



CITY OF BEND

Minutes

Core Area Advisory Board

Thursday September 15, 2022

Council Chambers, 710 NW Wall Street Bend, OR

3-5pm PST

This meeting will be held in person for board members and via Zoom for members of the public.

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

Roll Call

- Kurt Alexander, Chair
 - Corie Harlan, Vice-chair
 - Alyssa Heim
 - Dale Van Valkenburg, not in attendance
 - John Fischer
 - Jeff Baker, not in attendance
 - Katherine Austin
 - Kina Condit-Chadwick
 - Elisa Cheng
 - Katy Brooks, Bend Chamber of Commerce, not in attendance
 - Sharon Smith, Bend LaPine School District
 - Rachel Colton, Bend Park and Recreation District
 - Nick Lelack, Deschutes County, not in attendance
 - Lynne Mildenstein, Deschutes Library District, not in attendance
 - Rachel Zakem, Central Oregon Intergovernmental Council,
 - TBD- Central Oregon Community College
- Councilor Campbell

1. Approve Minutes (5 minutes) – Chair Kurt Alexander

Kathy Austin made motion to approve the August 18, 2022 minutes with a proposed revision to the minutes stating that Rachel Colton was present at the last meeting and to add in that there was a comment about including a Core area concept plan into draft CIP options, Elisa Cheng seconded.

Unanimously approved.

2. Public Comment (15 minutes) – Chair Kurt Alexander

No public comments.

Allison introduced the agenda topics for the meeting noting there is progress being made towards developing a Core Area CIP and for CAAB to bring a recommendation to Bend

Urban Renewal Agency on December 7, 2022. There is about \$10.5M available to program for funds and about \$6M of that earmarked for Midtown Crossings. The first two agenda items are intended to demonstrate how the remaining \$4-4.5 Million could be allocated to support other Core Area goals.

3. Affordable Housing Overview (25 minutes) – Lynne McConnell, Housing Director

PowerPoint slide of Bend Affordable Housing programs and activities shared and reviewed with CAAB.

Definition of “Affordable” captured in Bend Comprehensive plan.

3 different funding sources:

- Affordable housing fund created in 2006 serves up to 100% AMI.
- CDBG-Federal Funds 80% AMI
- Construction excise tax focus on lowest income levels 30% AMI.

15% of funds received is typically used to support Social Services.

There is an annual funding process, where a Notice of Funding Availability (NOFA) or a Request for Proposals (RFP) is released for money, and then various developers write in and tell us what they intend to do with funds available. The Affordable Housing Advisory Committee AHAC scores those applications to determine who will get the funds. They essentially look at who is going to build the quickest, for the least amount of subsidy from the city, to provide housing and resources for the lowest affordability levels.

4. Business and Development Partnership Program Best Practices (35 minutes) – Allison Platt

Development partnership is when public funding, or a public contribution is given to a private development, to help close a funding gap. And urban renewal agencies can often do this through various mechanisms such as:

Development Assistance Grants or Loans

- One time Assistance.
- Rebate or Annual reimbursements.

Business Assistance Grants, Loans, or Pre-Development Assistance

- Can be a onetime assistance, loans, or annual reimbursements
- Funds are typically not issued until:

- Certificate of occupancy is in place. At that time the property value is re-assessed with a higher value and therefore BURA is guaranteed to collect tax increment financing (TIF) revenue for that development; or,
- Public improvement is completed, and developer has submitted proof, which then reimbursed.

Land acquisition and/or disposition

- Urban renewal agencies acquire land directly and then issue an RFP for a developer to utilize that land and set certain conditions on how the land is to be used.

Allison Platt recommended that CAAB form a subcommittee to start drafting a development partnership program for the Core Area and extend invitation to subcommittee meetings to two members from both the Bend Economic Development Advisory Board (BEDAB) and Affordable Housing Advisory Committee (AHAC). This subcommittee will meet three times between October and November (October 11-14, October 31 or November 3, and November 14).

Kathy Austin, Alyssa Heim, and Sharon Smith volunteered to be on the subcommittee. Jeff Baker also noted prior to the meeting that he could participate. Allison will check in with Dale VanValkenburg. Kurt Alexander will not be able to be a part of the subcommittee. Corie Harlan also noted she was interested if there was room.

5. **Core Area Funding Priorities (40 minutes)** – Allison Platt and Clayton Getsinger, Finance

a. **Midtown Crossings update & cost estimates**

City council has earmarked \$6M of CAAB TIF money to go towards these Midtown crossings. *Council* convening on October 19 to make a priority decision on how to prioritize funds for these crossing improvements.

