



CITY OF BEND

MINUTES

Core Area Advisory Board

Thursday January 20, 2022

3-5pm PST

This meeting held via Zoom.

3:00 p.m. Core Area Advisory Board Meeting

1. Welcome and Introductions (30 minutes) - Allison Platt

a. Staff

- Allison Platt, Core Area Project Manager, City of Bend. Goes by the pronouns she/her/hers.
- Russell Grayson, Chief Operations Officer, Assistant City Manager.
- Elizabeth Oshel, Assistant City Attorney, City of Bend. Goes by the pronouns she/her/hers.
- Carolyn Eagan, Recovery Strategy & Impact Officer Served. Formerly Economic Development Director Goes by the pronouns she/her/hers.
- Ben Hemson-Business Advocate-City of Bend. Goes by pronouns he/him.
- Gina M. Kadow-Senior Admin Support Specialist-City of Bend.

b. Board Members (Background/Occupation/Icebreaker: What does success in the Core Area look like for you?)

Alyssa Heim, goes by the pronouns she/her/hers. Owns Big Story Bookstore, has two employees, moved to the Bend area in 2020. Serves on Bend Central District Business Association board. Has a Master's in business and economics, with main focus on accounting.

Success in the Core Area:

- Walkable, pleasing
- Place people want to spend time- they go to and park and stay, take transit, spend money, public trolley between Central District and Downtown
- Vibrant area

Elisa Cheng *goes by the pronouns she/her*. Board member of Bend Bikes. Member of land conservation and development for climate friendly and equitable communities. Self-employed as a digital consultant.

Success in the Core Area:

- Livable area (walkable, bikeable, easily accessible by transit) variety of businesses

Corie Harlan *goes by the pronouns she/her*. Cities and Towns Program Manager with Central Oregon Land Watch.

Success in the Core Area:

- Inclusive & mixed-use neighborhood that connects East and West Bend

Dale Van Valkenburg *goes by the pronouns he/him*. Urban Planner for Brooks Resources and has been a planner for over 30 years in central Oregon. Served on several city boards and committees. Former chair of the Urban Renewal Advisory Board (URAB). Dales employer owns property within the Core Area.

Success in the Core Area:

- When it becomes less of a place that people pass through to a place where people live
- People in safe, comfortable housing

John Fischer *goes by the pronouns he/him*. Structural Engineer at Ashley & Vance Engineering. Designs buildings in private development as well as some public infrastructure projects.

Success in the Core Area:

- Agreed with Dale
- Safe comfortable walkable district

Kathy Austin *goes by the pronouns she/her*. Local architect for 30 years specializing in affordable housing and mixed-use. Fifth year serving as a member of the Affordable Housing Advisory Committee (AHAC), also on State architect board and local architect section.

Success in the Core Area:

- Being aware of displacement both existing affordable housing and residents as well as and keeping small businesses in Core Area
- 24-hour area, people living and working there.

Kina Condit-Chadwick *goes by the pronouns they/them*. Associate Director at Willis Towers Watson. Has two children, father was in the Airforce, lived all over the world and experienced a variety of community living such as in Germany. Described Germany's Walk Platz (car-free community gathering areas).

Success in the Core Area:

- Don't want to see gentrification

- Vibrant radiant buzz
- Community gatherings, cultural centers
- Sustainability, CSA (community supported agriculture)
- Germany walk Platz (no cars), places where people can play music and kids can run freely
- Captures uniqueness of Bend

Jeff Baker goes by the pronouns he/him. VP and business lender with Craft3 for the past three years. This is a community development financial institution (CDFI). Prior to this he was in banking for 20 years as lender. Business lends to businesses in the Core area.

Success in the Core Area:

- Housing
- Walkability
- Make it awesome
- Supported by the community
- Be the new area where businesses want to be from “Downtown, Old Mill, NWX”

Kurt Alexander (formerly Petrich) Social work for three years, served on urban growth boundary technical advisory and founding member of BCD visionary board. Masters ar degree in urban planning. Founded and President of Bend Central District Business Association. Owns four properties in the Core area and two in the Bend Central District.

Success in the Core Area:

- 2nd/New Downtown: vibrant, inclusive, and affordable
- Add housing! Most possibility for housing per acre
- Help with housing affordability citywide
- Bridge between socioeconomic differences between East & West

Non-voting representatives:

Katy Brooks goes by the pronouns she/her/hers. Bend Chamber of Commerce, CEO, Worked in Public sector before coming to Bend over 5 years ago.

Success in the Core Area:

- Housing (mid-market/workforce)
- Make awesome development happen
- Walkable livable spaces, vitality/energy
- Support human beings (get groceries, to work, to school, 360-degree community)
- Connect East & West- reconnect community over railway & parkway

Lynne Mildenstein goes by the pronouns she/her. Deschutes Library District, Assistant Director.

