



CITY OF BEND

Minutes

Juniper Ridge Management Advisory Board

Thursday, June 27, 2019

Staff Liaison: Matt Stuart

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- **12:06 pm Roll Call:** Katie Anderson (Chair), Ron Benton (Vice Chair), James Beauchemin, Craig Chenoweth, Jasmine Barnett, Jade Mayer, Corey Charon, Kristina Johnson (Alternate), Levi McClain (Alternate)

- **Introductions – Staff & Board Members**

Jasmine Barnett – Arts & Culture Alliance for Central Oregon, diversity, equity

Levi McClain – Latham Excavation, site preparation

Ron Benton – Floor Coverings International of Bend

Jim Beauchemin – Retired, Oregon State Parks,

Corey Charon – Coldwell Banker, licensed civil engineer, commercial realtor, land use

Kristina Johnson, Pinnacle Architecture, structural engineering, planning for airports, mixed use development

Jade Mayer – Brooks Resources, CPA

Craig Chenoweth – US Bank, commercial banking, prior CDD employee, prior work with Juniper Ridge

Katie Anderson – Aperion Management Group, participated in original process for Juniper Ridge and in BEDAB working group

- **Overview of Conflict of Interest Policy**

Two memos in packet regarding Conflict of Interest and Public Meeting law.

Board members are considered public officials who are subject to Oregon conflict law.

Actual vs potential conflicts. Because the Board is making recommendations to Council, there is only potential conflict. Applies to you, your family and relatives, business, where any financial benefit or detriment may result. Nonprofit is not considered a business. Is your problem, not the City's. Making a statement on record is absolute protection. Do before every discussion leading to a recommendation. Disclosure law.

- **Overview of Oregon's Public Meetings Law**

Now a governing body. Deliberations include fact finding and information. If a quorum, needs to be done in open fashion. Includes email and social media. Don't discuss City business among selves. If want to share information, send to staff first. Do not use "reply all." Serial emails may also create issues. Can be subject to public records request. If not given to staff, will have to provide your private emails. Subcommittee meetings can become an official meeting if have a quorum. Can always talk in smaller groups if not a

subcommittee.

- **Overview of Juniper Ridge**

What is Juniper Ridge? Located in north east part of Bend. Serves a regional role larger than just Bend. City owned land some of which is outside UGB. Overlay zone is 500 acres of which 435 is currently un-platted and owned by City. Urban Renewal Area contains more than city land. Employment sub-district is in western side of zone and is approximately 300 acres. Currently there are four lots for sale.

Vision for Economic Development in Bend is addressed in Section 6 of the Bend Comprehensive Plan. Attract and retain targeted industries. Maintain an adequate supply of serviceable industrial and commercial lands. Move toward a more diversified economy that provides professional service, high-skill manufacturing, high-tech, and other higher than median wage jobs.

Targeted Sectors:

- Higher Education
- Health Care
- Recreation Equipment
- Specialty Manufacturing

IL – Industrial light: Provides for light industrial uses and limited heavy commercial and corporate office uses in areas with easy access to collector and arterial streets. Large-lot industrial sites – 1 in JR (in UGB but not platted) and one in SE (in UGB but not annexed). At least 30% of total net buildable area of the portion of Juniper Ridge District inside the UGB should be reserved for sites of 10 acres and larger in size.

Master Plan was never adopted (required by County as part of transfer). Infrastructure plan not completed prior to Master Plan adoption; however, sub-district requirements were done. Document is helpful but not up to date. Current reality is different.

Binding documents: Comprehensive Plan, UGB Remand, and Economic Opportunity Analysis.

- **Overview of Advisory Board's Roles, Responsibilities, Guidelines, and Scope of Work**

City realized they had no plan for Juniper Ridge. Working Group tasked to look at moving Juniper Ridge forward. Working group eventually led to this Board.

Why not do housing? Despite lobbying, we need an employment land strategy. Mixed-use and live/work are not off table, but need to conform with land use goals for Industrial Land. Focus on development of employment land. Do current documents help or hinder? Recommendations to Council and some to Planning Commission.

- Assure quality development throughout Juniper Ridge
- Generate revenue from land sales consistent with good business practices, ensuring

- land sale revenues support continued development at Juniper Ridge
- Enhance sustainable building and development in Juniper Ridge by promoting a development pattern that is resource efficient
 - Guide the development of marketing strategies that serve existing Bend employers and specifically targets the identified economic clusters for Bend and Central Oregon.

