volunteers help patrons and visitors feel welcome, provide extra hands to help fitness classes flow smoothly, assist staff with projects and bring great energy and talent to special events and activities.

Thirteen adult and teen volunteers provided more than **431 hours** of encouraging support to participants in therapeutic recreation programs. TR volunteers are in the pool as buddies for the

children that participate in the adaptive aquatics program, assist at summer day camps, and help at adult enrichment activities. A few of these volunteers have shared that their time in the programs and the connections they have made with the participants and their families are an important part of their life.

Teen volunteers are a big part of summer programs and recreation activities. Volunteering with BPRD gives teens an opportunity to gain experience and try out new roles as leaders. Teens are role models and buddies for the younger program participants and their involvement provides valuable support to staff and program activities.

- **46** teens participated in the junior lifeguard and swim instructor aide volunteer/training programs. Teens receive training from aquatics staff and provide support for lessons and rec swim sessions held throughout the summer. The number of teens participating in these opportunities is growing each year, due in part to increased staff efforts to develop potential candidates to support the many positions available at the pool.
- Art camps, Cougar Camp and the Summer Buddies preschool programs and participants benefitted from the energy and support of **23** fantastic teen helpers.

Support to Parks and Trails

Our community has a special connection to the parks and trails and a wide variety of people offer to help with taking care of those places. Volunteers help with litter pick up, weed pulling, planting and special projects and serve as extra “eyes and ears” to watch for and report vandalism and other concerns. Volunteers also offer important support to the district’s goose management efforts.

- **32 parks**, including three off-leash areas, and **19 trail sections** or natural areas, are “adopted” as part of the district’s adopt-a park or trail program. The adopting volunteers weigh in with regular reports about their activity and often share photos and comments about things they see that might need attention.
- Volunteer hosts at Riley Ranch, Shevlin and Alpenglowl parks provided a positive presence, friendly reminders and picked up trash. In total, these volunteers contributed over **575 hours** to enhance visitor experience and support use of the parks.
- **Nine groups** took on projects with the park maintenance team and helped pull weeds, spread bark mulch, pick up litter and assist with planting grasses and
- As an important part of the district’s Canada Goose management efforts, **12 volunteers** and their well-trained dogs visited the parks regularly to encourage the birds to move on. These volunteers are qualified through an evaluation process before they are approved to volunteer with their dogs off-leash in the parks.
- The BPRD natural resources team offered five scheduled volunteer project days over the summer. This was the first year of offering this type of opportunity and about **35 volunteers** joined in to help with trail improvement and weed pulling efforts. Natural resources staff offers safety training and information about the district’s natural resources and trails efforts as part of orientation at these events.

2025 Volunteer Engagement Initiatives

- Work with sports program staff to develop volunteer coach resources online.
- Promote second year of community volunteer project days to support natural spaces and trails.
- Continue work with Deschutes County Historical Society to develop a volunteer program for hosting tour opportunities at the Hollinshead-Matson Homestead House museum located at Hollinshead Park.

