

Minutes
Core Area Advisory Board
Thursday April 21, 2022
3-5:30pm PST
This meeting will be held via Zoom.



CITY OF BEND

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
 - Jeff Baker
 - Katherine Austin
 - Kina Condit-Chadwick
 - Elisa Cheng
 - Katy Brooks, Bend Chamber of Commerce
 - Sharon Smith, Bend LaPine School District
 - Rachel Colton, Bend Park and Recreation District
 - Nick Lelack, Deschutes County-Unable to attend
 - Lynne Mildenstein, Deschutes Library District
 - Rachel Zakem, Central Oregon Intergovernmental Council
 - TBD- Central Oregon Community College
- Councilor-Barb Campbell

1. **Approve Minutes (February & March meeting minutes)** – Chair Kurt Alexander
Kurt Alexander made motion to approve minutes, Dale Van Valkenburg seconded. Unanimously approved.
2. **Public Comment (15 minutes)** – Chair Kurt Alexander
No public comments.
3. **Core Area Funding Priorities (60 minutes)** – Allison Platt

Staff gave a presentation on Core Area investments and identified project needs including a presentation from **Ryan Oster, Engineering & Infrastructure Planning Director** who presented on current and future 2020 Transportation GO Bond projects in Core Area, mid-town crossings project, current feasibility study for bike lane and overcrossing, Colorado interchange improvements, third street underpass connection, larger east west corridor project, Ninth and Wilson roundabout and the 15th and Wilson roundabout.

During the presentation, board members asked clarifying questions and generally agreed with following main investment priorities:

- 1) funding for infrastructure and streetscape improvements that would remove barriers to the development. Staff reviewed current and anticipated

developments in the area and the barriers those developments may be experiencing in the presentation.

- 2) Midtown crossings and streetscape improvements to support that project.
- 3) Prioritization based on geographical area. Main focus is the Bend Central District and connecting it to Downtown. Members felt that the KorPine area doesn't need as much support for infrastructure as the BCD but understood that the KorPine area has the potential to generate a lot of tax revenue for the Core Area TIF and is supportive of helping projects if it helps develop faster.
- 4) Programs to support existing businesses or small fund to help property owners to put murals on their buildings to support artists and artistic character of district. Make sure businesses are aware of programs and was interested in Redmond's programs

CAAB members discussed the idea of a sidewalk in lieu of fee for the Bend Central District and asked what the process would be for that to be considered. Members also discussed the idea of a developer scorecard to help identify or prioritize which developments to support. There were also questions about opportunities for relocation assistance for businesses in Core Area that may not be within the vision for the Core Area.

Alyssa Heim declared conflict of interest, owner of Big Story Bookstore on Greenwood that could benefit from TIF.

4. Tax Exemption Project Update (20 minutes) – Allison Platt & Lynne McConnell

Staff including Lynne McConnell, Housing Director presented an update on tax exemptions under consideration by Council. Council recommends to continue moving forward with both the Nonprofit Property Tax Exemption as well as the Multiple Unit Property Tax Exemption, (MUPTe). Middle Income Housing Exemption has been tabled for now until changes are made to this program at the State level.

The Middle Income Housing Exemption is a local option. Currently, this exemption only applies to rental housing and they would like it to be evaluated as to whether, under the statute at the State level, ownership might be an option to allow.

Nonprofit Property Tax Exemption, very widespread support. Difference between existing program and this program, it is permanent for the length of affordability.

The Question posed to the committee was whether the committee would want to put together a letter commenting on any of these tax exemptions for Council to consider? This letter would need to be ready by June 1.

Kurt Alexander declared a conflict of interest. Kurt has four properties in this area.

Dale Van Valkenburg declared a conflict of interest. Dales employer owns property at 181 Franklin, Blue Dog RV, and future five-story vertical mixed-use building, that would include approximately 150 residential units on the drawing board.

Members asked questions about the programs and noted support for the MUPTE program to incentivize development and the public needs in the area. Members were concerned with a 3 story requirement on small lots in the Bend Central District in particular.

Kurt Alexander made motion in support of the committee writing letter to council around the tax exemption programs, Kathy seconded. Unanimously passed.

Kurt Alexander and Kathy Austin volunteered to put the letter together.

5. Climate Friendly and Equitable Rulemaking (15 minutes) – Damian Syrnyk, Senior Planner, Growth Management, updated committee on a rulemaking project that is being developed by the Oregon Department of Land Conservation and Development at the direction of Governor Brown. Topics included new rules that cities would follow regarding transportation planning greenhouse gas reduction and housing.

- First public hearing held March 31, 2022.
- Work session with the project team conducted on March 29, 2022.
- Next draft rules expected May 5, 2022
- Second public hearing May 19, 2022

6. Performance Metrics (20 minutes) – Allison Platt

Fifteen metrics were presented via PowerPoint. Future baseline will be developed based on these metrics. Next steps will be put together for committee review.

7. Hybrid and In-Person Meetings (15 minutes)

a. Next Meeting: Thursday, May 19 2022 3-5:30pm

The board has the opportunity to go to hybrid meetings, which will either take place in council chambers, municipal court or, if available, the county meeting rooms. The Committee was asked whether they were all in favor of having a May hybrid meeting.

Adjourn: 5:36pm

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

[April 21, 2022](#)