

How can I find out more?

If you have questions about L.I.D.s or need additional information, contact one of the following departments:

Engineering & Development Division
200 S. Ivy Street, Lausmann Annex, 2nd Floor
541-774-2100

Medford Water Commission
Room 177, Lausmann Annex
541-774-2430



Explaining Local Improvement Districts (L.I.D.'s)



Public Works

Engineering & Development Division

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What is an L.I.D.?

Generally speaking, a Local Improvement District (L.I.D.) is a defined area within the City where concerned and interested property owners want to join together to improve their property and neighborhood's serviceability and/or appearance.

What is the purpose of an L.I.D.?

The purpose of an L.I.D. is to provide a method by which neighborhood improvement projects can be made, such as paving streets, constructing curbs, sidewalks, sanitary sewers, storm drain facilities, water mains, installing street lights and/or traffic signals. The cost of the improvements are then assessed against the benefiting properties.

Is there any limitation to the size of an L.I.D.?

No. But the improvements to be undertaken and the geographical area should be of sufficient size and type to benefit an entire neighborhood. L.I.D.'s are not confined to residential areas alone. They may cover business districts or a combination of business and residential areas.

Who can initiate an L.I.D.?

Any property owner can initiate the process leading up to the formation of an L.I.D. The City Council may also initiate an L.I.D. for any type of improvement other than paving.

How do I go about initiating an L.I.D.?

A) If you want to initiate the formation of an L.I.D., you must *first pick up a petition form* from the Engineering Division (or the Medford Water Commission, for water main construction). Engineering staff will assist in preparation of the form.

B. Circulate the petition among the property owners within the proposed assessment district. Before the City Council will consider your petition *it must be signed by the owners of property constituting a majority of the frontage along the proposed improvement and of the area within the proposed assessment district.*

C) *Submit the petition to the City.* It is valid for one year from the date of submittal.

How is the L.I.D. officially formed?

The City Engineer will prepare plans, specifications and a cost estimate. This will be presented to the City Council along with an estimate of the amounts to be assessed to each property owner. A public hearing will be held so the Council may hear and consider the views of parties who have an interest in or are aggrieved by the proposed improvement.

What if I have a Deferred Improvement Agreement on my lot?

The presence of a Deferred Improvement Agreement (D.I.A.) means that the property is obligated to participate in the L.I.D. without signing the petition for the improvement. A D.I.A. was incurred as a condition of development when the property was first developed, and runs with the land.

How is construction accomplished?

If the City Council approves the project it will pass an ordinance ordering construction of the improvement. The City Engineer will advertise for bids and a contractor will be selected to perform the work. The work will be inspected by City Inspectors to insure conformity with the plans, specifications and City standards.

How much will it cost me?

After the work has been completed the total costs of the project will be calculated. The proposed assessments to the respective lots within the L.I.D. will then be determined. These will be mailed to the owner of each lot in the L.I.D. Another public hearing will be held, at which time the Council will consider any objections to the proposed final assessment and may adopt, correct, modify or revise the proposed assessments.

What is the method of assessment?

The assessment method will be determined by the City Engineer at the time of his initial report to the City Council. Some methods of assessment are by the front-foot, by lot area, by dwelling unit, or a combination of these methods.

How do I pay?

Assessments become liens on the property after the passage of the final assessment ordinance and are immediately due and payable to the City. Property owners may choose to pay their assessment in installments under provisions of the Bancroft Bonding Act. This allows the assessment to be paid off over a period of 10 years. An application to pay in installments must be submitted to the City within 10 days of the mailing of the notice of final assessment.