



CITY OF BEND

**Meeting Notes**  
**BEDAB Advocacy Subcommittee**  
**Monday, February 22, 2021**  
**Remote-Via Zoom**

Staff Liaison: Ben Hemson

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**12:04 p.m. BEDAB Advocacy Subcommittee Meeting**

1. **Roll Call:** Chair-Kevin Cole, Don Myll, Katy Brooks, Travis Davis, Keith Dodge, Karna Gustafson, Karen Koppel, Tyler Neese, Brenda Speirs, Roger Lee

2. **Review September Advocacy Meeting Notes**

No corrections.

3. **Scope of BEDAB Effort on City Fees and Development Costs | Group**

Relates back to CET discussion in fall. Fees are too high for businesses. Chamber also bringing up concern. BEDAB will spend time working through topic and share concerns. Conduct a BEDAB meeting and invite Chamber advocacy or others in state and start discussion. Ben has talked to League of Oregon Cities about a speaker. Question- how do we want to address?

Karna said she knows background and history. There is an SDC taskforce at state level. Looking at when SDCs are due. Looking at on closing. CDD in Bend is supported by fees. Some jurisdictions use general funds for counter help. Is more a statewide discussion. Nothing can done locally except with methodology. Maybe lower for smaller units/micro-units. Not sure it helps commercials.

Kevin – Need to know outline of state requirements regarding charging and utilization so we know what we can do. Ben - Council is being provided information on what they can weigh in with state. Travis – not a lot of effectiveness weighing in on methodology. He likes the lens of what a business starting in Bend goes through, what obstacles they face. Look at taxes, fees, etc., not just SDCs. Compare with other local areas and other areas in state.

Keith – Each area will have a unique cost.

Karen – Case study of walking through all costs that businesses have to incur that the city has control over and if the costs are changeable or not.

Ben – SDC discussion is later. Step one is what are all fees. Could bring developers in to discuss.

Karna – change in timing can be looked at. County is looking at a 10 year repayment on SDCs with payment plans. City interested in adopting.

Karen said to identify problems first. What are issues around fees? Travis still would like to include other states so can define problem. How did they structure?

Ben – markets we compete with. What does EDCO look at? Roger – they do look at. No sales tax, property tax limitations are unique to Oregon. Roger agrees with timing as an issue. They don't get to that detail with businesses.

Karna – every jurisdiction has its own needs. We had to put in a lot of sewer to meet Bend's needs. Infrastructure needs are different due to age, growth, etc.

Ben - start with development costs and parse afterwards. For next meeting. What order - Permit fees, SDCs, timing.

Travis – understand what is happening first so don't put more fees in.

Katy – are fees going into infrastructure? What else is being taken on? Fee for homelessness issue.

Ben – discussions of SDC districts. Any other feedback? What is problem?

Karna – knows people on state SDC task force. She can ask if they would come to talk.

Kevin – talk to someone who chose Redmond or Prineville and their reasons. Roger said they can look into. Kevin – what was important instead of making assumptions. Roger said is never one factor. Workforce, land availability, building availability. Bare ground is a bit different. Karna – change of use comes into effect for existing buildings.

Ben – Karna emailed benchmarked SDCs across state, from Hayden Homes.

Kevin – next steps. Ben will scope out first discussion. Developers, CDD case studies. A couple of meetings plus from others in state.

#### **4. Upcoming Topics for Advocacy Discussions | Group**

Karna – UGB expansion. Out of a 20 year supply. Have to start process early. We are required to look at soon. Need to push forward to get on Council's radar. Number of starts are way up in County and La Pine. We are pushing people out further.

Ben – Housing Needs Analysis (HNA) and Economic Opportunity Analysis. Russ – UGB drum not beating as loudly. But we are looking at land inventory and the HNA and Economic Opportunity Analysis. Potential for individual land coming in earlier and then doing background foundational work.

Russ said code packages are working way through.

Travis brought up paid parking downtown. Will impact businesses.

Karna mentioned April legislature deadline. Report of what is still alive that might affect businesses.

Travis – updates on COVID 19 city enforcement and penalties. Karen - also on support for businesses.

#### **5. Adjourned at 12:53 pm.**