

**Minutes**  
**Core Area Advisory Board**  
**Thursday March 17, 2022**  
This meeting will be held via Zoom.



CITY OF BEND

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

**Roll Call**

- Kurt Alexander, Chair
- Corie Harlan, Vice-chair
- Alyssa Heim
- Dale Van Valkenburg
- John Fischer
- Katherine Austin
- Kina Condit-Chadwick
- Elisa Cheng
- Katy Brooks, Bend Chamber of Commerce
- Rachel Colton, Bend Park and Recreation District
- Lynne Mildenstein, Deschutes Library District
- Rachel Zakem, Central Oregon Intergovernmental Council
- Councilor Campbell

Not in Attendance: Jeff Baker

**1. Public Comment (15 minutes) – Chair Kurt Alexander**

None.

**2. Core Area Funding Priorities (30 minutes) – Allison Platt**

The Office of Performance Management, (OPM), developed a new mapping tool to outline the Core Area Infrastructure Projects & Investments in relation to the Core Area Tax Increment Finance (TIF) boundary, which is located at the following link, [an interactive mapping tool](#). This interactive map will also be located on the Core website.

**Potential conflict of interest:**

- Kurt Alexander declaration of potential conflict of interest. Kurt owns four properties in the Core area, three of the properties are ready to be developed, the fourth property is 20 to 30 years away from development.
- Dale Van Valkenburg declaration of potential conflict of interest. Employer is Brooks Resources who owns property at 181 Franklin, with future

development of this property. His conflict, he feels the priority should be the east, west streets first, location Franklin and Greenwood.

- Alyssa Heim- Business owner on Greenwood.
- John Fischer-Conflict of interest working for Ashley Vance, employer owns property on Franklin but no proposed developments at this time. Stands to gain from a better BCD like the rest do.
- Rachel Zakem-Employer, Central Oregon Intergovernmental Council (COIC) owns Hawthorne Station on Hawthorne Avenue. COIC is interested in purchasing land area for a Mobility Hub in the KorPine area.

Urban renewal can only be spent on capital projects, not operations and management.

Recap of this Agenda item: CAAB members had a preference to focus Core Area investments on transportation and utility infrastructure, specifically streetscape projects and infrastructure that would support removing barriers to development. Particular investments mentioned included the Midtown Crossings project along with streetscape projects to support the success of that project. Finally, accessibility and equity overall.

### **3. Tax Exemption Project Update (30 minutes) – Allison Platt & Amy Fraley**

Lynne McConnell-Housing Director for City of Bend/Amy Fraley Affordable Housing Coordinator for City of Bend presented.

The idea behind property tax exemptions is to incentivize the type and scale of development we'd like to see, based on community input to City Council.

Three primary areas for housing development:

- Affordable housing.
- Middle income housing.
- Densifying and allowing for development in the central area.

The City is currently considering three exemption programs to support City housing goals: Non-Profit Tax Exemption, Middle-Income Exemption, and Multiple Unit Property Tax Exemptions. All three exemption programs require the City and School District to support them in order for the exemption from all overlapping districts to apply to the project.

CAAB members asked some clarifying questions about the expected use of the program based on how often other city programs are used, how this program

could be used to incentivize Affordable Housing in the Core Area which is a goal for the area, and potential impacts to School District funding. Alyssa Heim was supportive of streetscape improvements and green space as a public benefit requirement.

There were questions from members about Katy Brooks from the Chambers experience and concern with these exemption programs and impact to the Core Area tax increment.

#### **4. Climate Friendly and Equitable Rulemaking (30 minutes) – Damian Syrnyk**

New rules and changes to existing rules on how cities do transportation and housing planning.

Current rules developed over an 18-month process involving state level advisory committee beginning in 2020. Most recent version of the rules is as of March 1, 2022:

- Transportation planning, particularly in urban growth boundaries
- Greenhouse gas reduction
- Housing planning.

Climate Friendly Slide presentation located [here](#).

CAAB had substantial discussion about the pros and cons of this rulemaking effort. CAAB agreed to create and submit a letter in support of Council taking action to support the DLCDC Climate-Friendly and Equitable Communities Rulemaking effort in anticipation of the upcoming March 31, 2022 hearing.

Elisa Cheng motioned to create DLCDC Climate-Friendly letter of support, Kurt Alexander seconded.

Five out of nine voting members in favor. Kathy Austin-Aye, Kina Condit Chadwick-Aye, Alyssa Heim-Aye, Elisa Cheng-Aye, Kurt Alexander- Aye.

#### **5. Performance Metrics (10 minutes) – Allison Platt**

Tabled until April's meeting.

#### **6. Next Steps/Information Sharing**

- a. Next Meeting: Thursday, April 21, 2022 3-5:00pm

#### **Adjourn 2:17pm**

To watch the live recording of this meeting, please visit:  
[March 17, 2022](#)