



**CITY OF REDMOND**  
Community Development Department

411 SW 9<sup>th</sup> Street  
Redmond, OR 97756  
Ph: (541) 923-7721  
[www.redmondoregon.gov](http://www.redmondoregon.gov)

March 25, 2026

Deschutes County  
Attn: Kristie Bollinger  
14 NW Kearney Ave  
Bend, OR 97703

Dear Ms. Bollinger,

The City of Redmond (City) is pleased to inform Deschutes County of the substantial infrastructure construction related to the Affordable Housing Pilot Project known as Northpoint Vista.

As outlined in the Land Donation Agreement (Deschutes County Document No. 2019-847) and Restrictive Covenant (Deschutes County Document No. 2024-13398), the County can elect to exercise a Right of Revision if the City does not demonstrate infrastructure expenditures of at least \$1,000,000 within seven years of the land donation.

Attached Exhibit A shows a significant outlay of funds by the City to Taylor Northwest, the infrastructure contractor at Northpoint Vista. At this time, the City is requesting a formal letter or other documentation from Deschutes County, asserting that the City has satisfied the substantial initiation requirement through infrastructure expenditures of at least \$1,000,000, confirming the Right of Reversion has not been set off and that the City remains in good standing under the agreement

Questions regarding this request may be directed to Linda Cline, Housing Program Analyst, [linda.cline@redmondoregon.gov](mailto:linda.cline@redmondoregon.gov).

Sincerely,

Linda Cline, Housing Program Analyst

# EXHIBIT A

## Application and Certificate For Payment

To Owner: CITY OF REDMOND 411 SW 9TH STREET REDMOND, OR 97756	Project: NORTHPOINT VISTA INFRA KINGWOOD AVE REDMOND, OR 97756	Application No: 9      Date: 02/28/2026 Period To: 02/28/26 Architect's Project No: Contract Date: Invoice No: 27130
From (Contractor): TAYLOR NORTHWEST, LLC 18500 BULL SPRINGS RD BEND, OR 97703	Contractor Job Number: 1697 Via (Architect):	Contract No: 2025-49
Phone: 541 382-7887	Contract For:	Project No: ND-2001

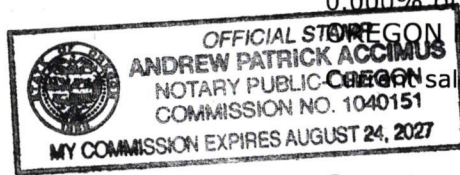
### Contractor's Application For Payment

Change Order Summary	Additions	Deductions				
Change orders approved in previous months by owner	140,418.15					
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Number</th> <th style="width:40%;">Date Approved</th> </tr> </thead> <tbody> <tr> <td>Change orders approved this month</td> <td></td> </tr> </tbody> </table>	Number	Date Approved	Change orders approved this month			
Number	Date Approved					
Change orders approved this month						
<b>Totals</b>						
<b>Net change by change orders</b>	140,418.15					

Original contract sum	4,262,715.46
Net change by change orders	140,418.15
Contract sum to date	4,403,133.61
Total completed and stored to date	3,271,173.15
Retainage	
5.0% of completed work	163,558.66
0.0% of stored material	0.00
Total retainage	163,558.66
Total earned less retainage	3,107,614.49
Less previous certificates of payment	2,853,011.36
0.000% of taxable amount	0.00
OREGON NO A/R NO A/P TAX	0.00
OREGON sales tax	0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:  
 By: Matty Johnson Date: 03/09/2026  
 State of: Oregon County of: Deschutes  
 Subscribed and sworn to before me this 9 day of March, 2026 (year). Notary public: Andrew Accimus  
 My commission expires August 24, 2027



Current payment due	<b>254,603.13</b>
Balance to finish, including retainage	1,295,519.12

### Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$ \_\_\_\_\_

Architect:  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.