

TEBO Properties

- No financial mechanism in place for this site

Ranchwood/ Chartered Development

- Does not anticipate needing financial assistance and will pay for their half of infrastructure they share on the site.

Regency

- Enhanced Sales Tax Incentive Program (ESTIP) in place to help close any gaps with commercial retail on site.

Four Corners LLC.

- Four Corners [Public Finance and Development Agreement](#) in place for up to \$35M in public infrastructure
- A metro district is in place for Residential Development
- A Business Improvement District is in place
- May need amendments to the districts and service plans to reflect new development plan

Erie Commons & Boulder Creek

- Erie Commons Planning Area is part of the Old Town Urban Renewal Planning Area
- This area does not have significant public improvements beyond what is standard or expected from traditional development
- The Boulder Creek Wee Cottages would not require GAP incentives
- DA Davidson is working on Bond Valuation for Boulder Creek Development and anticipated commercial

County Line Intersections

- Town Center Plan introduced “above and beyond” costs for these critical intersections
- ED recommends the Town focuses exclusively on creating gap financing plans to partner with developers to cover costs above and beyond a traditional intersection in these locations
- Town will need to hire an engineer to provide cost estimates