

## Washington County

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The Oaks of Jackson utilized funds from a 2019 borrow of \$1.2M to install roadway, utilities, and sidewalks up to many parcels, including the 20 acres of future residential development. They took on the position of developer when doing this to have “build ready” land. This became the Phase 1 “incentive” for development. Phase II is still being planned. They do not have a signed deal with a builder yet, but have the plans for one which includes land for \$1 and no other TID incentive from the Village. The builder is asking for the ability to sell some units higher than \$320K, to make up their “gap”.

They partnered with the Washington County at some point and the county contributed \$2M to RFP for an engineering firm to design the subdivision and bid the work for sewer, water, road, and sidewalk.