

**AMENDMENT NO. 1 to
LAND DONATION AGREEMENT**

THIS AMENDMENT NO. 1 is made as of the date of the last signature affixed hereto "Effective Date" by and between Deschutes County, a political subdivision of the State of Oregon ("County" or "Grantor") and CITY OF REDMOND, an Oregon municipal corporation ("CITY OF REDMOND" "Grantee"). County or Grantor and City of Redmond or Grantee referred to herein as "Party" or "Parties."

Amendment No. 1 amends that certain Land Donation Agreement ("Agreement") known as Deschutes County Document No. 2019-847) dated December 18, 2019 between the Parties.

The following sections of the Agreement are amended as follows:

Closing of Agreement: The Agreement shall be closed within one hundred twenty (120) days of recording the final partition plat, unless the parties agree to a later date. The Agreement shall be "closed" when the document conveying title is recorded. At closing, Grantor shall convey fee simple title to the Property to Grantee by bargain and sale deed, subject only to the permitted exceptions.

Post Closing: Grantee agrees to subsequently pursue any and all land use and building permits approvals to design, plat and develop housing units of which a minimum of (30%) will available as affordable housing units to be exclusively rented or sold to, and occupied by low income applicants, pursuant to applicable provisions of HB 4079/2336. The terms of this provision shall survive the Closing of Agreement, run with the land, and apply to subsequent owners/developers.

Affordable Housing: As outlined and described in Exhibit C of the Agreement , and consistent with applicable provisions of HB 4079/2336, Grantee shall provide methods to ensure that a minimum of 30% of developed housing units remain at or below the threshold deemed affordable housing for a period of 50 years from conveyance of the Property from Grantor to Grantee, including imposing such obligations on any and all subsequent owners. The terms of this provision shall survive the Closing of Agreement and run with the land.

The **City of Redmond – Proposed Schedule of Tasks & Timelines** as described in Exhibit B is replaced with **City of Redmond – Completed and Planned Tasks & Timelines**, recognizing the work that has already been completed or is underway on the Northpoint Vista project.

All other Terms of the Agreement to remain the same.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be effective for all purposes as of the Effective Date.

GRANTOR/COUNTY:

DATED this ____ day of _____, 2024

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PATTI ADAIR, Chair

ANTHONY DEBONE, Vice-Chair

Recording Secretary

PHIL CHANG, Commissioner

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared PATTI ADAIR, ANTHONY DEBONE, and PHIL CHANG, the above-named Board of County Commissioners of Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this ____ day of _____, 2024

_____ My Commission Expires: _____

Notary Public for Oregon

GRANTEE/CITY OF REDMOND:

DATED this _____ day of _____, 2024

CITY OF REDMOND, OREGON

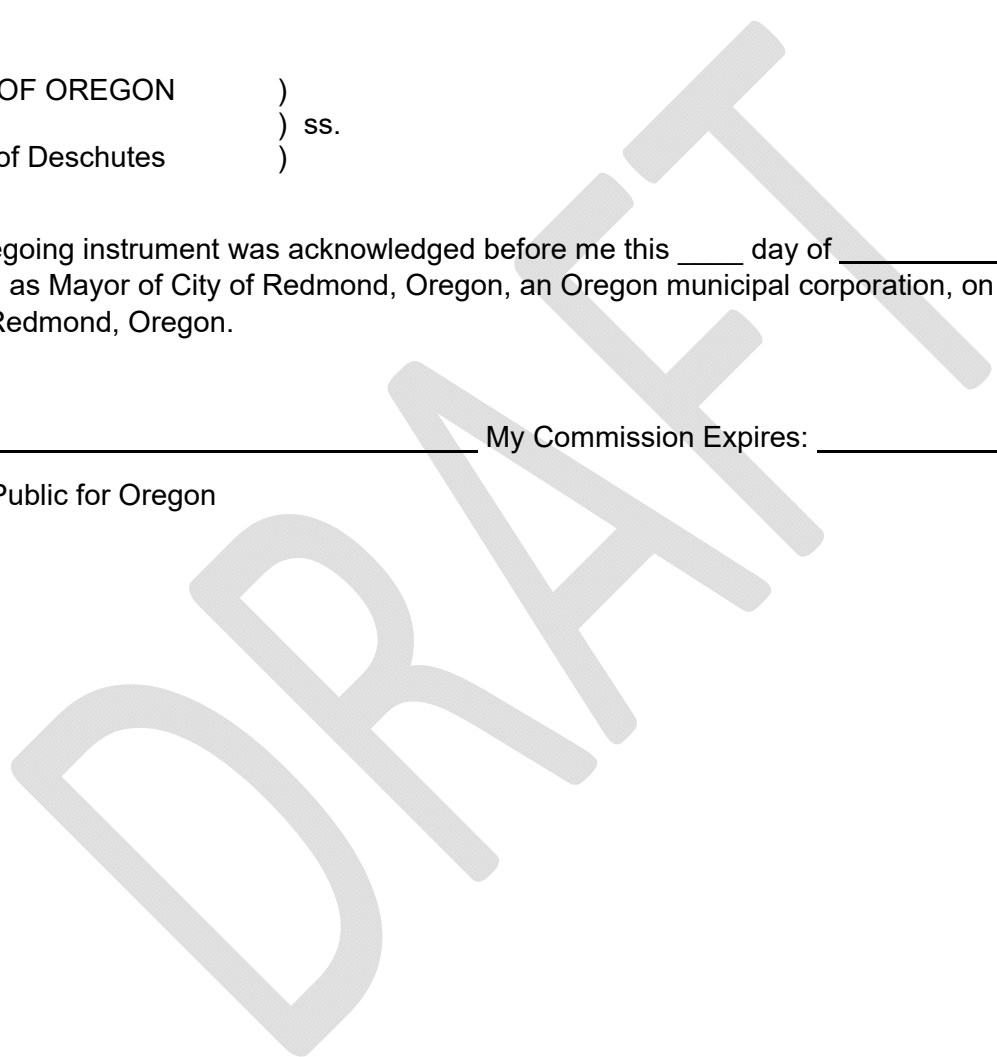
Ed Fitch, Mayor

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Ed Fitch as Mayor of City of Redmond, Oregon, an Oregon municipal corporation, on behalf of said City of Redmond, Oregon.

My Commission Expires: _____

Notary Public for Oregon



Amended Exhibit B – Schedule of Tasks and Associated Timelines

City of Redmond – Completed and Planned Tasks & Timeline

	Task	Timeline
1.	Redmond is awarded Pilot Project under HB 2336	April 2019
2.	Establish Project Advisory Committee	November 2019
3.	Complete donation agreement with County for 40-acres	December 2019
4.	Land Use Entitlements	January 2020 - December 2023
4.a.	Phase 1 Environmental Survey	April 2020
4.b.	Transportation Impact Assessment	October 2020
4.c.	Survey subject property/finalize legal description	June 2023
4.d.	Partition subject property, amend the Urban Growth Boundary, and complete Annexation (approval from both County and City)	December 2023
5	Master Developer	March 2022 – June 2024
5.a.	Develop RFP with Project Advisory Committee	March 2022, Nov. 2022
5.b.	Issue RFP for Master Developer	March 2022, November 2022
5.c.	Select Master Developer	March 2023
5.d.	Master Planning and Infrastructure Development Contract Effective	December 2023
5.e.	Advisory Committee work with Master Developer to refine infrastructure plan	Scheduled for February / March 2024
5.f.	Infrastructure planning complete for entire 40-acres	Contracted December 2023 - June 2024
6.	Infrastructure (City of Redmond and Master Developer)	January 2020 - June 2024
6.a.	Infrastructure grants received or obligated ~\$6.3 M	\$5 M Lottery Bond anticipated January 2025
6.b.	Eastside Sewer Intercept construction completed	Spring 2023
7.	Selection of affordable housing developers for initial phase of development	January 2024 – June 2024
7.a.	Procurement process for selection of affordable housing developers	Underway
7.b.	Sales agreement or DDA for site control for affordable housing developer	Immediately following final land donation filing
7.c.	First affordable housing funding request of OHCS	Planned no later than June 2024