2024 Volunteer Service Summary

	2024		2023		2022	
	Volunteers	Hours	Volunteers	Hours	Volunteers	Hours
Recreation						
Fitness & Swim - JSFC & LCC						
Fitness center & class support	22	1,843	23	735	16	971
Junior Lifeguard/Swim Instructor Aide	46	1,194	34	846	28	620
Aquatics program support			0	0	4	52
Childcare & preschool programs	14	254	15	283	12	261
Larkspur Community Center/Bend Senior Center						
Facility and activity support (not fitness & swim)	37	1,362	23	1,235	16	1,313
The Pavilion						
Youth ice & roller sport coaches	14	290	22	431	39	635
Youth Sports						
Team coaches	734	30,827	716	34,888	691	32,666
Recreation, Enrichment, Childcare						
Therapeutic Recreation	13	431	12	438	2	56
After school and summer childcare - Kids Inc, Op Rec	1	280	11	1,314		
Youth art, cougar camp & enrichment programs	23	875	14	470	18	986
BPRD Hosted Events						
July 4th Pet Parade	45	111	43	106	35	105
Hollinshead, Winter Solstice, park openings	25	60	10	30	9	30
Community Outreach & Engagement						
Outreach activities & events	8	21	14	105	8	32
Parks & Trails						
Goose Management	12	360	10	405	9	272
Riley Ranch, Shevlin & Alpenglow Park Hosts	14	577	13	687	14	981
Park & Trail Projects						
Individuals & groups	134	302	98	332	169	385
Adopt-a-Park, Trail, Off Leash Area						
Individuals & groups	120	1,367	169	1,646	483	7,459
Administration						
BPRD Board of Directors	5	1,141	5	876	5	991
BPRD Budget Committee	5	60	5	55	5	55
BPR Foundation Board of Directors	6	70	6	60	6	64
BPRD Naming committee	0	0	4	7	5	9
Volunteer Service Total	1,278	41,425	205 1,247	44,949	1,574	47,943



PLANNING & DEVELOPMENT PROJECT UPDATES May 2025

COMMUNITY AND REGIONAL PARK PROJECTS



Pine Nursery Park Phase 5: Revisions have been submitted to the city to address the initial permit review comments. The project will be advertised for bid this month.

This project will construct the final features identified in the approved development plan for this highly used community park. Project work includes athletic field lighting, artificial turf infields, pickleball courts, new trail connectivity, ADA access improvements, off-leash dog area improvements, maintenance area improvements, landscaping and irrigation. Budget permitting, the project may also include full-court basketball, pickleball court lighting and pedestrian trail lighting.
<https://www.bendparksandrec.org/project/pine-nursery-park-phase-5/>



Sawyer Park Upgrades: BPRD hosted a public meeting in April to share information about the project and the cultural and historic resource mitigation measures proposed in the draft memorandum of agreement (MOA) between the National Park Service (NPS), Oregon Parks and Recreation Department (OPRD), the Oregon State Historic Preservation Office (SHPO) and BPRD. The MOA is in the process of being finalized and prepared for signature.

Decades of use and increased visitors to the park created the need for an improved entrance and parking lot. The plans include relocating the parking area closer to O.B. Riley Road, adding accessible parking, habitat restoration, improving trail accessibility, and the addition of a permanent restroom, picnic shelter and river overlook. This project is funded in part by grants from the Land and Water Conservation Fund and the Local Government Grant Program.
<https://www.bendparksandrec.org/project/sawyerparkupgrades/>

NEIGHBORHOOD PARK PROJECTS



Manzanita Ridge: Site grading and irrigation are underway, and concrete footings, walls and flatwork were started this past week. The park is anticipated to be completed in the fall of this year.

This property will provide a new neighborhood park for surrounding residents in Shevlin West. The preferred concept design includes open lawn, picnic facilities, a shade shelter, play areas, soft surface and paved trails, benches, bike parking, and ADA designated street parking. A trailhead for the Manzanita Trail is also located in the park.
<https://www.bendparksandrec.org/project/shevlin-west/>

TRAIL PROJECTS



North Unit Canal Trail – Phase 1: The crossing improvements at Brinson Road are nearly complete. The district has acquired two of the three necessary trail easements to complete the easement acquisitions between Canal Row Park and Deschutes Market Road, and is in active negotiation with the third landowner.

This trail in northeast Bend is planned to be a 10-foot-wide multi-use trail with a primarily compacted gravel surface, similar to other canal trails in Bend, while some portions will have asphalt surface. Phase 1 includes the development of the trail between Canal Row Park and the future extension of Yeoman Road, which will also provide access to Pine Nursery Park. The segment of the trail that passes through the new Pahlisch Homes Petrosa subdivision will be transferred to BPRD for management upon completion and will offer connections to interior trails for Fieldstone Park.