Success in the Core Area:

- East-west connections
- Don't displace those that are already here

Rachel Colton-Bend Park and Recreation District, Park Planner. Land use planner by training and career. Urban renewal, environmental, transit and long-range planning.

Success in the Core Area:

- Connected neighborhood
- Diverse users (community members) and uses
- Parks/linear parks connecting spaces and places
- Activation (first Friday, farmers markets)
- Places to exercise
- Walking biking transit

Allison Platt-Update, Council approved a second reading to amend the Bend Municipal Code to add COIC as a representative on the advisory board last night. In 30 days, that code change will be effective and Rachel Zakem from COIC' role will officially be on the board.

Rachel Zakem-Central Oregon Intergovernmental Council (COIC). Relocated from Ohio to Bend three years ago. Transportation Planner with Cascades East Transit (CET). Member and secretary of Deschutes County Bicycle and Pedestrian Advisory Committee (BEPAC). Employer owns Hawthorne station which is looking to expand in order to take pressure off that one station and provide better access to other areas of town.

Success in the Core Area:

- Non-vehicular mobility
- Sidewalk connections, attractive streetscapes, bike lanes, connectivity
- Bring business to areas, better for environment
- Mixed/multi-use buildings- bring housing closer to other needs and decreasing transportation/carbon footprints
- Mobility hub located in Core Area (near KorPine) as well as expand Hawthorne station

Sharon Smith-Bend La Pine School District-Unable to attend.

Nick Lelack-Deschutes County-Unable to attend.

Still seeking someone from COCC to participate on Advisory Board in future meetings.

There is one additional alternate for CAAB, Richard Brandman.

2. Conflicts of Interest and Public Meeting Laws (15 minutes) - Elizabeth Oshel

Presented and reviewed the Conflicts of Interest and Public Meeting Laws Memos. These were supplied to all CORE members prior to this meeting and posted to the CORE website.

3. Board Charter: Roles and Responsibilities (15 minutes) - Allison Platt

Presented an overview of the CORE Charter. Board was set up, to be an advisory board to the Bend Urban Renewal Agency. Board has authority to make direction recommendations as needed.

4. Initial Work Plan Overview (20 minutes) - Allison Platt

a. Presentation and CAAB discussion

Goals:

- 1) How TIF works*
- 2) Identify your funding priorities*
- 3) Establish performance metrics*
- 4) Develop a private development and redevelopment partnership program*
- 5) Review CORE Area equity work*
- 6) Sounding board for projects/policies that impact core area*

Allison asked for feedback from the Board on these Goals and approval of whether to focus CAAB's work plan on these goals. Visual agreement was given by a "thumbs up" from all voting members.

This is an informational and directional item. Staff will present a draft work plan & priorities for the first 6 months - 1 year of committee work for CAAB to review and provide feedback. The initial work plan is intended to identify an initial scope of work for the committee to meet immediate needs.

5. Elect Chair & Vice-Chair (15 min)

There is a one-year commitment for this position.

Chair

Kathy Austin made motion to elect Kurt Alexander as Chair. Jeff Baker seconded. Unanimously approved.

Vice-Chair

Kathy Austin made motion to elect Corie Harlan as Vice-Chair. Elise Cheng seconded. Unanimously approved.

6. Tax Exemptions Update (10 min)

Staff will be asking for a volunteer from CAAB to serve on a working group intended to develop recommendations on the prioritization of four potential property tax exemption programs under consideration, location/zones to apply potential programs, and eligibility requirements. Find out more at:

www.bendoregon.gov/government/departments/economic-development/affordable-housing/property-tax-exemption

Dale van Valkenburg volunteered to serve on working group. Kathy Austin, will also be serving on the work group, but as a representative of AHAC.

7. Public Comment (10 min)

Allison Platt introduced CAAB Alternate:

Alayne Fardella goes by the pronouns she/her/hers. Former President and Chief Operating Officer (COO) of Seattle Times. Commissioner for Seattle Center. Part of 20-year strategic vision committee. Currently co-chair senior services.

8. Next Steps/Close

- a. Next Meeting: Thursday February 24, 2022 3-5pm
- b. Background Information-Please review the following:
 - i. [Core Area Project City webpage](#) where you can find links to the Core Area Project Report
 - ii. [Urban Renewal/TIF City webpage](#) where you can find links to the Core Area Tax Increment Finance (TIF) Plan & Report, Core Area TIF Map, and August 5, 2020 Council Presentation as well as FAQ's about Urban Renewal/TIF.

These webpages include important background documents and resources that are recommended for CAAB members to review and explore prior to the next meeting.

ADJOURNED 4:54pm

To watch the live recording of this meeting, please visit:

[January 20, 2022 recording](#)