Sewer infrastructure has been a constraint. North interceptor has since been approved and is currently in design phase. Approximately two-three years out to completion. Time is of essence. Recommendation within in a year.

Katie Anderson: CC&Rs and Design Guidelines do provide some hindrances but are doable. Need buyers/developers who know how to deal with. Understanding of documents creating barriers not necessarily documents. CC&Rs and Design Guidelines apply to employment sub-district. Doesn't feel they are misaligned. More a need for education. Some might be unnecessary or present a cost burden.

City is owner and regulator.

Carolyn Eagan mentioned that other groups in City are working on homeless camps and jurisdiction concerns.

Overview of Project Timeline and Milestone Dates

July 25, 2019 - site visit

August 22, 2019 – more technical discussion of documents.

Fall goal for feasibility analysis.

Read through documents.

Corey Charon: would be good to drive to Redmond too same time as site visit.

August meeting– looking at what goal is. Look 10 years out. What is this group trying to achieve to bring to Council?

Carolyn/Matt: Is there debt? Urban Renewal debt and roundabout debt. TIF generating approximately \$1 million per year. 60% to pay existing debt, rest getting banked. \$300,000 being banked. No General Fund debt. Land sales are also revenue. 70% from proceeds go towards Juniper Ridge. Rest going into Urban Renewal general fund. Can decide what is in public interest.

Katie: light industrial land– in most communities, a combination of private/public partnerships is occurring. Did research in other places in state. Private not viable either. Met with Port of Portland. Maybe bring them back to talk to this group. Felt it had feasibility and city is needed to shepherd it. Committee needs to decide what are fundamental elements that meet the need of the public and how can we align our decisions. Concept of framework plan was a set of recommendations to say these are the things our community needs in order to accomplish jobs and accomplish economic development in those areas, here is some basic criteria a potential buyer could meet to in order to meet other goals. Might not be that a property be sold for optimal profit. Because

of development challenges price may have to come down. Workgroup had no one to make recommendations to. This group was formed to make those recommendations.

Mary Winters, past was more about maximizing money.

Carolyn – Good summary of what Port said, also that is incremental, not a 20 year plan. Do in increments of 5 years. Group is best decider of trade-offs and presenting them to Council. Must meet Comp Plan goals or not able to expand next UGB. Giving land away is one vehicle Council has at disposal to accomplish their goals. This group must develop scenarios for tradeoffs.

Katie – Other interesting piece was Brinson Industrial Area Overlay. 25/30 year process. Comparable size. Incremental steps concept is important. Huge amount of change from prior docs.

Carolyn in order for it to move need to spell out barriers that need to be removed. Need committee to make the case. Make stronger case (balance sacrifices). Public good – jobs, future tax revenue once developed. Need to build out before can go out for another UGB. Council and Community need to understand.

Katie – 1st time in 10 years that Juniper Ridge has been in Council goals. Matt has more aggressive schedule than work group discussed because recent developments with Cooley and North Interceptor have moved up.

Levi – breakdown in segments (smaller acres). Carolyn -Feasibility study will show. But need to know sizes. If Board can decide, then no need for study. Corey - Need to educate community. Carolyn – barriers include excavation cost, wants not lining up with restrictive uses mentioned.

Mary Winters mentioned that prior documents were from community (developers/bankers, etc.) vision. Pre-recession, pre-comprehensive plan, pre-growth.

Carolyn – expectation that committee impatient. Make big recommendations. Craig – change requirements and let developers buy. Matt- that is changing because of north interceptor and trips because seeing action. Also urban renewal can step in to close gaps. What are major barriers that are holding developers back? We now have dedicated staff and budget. Break down perception of barriers.

Levi – is there a style? American Lane. Katie said design not looked at. More what could build. Goals/criteria without getting into weeds of design. Clean set of how to move forward. Craig – give proforma to change. Katie – some granted approval rights to early tenants - Les Schwab for adjacent lots. Has there been any conversation with them? Carolyn yes, on list to talk to. Katie - Does neighborhood care about looks? Yes, to some extent but has to be reality. Jim – don't minimize standards too far. Will be criticized. Carolyn other areas are densifying. Also employers may not know what they need now vs future.

- **Public Comment**

Public comment (not identified): Why not promote a different area to compete, create leverage to make available to development. Matt – Redmond is competition.

Pat Kesgard with Compass Commercial. Two obstacles to development. Cost to make parcel buildable. Cost of construction at all-time high. Don't add too many restrictions on design. Involve EDCO.

- **Adjourned at 1:58 pm.**