<https://www.bendparksandrec.org/project/northunitcanaltrail/>



Riverfront Street Deschutes River Trail Improvements: After receiving strong support from the public and BPRD, the City of Bend decided to proceed with the one-way design concept of Riverfront Street. The project will now enter the design phase, which will refine the one-way preliminary design for construction-ready design documents. Funding for construction has still not been identified, so a further timeline cannot be provided at this time.

Riverfront Street, between Galveston Avenue at Drake Park, to Miller’s Landing Park, is a local street with a sidewalk that has functioned as the DRT for many years. It is one of the last remaining “gaps” along the trail through downtown Bend. In 2023, BPRD and the city signed an intergovernmental agreement as a joint effort led by the City of Bend and supported by BPRD. The renewed project will seek to improve conditions for trail users as well as replace the street and other public infrastructure as needed. <https://www.bendparksandrec.org/project/deschutes-river-trail-riverfront/>



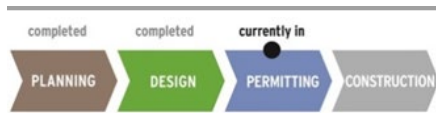
Manzanita Trail: The district acquired a 3.44-acre piece of property and the final easements necessary to complete the trail between Discovery Park and Shevlin Park. Construction on the final trail segments is underway and is expected to be completed early this summer.

COMMUNITY/REGIONAL PROJECTS



Miller’s Landing Park River Access Project: Construction is still in full swing on both access points at Miller’s Landing Park. All in-water work is complete, and currently new landscape elements are being installed, as well as repairs to the existing park. Work is expected to be completed in late spring or early summer of this year.

After opening in 2014, the access points no longer serve the population as intended. The new design improves river access for boaters and river users with mobility restrictions by redeveloping the boardwalk, and the access point at the north end of the park will be improved for swimming, wading and slower-current water recreation. The preferred concept design was completed and approved under the 2023 McKay, Miller’s, and Columbia Park River Access and Restoration project. Funding for the construction of this project includes grant funds from the Bend Sustainability Fund, the Oregon State Marine Board Waterway Access Grant Program, Oregon’s Local Government Grant Program, and a donation from the Joseph & Elizabeth Hoffart Charitable Foundation. <https://www.bendparksandrec.org/project/millers-landing-river-access-project/>



Art Station: The project is still in the permitting process and staff are awaiting final comments from the review of the commercial building permit. Bid documents are being prepared as it is expected that the project will go out to bid this May.

This new facility will be built adjacent to the basketball court at Larkspur Park. It will have an entry space, three classrooms, office space, and restrooms. The surrounding natural space and trails will be a beneficial asset to the Art Station for inspiration and space to create, while preserving the landscape and trail experience to the fullest extent possible.

<https://www.bendparksandrec.org/project/art-station/>



Bend White Water Park Maintenance and McKay Park River Access Project: Additional data analysis and site survey have been completed by the consultants and those results have been shared with district staff. Once all the information has been analyzed, discussions regarding the next steps for this project can commence. Meeting coordination with regulatory agencies is being pursued and expected to occur this spring or summer.

Completed in 2016, the Whitewater Park is due for review and maintenance. The first phase of this project will use survey and engineering analysis to compare the current functions of the park with the original design intent. Once the reports are complete, the district will determine a scope of work for a project to update and improve the whitewater park features. The project also includes improving river access for all users at McKay Park. The preferred concept design was completed and approved in 2023 under the McKay, Miller's, and Columbia Park River Access and Restoration project.

<https://www.bendparksandrec.org/project/bend-whitewater-park-maintenance-and-mckay-park-access/>



Columbia Park River Access Project: The Water Quality Certification has been submitted to the Oregon Department of Environmental Quality, the WOZ applications were submitted to the City of Bend, and the joint permit was submitted to the Army Corps of Engineers and the Department of State Lands. The anticipated start date for construction currently remains winter of 2025/2026.

