

Bend Urban Renewal Agency (BURA) Policy for Development Assistance at Juniper Ridge

Section 1. Purpose

The purpose of this policy is to establish the parameters for the administration of a property tax increment reimbursement program through the Bend Urban Renewal Agency's (BURA) Development Assistance Program (Program) for the Juniper Ridge Urban Renewal Area, and define terms for the Program. The policy is intended to define the rules and regulations of the Program per the directions outlined in the Juniper Ridge Urban Renewal Plan

Section 2. Policy Statement

In the provision of project funding, it shall be the policy of BURA to provide assistance in the form of property tax increment reimbursements, following completion of the agreed upon improvements, and/or the assessed value certification of the new development.

Reimbursement shall be provided for the following development related tasks:

- Acquisition
- Construction,
- Rehabilitation
- Grading/Clearance of land
- Infrastructure (On & Off-site as required)

Terms of the development agreement shall be as follows:

- Monetary value of development assistance does not exceed 10% of total development costs associated with project.
- Property tax increment reimbursement is not eligible for disbursement until Certificate of Occupancy is received and new development has been certified by the County Assessor;
- If the value of development assistance requested is less than \$50,000, reimbursement can occur following completion and approval of the related tasks.
- Annual reimbursement payments do not exceed 75% of the yearly increased property tax increment value, as certified by the County Assessor.
- Bureau of Labor Industries Prevailing Wage (ORS 279C.838(C)) requirements apply.

Project eligibility:

- New development and/or business must be considered "commercial" and/or "industrial".
- Project is located completely within the Juniper Ridge Urban Renewal Area boundary.
- Is not eligible or been granted Enterprise Zone assistance.

Section 3. Applicability

This policy pertains to projects selected for Development Assistance by BURA. All projects shall be reviewed and deemed eligible by City staff in conformance with the Bend Comprehensive Plan and the Juniper Ridge Urban Renewal Plan, and shall be approved for reimbursement by BURA.

Section 4. Reimbursements

BURA shall provide assistance in the form of reimbursements to selected projects other than those falling under the definition of a Public Building (ORS 457.010(12)). Property tax increment reimbursements related to the Development Assistance Program shall be made in annual installments following verification of receipt of property tax payments by the County Assessor.

Reimbursement recipients shall enter into a Development Agreement with BURA prior to the disbursement of funds. The Development Agreement shall include the total amount project/development costs, total amount of financial assistance to be reimbursed, timeframe of Certificate of Occupancy and County Assessor certification, the estimated annual reimbursement amounts, the estimated payment schedule, and the remedies to be employed by BURA in the event that the reimbursement recipient fails to meet the terms and conditions of the Development Agreement.

Following execution of the Development Agreement, BURA staff will verify costs and assessed values with both the recipient and County Assessor on an annual basis to ensure compliance with the terms of the Development Agreement through its entirety.

Section 5. Modifications

Under extraordinary conditions and after all other project funding has been secured, BURA may approve modification of the above terms to accommodate a project's specific needs. Modification of these terms will be the exception rather than the rule. In such cases, it shall be the responsibility of the project applicant to provide sufficient evidence – as determined by staff – that the standard reimbursement requirements and terms would cause undue hardship to the applicant or the project. Potential modifications include:

- Reimbursements for projects other than those falling under the definition of a Public Building (ORS 457.010(12)) may be negotiated for annual reimbursement payments exceeding the amount specified in Section 2, if it can be shown that such terms would cause undue hardship to the applicant or would preclude the successful implementation and/or completion of the project.