



CITY OF BEND

# Minutes

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

**Monday, April 11, 2022**

**Virtual Meeting-Via Zoom**

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## **Noon            BEDAB Meeting**

**Roll Call:** Travis Davis- Chair, Lisa Goodman-Vice Chair, Brenda Speirs, Briana Manfrass, Kevin Cole, Kelly Kearsley

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

Councilor Perkins-Council Liaison- not in attendance.

### **1. Public Input**

Drew Hanna, introduced himself to the committee. Drew has been in Bend about seven months and is curious to learn more about the economic development of the City.

No other public comments.

### **2. Approve March 7 Meeting Minutes**

Brenda Speirs made motion to approve minutes. Kevin Cole seconded. Unanimously approved.

### **3. Stevens Road Tract Update | Brian Rankin**

Department of State land area in the southeast part of Bend has a unique opportunity in terms of expanding the Urban Growth Boundary, (UGB) to accommodate more housing and employment.

Brian Rankin presented East Stevens Road concept plan Power-point. The House bill (HB) 3318, which passed in 2021 references Stevens Road tract. Further discussion ensued about Stevens road next steps, background information and where the project is headed.

Development could be seen as soon as 5 years.

Ben Hemson to send out Stevens road survey to this committee so that they can provide feedback to Council by the June 1 hearing.

### **4. Tax Exemption Programs | Allison Platt, Amy Fraley, Travis Davis, Don Myll, and Jim Sansburn**

- Summary-working group comprised of Travis, Don and Jim looked at four different tax exemption programs, *Vertical Housing Development Zone, (VHDZ) and Multiple Unit Property Tax Exemption, (MUPTe)* which are more focused on market rate projects. *The Nonprofit Tax Exemption program* is focused on deed restriction and affordable housing tax exemption to support nonprofits. Finally, *Middle Income Tax Exemption*

*program* which is looking at offering abatements if deed restricted units meet AMI up to 120% of that area median income level.

- The working group decided not to pursue the *Vertical Housing Development Zone, (VHDZ) program*, which left three programs to focus on.
- Presenting to Council on April 20, 2022 with an update and asking whether they would like to pursue two of the exemption programs: *The Nonprofit Tax Exemption program* and the *Multiple Unit Tax Exemption program*.
- Non-profit tax exemption*, no unit minimum. Exemption can last as long as the period of affordability. Biggest draw back is annual application fee.
- Middle income tax exemption*, has been taken off the table due to statues written. This tax exemption will be revisited in the future. On April 20, 2022 it will be asked of Council to give direction on how to lobby at the State level to make legislative changes to the statue.
- Multi-unit property tax exemption, (MUPTE) program* versus *Vertical Housing Development Zone, (VHDZ) program* was discussed along with presentation slides.

***Motion was made for Ben to draft a bullet point letter to submit to Council in support of these tax exemption programs. Brenda Speirs made motion, Briana Manfrass seconded. Unanimously approved.***

#### **5. BEDAB Logistics: Future Meeting Format, Council Check-In | Ben Hemson**

- Moving toward having in person meetings in the future. Council is having hybrid meetings with remote participation as well as councilors in the room. Moving toward this becoming a long-term practice. Going to mirror with city committees and commissions as well.
- June Hybrid meeting-is there a willingness to participate either via zoom or in person? This is, of course, contingent on not having a new Covid wave down the line.
- BEDAB meeting will be at the same time but can be discussed further if those on the committee need to change the time. Hybrid will still remain an option.
- Council goals check in April 20, 2022 4:30pm. If anyone is willing to participate please let Ben know via email.

#### **6. BEDAB Strategic Plan | Group**

Ben met with Brenda, Kevin and Travis to discuss and turn high level goals into strategic plan language. Ben shared BEDAB strategic plan framework power point, including Goals and Economic Development strategy. He will send power point via email to all committee members.

#### **7. Future Topics or Discussion Items (Time Permitting) | Group**

None

#### **8. Adjourn**

2:00pm

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

[April 11, 2022 meeting](#)

**Upcoming Meetings:**

**April 20:** City Council | Remote, 4:30 p.m., Quarterly Goals Check-In

**April 25:** Advocacy Subcommittee | Remote, Noon

City of Bend Mission Statement:

***Delivering the right public services for the Bend way of life.***