Greenwood Avenue Undercrossing two concepts:

- Concept 1-Shared Use Path/3 Lanes.
- Concept 2-Lower and Widen Sidewalks/3 lanes, **scoring slightly higher based on evaluation criteria.**

Hawthorne Avenue Crossing three concepts:

- Concept 1-Straight Approach **scored the highest interest.**
- Concept 2-Switchback Ramps/Maintain 4.5% slope.
- Concept 3-Stair & Elevator Bridge Access/No ramps.

Franklin Avenue Undercrossing two concepts:

- Concept 1-Widen and level East Access Plaza

- Concept 2- Full Rebuild/Widen Undercrossing Opening, **scored the highest interest.**

All concepts are posted [here](#) under Meeting Dates and Materials/October 4, 2022/Presentation.pdf

a. **Cost Estimates**

Engineering estimates for each project including stormwater and corridor improvements needs:

- Greenwood – C1 \$8.7M
- Greenwood – C2 \$13.5M
- Hawthorne – C1 \$24.7M
- Hawthorne – C2 \$26M
- Hawthorne – C3 \$24M
- Franklin – C1 \$11M
- Franklin – C2 \$51.5M

b. **Funding Sources and Opportunities**

CIP Funding Source:

- Transportation Fund
- GO Construction Bond
- Stormwater Fund

Additional Funding Sources:

- Core Area Tax Increment Fund (TIF), \$6 Million
- All Roads Transportation Grants (Franklin & Greenwood only)

Pursuing Grants

- Oregon Community Paths-Federal request.
- Reconnecting Communities Pilot Program-New Federal Grant. City will need to match 50% of the ask. This is an annual grant that you can apply for each year.

Stormwater funds can only be used for stormwater elements of project.

Funding Sources:

- \$26 million secured across funding sources, some are earmarked for specific needs.
- Actively looking for and seeking Grants. Currently, have a fulltime staff person dedicated to this pursuit.

Committee discussion ensued regarding all concepts/options that was summarized with the following key points that will be used to formulate a recommendation to Council:

- *CAAB would like Council to consider the re/development potential associated with these crossings, particularly for improvements that will generate the most TIF and housing potential*
- *CAAB members generally agree that the priorities from a redevelopment & TIF generation perspective are Franklin, followed by Hawthorne, and lastly Greenwood. However, CAAB members noted that Greenwood is still important for supporting existing businesses that exist in the district.*
- *Many CAAB members see the benefit of near-term investments sooner (likely on either Greenwood or Franklin) rather than waiting for a longer-term improvement at Hawthorne.*
- *However, some CAAB members felt very strongly that we should maintain momentum on Hawthorne and ensure that enough funding is allocated to Hawthorne to do that and to be competitive for a grant match.*
 - *However, Council may need to identify a date in which the city begin to make other investments if we are not successful in securing additional resources for Hawthorne (i.e., 5 years)*
- *Most CAAB members would like to prioritize corridor improvements to Franklin and Greenwood (not necessarily crossing improvements) using TIF dollars. Some CAAB members may even be open to less substantial crossing improvements at Franklin and Greenwood so long as corridors are improved.*
- *Regarding the Franklin Crossing, there was interest from CAAB members in better understanding what \$1.5M in stormwater improvements, \$3.1M in corridor improvements and \$6.8M in undercrossing improvements would achieve in the \$11M Franklin Concept 1. There seems to be various options for Franklin Crossing improvements with support from some CAAB members to consider doing something minimal on the Franklin undercrossing that improves safety but isn't as expensive/extensive as what is currently proposed for Franklin Concept 1, coupled with corridor improvements.*
- *The least amount of consensus from the group was around how to allocate remaining funds between completing both Greenwood and Franklin now versus reserving funds to maintain momentum on Hawthorne. There were strong advocates for getting both Greenwood and Franklin complete now and completing Hawthorne later and strong advocates for maintaining momentum on Hawthorne now and ensure that the City has funds allocated to be competitive for state and federal grant opportunities to complete that project.*

Allison Platt asked CAAB if they are willing to draft letter of recommendations to Council.

Kurt Alexander, John Fisher, Elisa Cheng, and Corie Harlan volunteered to work with Allison Platt in drafting a recommendation letter to Council. Corie Harlan & Elisa Cheng volunteered to present to City Council on October 19,2022 if needed.

Potential conflict of interest:

Kurt Alexander has potential conflict of interest. Kurt owns two properties on Hawthorne and NE 2nd Street and another one on NE 1st Street which would benefit from improvements on Greenwood.

Next Meeting (5 minutes)

b. Next Meeting: Thursday, September 15, 2022, 3-5pm

6. Adjourn 5:22pm

To view the recording of this meeting, please visit:

[September 15,2022 recording](#)
