

CAAB June 16 Funding Priority Game

This game is an oversimplified version of very complex decisions and funding scenarios that the City and Bend Urban Renewal Agency (BURA) could potentially face over the next 5 years.

Project costs and funding capacity estimates are subject to change based on further study, refinement, as well as inflation.

GAME RULES

- Players (CAAB members) will have \$10 million "dollars" to spend between 2023-2027, BUT...
- Only \$3 million "dollars" are available before 2025
 - 1 \$1M note
 - 3 \$500K notes
 - 5 \$100K notes
- If players "buy" a project that catalyzes a major development, you will have more "dollars" available two years after that project is "bought".
- If players "buy" a project that solely helps a private business or development that is not tax-exempt, you can't spend more than a certain amount of "dollars" on that project.
- If you buy a project in 2023-2025 and it is delayed, you could lose the total amount that you are able to spend between 2023-2027

Project Surprises

- Each project comes with a project surprise on the back of your card. You won't know your project's surprise until after you pick it.
- Surprises could include:
 - Development catalyst (and more money to use later)
 - Construction delays
 - Price cost increases
 - Project savings

PROJECT SURPRISE CARDS

Transportation & Infrastructure CARDS

- Midtown Crossings
 - Back of card:
 - The City was able to use transportation bond funding to complete the design of this project, and shortly later received a \$3M grant to help support construction of this project. Those funds will be available for this project next year.
 - However, the contractor bid came in higher than estimated and the City is still short \$1 Million to complete construction on this project, even with the grant.

- Greenwood West Corridor- \$2.5M- \$4.2 Million, project design/scope will be reduced depending on how much you buy this project for.
 - Back of card:
 - If you paid less than \$3.5M for this project: The community had an outcry that the City was planning to reduce a lane on this corridor and is demanding that the City spend more time on design for this project, this project will be delayed 1 year and will cost \$500K more to complete.
 - If you paid \$3.5M or more: The City is able to complete this project in 1 year, several new businesses along the corridor open and you are able to collect \$100K annually starting 2 years from now.

- 2nd Street south - \$2.5 Million
 - Back of card: This project catalyzes 1 development with 10 residential units, collect \$50K annually starting 2 years from now.

- 2nd Street north- \$3 Million
 - Back of card: This project catalyzes 1 housing development and 2 commercial developments, collect \$150K annually starting 2 years from now.

- Franklin Corridor- \$2.5-3.5 Million
 - Back of card: This project catalyzes 3 major developments and over 200 residential housing units, collect \$200K annually starting 2 years from now.

- Concept planning & study for Hawthorne Corridor improvements- \$200K
 - Back of card: The city host several stakeholder meetings and open houses to determine improvements for Hawthorne to connect Juniper Park to Downtown Bend and identifies 3 alternatives that are evaluated
 - Corridor alternatives range between \$6-\$15Million with options for phased improvements

- Colorado Avenue Interchange (Recommended \$400K contribution)

Affordable Housing

- Affordable Housing assistance (\$250K average per development)
 - Back of card: You helped build 20 affordable housing units be built but they are owned by non-profit so you won't collect additional TIF from this site in the future.

Private Development/Redevelopment Assistance

- Business Assistance (help 4 businesses with \$50K)
 - No major impact to future TIF but you did attract a developer to the area, collect \$50K annually starting this year.
- Private development assistance (\$100K average per development)
 - You attracted a developer to develop in the Core Area, collect \$100K annually starting this year.

Open Space, Amenities, and Wayfinding

- Park acquisition or development (\$1-3 Million)
 - Back of card:
 - If you spent less than \$1.7Million on this project, the park is still not complete and the development community is frustrated how long it is taking to build a park in this area. You lose a developer who was interested in developing in the area.
 - If you spend \$1.7 Million or more, the park is under construction and will be opened in 2027. Three developers plan to build near the park, collect \$500K annually starting in 2026.

WILD CARD

- Back of card: The market is reacting badly to interest rates and the TIF collects less money than anticipated this year, you are not able to buy any more projects that cost more than \$500K this year

WILD CARD

- An affordable housing developer is able to find land in the Core Area to complete a deed restricted housing project that meet's the criteria for the City's affordable housing program. They are requesting \$750,000 from BURA to help them complete the project. Do you want to fund it?

WILD CARD

- A large scale development group is requesting funding for a major venue in the Core Area (think performing arts, sports arena, music venue) and is requesting \$1M in assistance and his committed to completing their project and paying prevailing wages for their project. Do you want to fund it?