The preferred concept design includes bank improvements to enhance the natural area within this reach of river frontage. Also included is a small, hardened access point for river users to enter and exit the river, or to sit and relax by the water. This project was prioritized from the 2018 Deschutes River Access and Habitat Restoration Plan and the preferred concept design was completed under the 2023 McKay, Miller's, and Columbia Park River Access project.



Southeast Bend Regional Park Site: A public hearing before the Board of County Commissioners was held on April 2, 2025. At the hearing, the commissioners decided to continue deliberations at a later date, which is expected to be in late May or June 2025. The commissioner's decision will be followed by a 90-day appeal period before the ordinance becomes effective.

Purchased in 2023, this large property of approximately 450 acres was acquired for future community park needs as the city expands in the southeast area.

ASSET MANAGEMENT PROJECTS



Park Services Complex: The design development package was completed in April. This month, the documents will be reviewed by BPRD staff, and a cost estimate will be prepared.

The district has executed a purchase and sale agreement (PSA) with the City of Bend for the purchase of their existing utility shop on Boyd Acres Road to become the new Park Services site. This PSA allows the city to occupy the facility until their new facility is complete, which is anticipated at the end of 2025. The district is developing a design for tenant improvements to be constructed once the district takes ownership of the property.



Hollinshead Park ADA and Preferred Concept Design: The design team continues to work on, and refine, construction documents. Construction is estimated to begin in 2027.

Knowing the importance of this historic property, community members and BPRD staff worked together in 2010 to develop a preferred concept plan for the future of the property. Improvements for the park include a new permanent restroom, ADA-compliant pathways, renovation of the parking area, enclosing the off-leash area, a “history walk” with interpretive signs in collaboration with the Deschutes Historical Society, and a maintenance report to preserve the park’s structures.

<https://www.bendparksandrec.org/project/hollinshead-park/>



Sylvan Park Playground Renovation: Staff completed the initial round of public outreach in early 2025 to collect feedback about current use of the playground and suggestions on possible play opportunities. This feedback, along with the opportunities and constraints of the site, were used to develop design concepts for the playground replacement. Designs for the infrastructure upgrades portion of the project were completed in April and the design of the playground area, along with a second round of public outreach, will kick off later this spring or early summer.

The small wood-based playground was built in 1993, no longer serving the needs of the neighborhood. The district will replace the playground and surfacing and create an accessible route to the playground from the parking area.

<https://www.bendparksandrec.org/project/sylvan-park-playground-renovation/>



Old Bend Gym Wall Renovation: The project application received approval from the Landmarks Commission in April, and an assessment of the building and mechanical equipment was also completed in April. The design team is now moving forward with development of the construction documents. It is anticipated that the building permit applications will be submitted this June.

The Old Bend Gym is a historic building on the National Register of Historic Places. The building is owned by BPRD, operated by the Boys & Girls Club on property owned by the Bend-La Pine School District. The entry to the building from NW Wall Street utilizes an exterior staircase for access to the second floor. The structural wall supporting the staircase is failing and needs to be replaced.

OTHER PROJECTS AND FUTURE DEVELOPMENT

Park Search Area Planning: District planners regularly work with local developers or private property owners to acquire property for new parks and trails in district Park Search Areas as defined by the 2018 Comprehensive Plan: 2024 Midterm Update.

- **Park Search Area 28 (Easton Park Site):** The district is in the process of negotiating a purchase and sale agreement for an approximately 2-acre neighborhood park in the Easton neighborhood which is currently under development. District staff provided the developer, Pahlisch Homes, with a draft PSA in February 2025. Currently, the district has money budgeted in the CIP for the purchase of the property during the current fiscal year, with development of the park occurring through fiscal year 2027-2028.

Easton is a 119-acre, master-planned community in SE Bend located across the street from Alpenglow Park. When fully built out, the neighborhood will comprise of 615 single family homes, several apartment buildings, and ten acres of

community retail space. The development includes a proposed 2-acre neighborhood park with trail connections from the Easton to Alpenglow Park and the greater SE Bend area.

