

BURA RESOLUTION NO. 120

RESOLUTION INITIATING AN URBAN RENEWAL FEASIBILITY STUDY FOR THE AREA DESCRIBED AS THE BEND CENTRAL AREA

Findings

- A. The City of Bend's 2016 Urban Growth Boundary (UGB) expansion identified nine opportunity areas within the existing City boundary. The opportunity areas were identified as locations suitable for development and/or redevelopment to help meet some of the City's needs for housing and employment. The opportunity areas have varying levels of existing infrastructure, and require a mix of private and public investments. Chapter 11 of the Bend Comprehensive Plan applies to the opportunity areas.
- B. A pre-feasibility study was conducted by ECONorthwest and presented to the Bend City Council on March 21, 2018. This study focused on the areas shown in Exhibit A, which is attached and incorporated by this reference.
- C. Bend Urban Renewal Agency (BURA), by resolution on December 6, 2017, approved budget for staffing and consultant work for the Urban Renewal Feasibility Study and requested that approval for staffing be brought after the presentation of the full UGB implementation plan.
- D. The Bend City Council, by resolution dated May 2, 2018, directed BURA to take all actions necessary for development and adoption of a new Urban Renewal plan and district for some of all of the area described above as the Bend central area, beginning with a feasibility study assessing all of these areas.
- E. ORS 457.085 regulates urban renewal plans and adoption processes.
- F. A feasibility study is intended to evaluate the potential economic success of a potential urban renewal area. An urban renewal area can take advantage of tax increment financing, which allows, within limits, the property tax revenues on the growth in assessed value to be used to fund urban renewal projects identified in an adopted urban renewal plan.
- G. The feasibility study will be presented to BURA, which will use the feasibility study to determine whether to recommend to Bend City Council the creation of an urban renewal area and urban renewal plan in the Bend central area.
- H. Pursuant to Bend City Council Ordinance No. NS-1869, dated May 21, 2003, the rules of conduct and procedure applicable to the Bend City Council are also applicable to the City Council acting as BURA. Bend Code section 1.20.015(H) gives City Council authority to create temporary advisory committees by resolution to address specific issues or engage in specific tasks, within identified time frames, to make recommendations to

Council. Pursuant to ordinance no. NS-1869, BURA has the authority to appoint temporary committees under this same procedure.

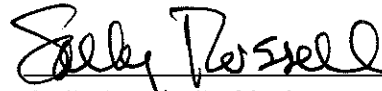
Based on these findings,

THE URBAN RENEWAL AGENCY OF THE CITY OF BEND RESOLVES AS FOLLOWS:

1. BURA directs staff to initiate a feasibility study to determine whether and how urban renewal might be a viable and appropriate tool for redeveloping the central area of Bend.
2. BURA directs staff to ensure that the feasibility study evaluates the potential economic success of a potential urban renewal area in the Bend central area. The feasibility study should include a description of physical, social and economic conditions in the urban renewal areas of the Bend central area to determine if conditions of "blight" as defined in ORS chapter 457 are present in the area, a projection of what tax increment revenues might result from additional appropriate development of the area, and a projection of the likely costs of the investments necessary to promote that development, in addition to other elements to be developed by staff. The feasibility study should also consider the area's size and current assessed value, to assess the impact of creating an urban renewal area in the Bend central area on the statutory limitations for acreage and assessed value that may be included in urban renewal areas.
3. BURA directs the Economic Development Director to proceed with the hiring of staff to accomplish the objectives listed in sections 1 and 2.
4. BURA directs staff to bring forward a resolution creating an advisory committee to make recommendations to BURA on the feasibility study and subsequent urban renewal plan and district, if indicated by the feasibility study, as described in sections 1 and 2. This will be a temporary advisory committee formed under Bend Municipal Code Section 1.20.015(H).

Adopted by the Bend Urban Renewal Agency on May 16, 2018.

YES:	Sally Russell, Chair	NO: none
	Casey Roats	
	Bruce Abernethy	
	Bill Moseley	
	Nathan Boddie	
	Justin Livingston	
	Barb Campbell	



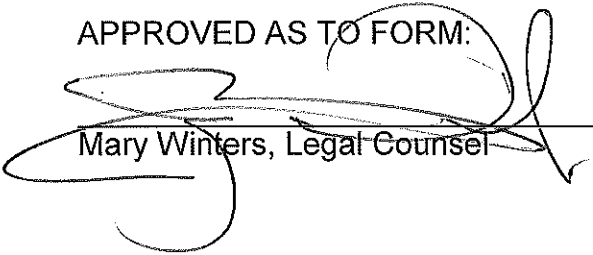
Sally Russell, Chair

ATTEST:



Robyn Christie, City Recorder

APPROVED AS TO FORM:



Mary Winters, Legal Counsel