



CITY OF BEND

# Minutes

**Bend Economic Development Advisory Board (BEDAB)**

**Monday, January 10, 2022**

**Virtual Meeting-Via Zoom**

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## Noon **BEDAB Meeting**

**Roll Call:** Travis Davis- Chair, Keith Dodge-Vice Chair, Brenda Speirs, Briana Manfrass, Jamie Klopp, Kevin Cole, Kelly Kearsley

Heather Ficht, Jim Sansburn, Ken Betschart, Kevney Dugan, Don Myll- Ex Officio

Councilor Perkins-Council Liaison

### 1. **Public Input**

None.

### 2. **Approve December 6 Meeting Minutes**

Travis reviewed minutes and asked if there were any comments regarding employment lands conversation. No comments.

Minutes Approved.

### 3. **Council Liaison Update | Councilor Megan Perkins**

- *Councilor Perkins*-presented recent actions taken on houseless population. City of Bend and Deschutes county application to be included in Representative Kropf's bill, which has been approved. Legislation session February 2022.
- Bend Value Inn purchased with project turnkey funds and in design stage. Decision was made to open up Division street shelter this month and to do renovations this summer.
- Other hotels identified and interested in providing rooms for house list.
- 20 to 40 outdoor shelter sites in development. Both RFP responses from Central Oregon Villages. Location sites have not been selected.

### 4. **Tax Exemption Programs | Allison Platt and Lynne McConnell**

*Lynne McConnell, Affordable Housing Director, City of Bend* presented four primary tax exemptions which City of Bend is considering:

- Vertical Housing Development Zone (VHDZ)
- Multiple Unit Property Tax Exemption (MUPTTE)
- Nonprofit Corporation Low Income Housing (NPTE)
- Middle Income Housing Exemption

*Allison Platt, Core Area Project Manager, City of Bend* discussed the impact to the Tax Increment Finance (TIF) area and reviewed each tax exemption program.

Council direction is to set up working group with members from BEDAB, AHAC, The Human Rights and Equity Commission (HREC) and Core Area Advisory Board to provide recommendations on which programs to prioritize the applicable areas and zones for these programs and then any requirements or eligibility criteria.

*Amy Fraley, Affordable Housing Coordinator, City of Bend* presented nonprofit tax exemptions for Affordable Housing Development:

- Annual Application required for review and approval by local government.
- Must be leased or owned by a 501(c) (3) or (4) charitable corporation, including tax credit partnerships.
- Allowed anywhere in City, no unit minimum.
- Limited to 60% AMI or less.
- 100% exemption if approved by jurisdictions representing at least 51%.

Tentative work group meetings January 31, February 7, February 14 from 3:00 to 5:00 pm. Review recommendations from the working group with the community building subcommittee on February 23 before it is brought back to Council.

Travis Davis, Don Myll interested in sitting in on working group.

#### **5. Juniper Ridge Large Lot Code Changes | Keith Dodge & Tierney Booker**

Tonight, the Planning Commission will make a recommendation, which came out of the Juniper Ridge Management Advisory Board, for a code change that disposes of large portions of land in Juniper Ridge to private developers. This code is limited to areas of industrial zone to areas greater than 100 acres in size and City owned.

***Motion-Kevin Cole, BEDAB Member, "I move that we draft a letter in support of this proposal to present to Planning Commission this evening."***

***Keith Dodge-Second.***

***Ayes-Travis Davis, Keith Dodge, Brenda Speirs, Jamie Klopp, Kevin Cole and Kelly Kearsley.***

***Briana Manfrass left meeting before this motion took place.***

Bend Hemson preparing letter.

#### **6. January 19<sup>th</sup> City Council Quarterly Check-In | Ben Hemson**

Council wants to discuss with their Boards and Commissions the code changes to the Climate Friendly Cities, which Ben Hemson emailed out to each BEDAB Member prior to this meeting.

Kevin Cole-BEDAB Member volunteered to attend the January 19<sup>th</sup> meeting.

#### **7. Future Topics or Discussion Items | Group**

- *Strategic Planning Group.* Ben Hemson to put together a Doodle Poll for those who volunteered to be part of this group. Will plan on one or two quick meetings in the next month and then bring an update back to BEDAB at the February meeting.

- *Kevney Dugan, President CEO, Visit Bend*, Discussed the comment surrounding Kevney finding additional hotels for project turnkey projects. Presented to partners and if interest was shown they were connected to *Carolyn Eagan, Recovery Strategy and Impact Officer, City of Bend* for final details. These are properties that are temporary housing, not potential project turnkey potential sites.
- *Public Safety*. Travis Davis recommended hearing from Police Chief at a future meeting in regards to public safety. Topic to be discussed, which solutions are having a positive impact and which are not.
- *REACH Code*. A state building code that increases requirements around efficiency and cost. Karna had feedback for Council, perhaps we can get an update from Karna at the next BEDAB meeting.

## **8. Adjourn 1:43 pm**

### **Upcoming Meetings:**

**January 10:** Planning Commission | Remote, 5:30 p.m., Juniper Ridge Code Changes

**January 19:** City Council Meeting | Remote, 5 p.m., Quarterly Council Check-In

**January 31:** Advocacy Subcommittee | Remote, Noon

To watch the live recording of this meeting, please visit

[1.10.22 Advisory meeting](#)