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

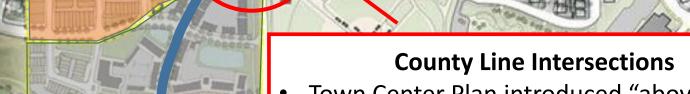
• Enhanced Sales Tax Incentive Program (ESTIP) in place to help close any gaps with commercial retail on site.

Four Corners LLC.

- Four Corners <u>Public Finance and Development Agreement</u> 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



- 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 a engineer to provide cost estimates