



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: April 16, 2025

SUBJECT: City of Bend Tax Increment Finance (TIF) Plans

BACKGROUND AND POLICY IMPLICATIONS:

The purpose of this agenda item is for Bend Urban Renewal Area Manager Jonathon Taylor to provide an overview of the Bend Urban Renewal Agency's (BURA) authorization of three new TIF areas in Bend, and to determine if the Board of Commissioners wants to submit written comments to the City of Bend City Council regarding these authorizations. Written comments are due by 5 p.m. on May 6, 2025.

The attached letter and proposed TIF Plans and TIF Reports provide a comprehensive package of information, including impacts to all taxing districts for the proposed Britta Ridge TIF District, Century TIF District, and Veridian TIF District.

The County received separate submittals for Deschutes County, Countywide Law Enforcement, County Extension, and 9-1-1. Each submittal provided detailed impacts for each taxing district as well as impacts to all taxing districts. Although the attached letter only provides the impacts to Deschutes County, impacts to all taxing districts are included in the TIF Plans and TIF Report.

According to the letter from BURA, "These applicants [for the three TIF districts] 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."

The Bend City Council will consider all written comments and public testimony provided at the Council public hearing on May 21, 2025.

BUDGET IMPACTS:

The estimated impacts to the permanent rate collections of the County's taxing districts over the life of the TIF Plans (32 years) are projected as follows:

Deschutes County:	(\$7,142,620)
Countywide Law Enforcement:	(\$6,984,490)
Extension:	(\$125,162)
9-1-1:	(\$2,021,591)

ATTENDANCE:

Nick Lelack, County Administrator

Jonathon Taylor, Bend Urban Renewal Area Manager