Discovery Park Art Corridor: After the district approved the installation of up to four art pieces along the Outback Trail in Discovery Park, Brooks Resources applied for and received a \$100,000 grant from Visit Bend's Sustainability Fund for the installation of three art pieces; two sculptures and a community labyrinth. The labyrinth has been completed, with the other two sculptures expected to be installed in 2025.

SDC Waivers for Affordable Housing: Park SDC waivers for 637 units have been approved through coordination with the City of Bend's Affordable Housing Committee at a cost to the district of about \$4.16 million in waived SDC fees. The board approved an additional 150 waivers for 2025 and 2026, none of which have been used yet. Staff and legal counsel have completed the necessary deed restriction documents for 15 of the developments, totaling 426 units. In addition, BPRD has approved SDC waivers for three temporary shelter projects, totaling 32 units.

Diversity, Equity and Inclusion (DEI) Initiative: The DEI committee is prioritizing training for the remainder of the fiscal year. The focus will be on staff engagement, particularly in facilities for the second half of 2025.

Board Calendar 2025

**This working calendar of goals/projects is intended as a guide for the board and subject to change.*

MAY 13 & 15 4:00 PM (May 15 tentative)

BUDGET COMMITTEE MEETINGS

MAY 20

STAFF INTRODUCTIONS

Kathleen Hinman, Human Resources Director

- Baylee Gregor

WORK SESSION

BUSINESS SESSION

- Public Hearing first reading of Ordinance 14 – Authorizing the BPRD Park SDC Program – *Kristin Toney/Paul Taylor (30 min)*
- Draft Recreation Programming Plan Review – *Matt Mercer (20 min)*

JUNE 3

3:30 pm EXECUTIVE SESSION

WORK SESSION

- Employee Engagement Survey – *Sheila Reed and Janelle Callahan CPS HR Consulting (30 min)*

CONSENT

- Approve Recreation Programming Plan

BUSINESS SESSION

- Adopt CIP
- Hold Public Hearing and Adopt Resolution No. 2025-04 – Adopting the Budget and Making Appropriations for Fiscal Year 2025-26, and Adopt Resolution No. 2025-05 - Imposing and Categorizing Taxes for Fiscal Year 2025-26 – *Kristin Toney (10 min)*
- Second reading and adopting of Ordinance 14– Authorizing the BPRD Park SDC Program – *Kristin Toney/Paul Taylor (10 min)*
- Resolution No. 2025-06 – Adopting an Updated Methodology for Calculating System Development Charges – *Kristin Toney and Deb Galardi (15 min)*
- Resolution No. 2025-07 – Adopting Updated SDC Capital Projects List – *Kristin Toney and Deb Galardi (15 min)*
- Resolution No. 2025-08 – Adopting a Fee Schedule for System Development Charges – Kristin Toney
- Resolution No. 2025-09 – SDC adopting deferrals fees and interest – Kristin
- Award Progressive Design-Build for JSFC Pool Cover Contract – *Brian Hudspeth (10 min)*
- Approve Amendment #1 of the Transportation Fee Collection IGA with the city of Bend – *Kristin Toney (10 min)*

JUNE 17

EMPLOYEE RECOGNITION

Alli Jorgensen, Fitness Supervisor

- Char Schulz

WORK SESSION

- CAPRA Update – *Michael Egging (20 min)*

BUSINESS SESSION

- First Reading Park Rules and Regulation Ordinance No. 13 – *Julie Brown (20 min)*
- Approve Athletic Field and Sports Program Guidelines – *Becky Rexford (20 min)*

Future Topics

Website Update/Data Sharing – *Julie Brown*

IGA with NUID for canal trail – *Henry Stroud*

Approve SE Neighborhood Park Purchase and Sale Agreement – *Henry Stroud (20 min)*

DEI Update – *Bronwen Mastro*

Park Services Report: Hard surface Program – *Andy Sommerville and Jason Monaghan (15 min)*

Second Reading Park Rules and Regulation Ordinance 13 – *Julie Brown (10 min)*