

Minutes
Core Area Advisory Board Subcommittee
Tuesday October 11, 2022
Council Chambers, 710 NW Wall Street Bend, OR



10:30 a.m. Core Area Advisory Board Subcommittee

Roll Call

- Corie Harlan, CAAB, in attendance
- Alyssa Heim, CAAB, in attendance
- Dale Van Valkenburg, CAAB, in attendance
- Jeff Baker, CAAB, in attendance
- Katherine Austin, CAAB & AHAC, in attendance
- Sharon Smith, Bend LaPine School District, in attendance
- Katy Brooks, Bend Chamber of Commerce, not in attendance
- TBD, BEDAB Members
- Cindy King, AHAC Member, in attendance

1. Introductions and Conflict of Interest Disclosures (10 minutes)

- **Kathy Austin**-Member of Core Area Advisory Board (CAAB) and Affordable Housing Advisory Committee (AHAC), no conflicts of interest.
- **Corie Harlan**-Cities and Town Program Manager with Central Oregon Land Watch and Vice Chair of CAAB, no conflicts of interest.
- **Alyssa Heim**-Member of Core Area Advisory Board (CAAB) and Bend Central District Business Association Board (BCDBA). Potential conflict of interest as Alyssa is an owner of Big Story Bookstore on Greenwood.
- **Cindy King**-Chair of Affordable Housing Advisory Committee (AHAC), no conflicts of interest.
- **Dale VanValkenburg**- Member of Core Area Advisory Board (CAAB). Potential conflict of interest as Dale's employer is Brooks Resources and they own property at 181 Franklin. They are a development partner that could benefit from this program.
- **Jeff Baker**-Member of Core Area Advisory Board (CAAB). Employer is Craft3 which helped facilitate some of the Astoria program. No potential conflict of interest.
- **Sharon Smith**-Ex Officio member of Core Area Advisory Board, (CAAB), employed by Bend LaPine Schools. No conflict of interest.

2. Development Partnership Program Best Practices Overview (20 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. These reimbursements are considered a best practice to limit impacts to a TIF district.

Business Assistance Grants, Loans, or Pre-Development Assistance

- Can be a onetime assistance, loans, or annual reimbursements
- Funds range between \$4,000 to \$10,000 per project with at least a 24% to 50% match requirement.

3. Bend Core Area Development Examples (20 minutes) – Allison Platt

Development sites presented:

- **Killian Pacific on Spoken Moto site**, \$90Million project. Will be contributing a lot to public improvements and responsible for completing the entire industrial way frontage improvements.
- **Former Les Schwab site** on Franklin, developer proposing mixed use development, \$15Million project. City has main sewer trunk line through the site that they would be required to reroute at a significant cost estimated between \$500,000 to \$700,000. Looking to make significant improvements to the first street right of way, \$900,000.
- **Colima Market**- Interested in storefront improvements, Potential art mural on building which is estimated to cost around \$18,000.
- **Open Space Event Studios**-Interest in expanding operations to adjacent former auto mechanic shop. Proposed renovations trigger change of use, and sidewalk improvements, \$50,500 for construction only of sidewalks.

4. Public Comment (15 minutes)

Mary Hearn owns property in Bend Central District located NE Kearney between Second and Third. Affordable housing developer is interested in this site. Mary asked subcommittee whether the Developer Assistance Program will work with Affordable Housing project as well as market rates.

Allison Platt-Very common for those programs to be stacked. We also could offer direct assistance to our existing affordable housing program with TIF funds.

5. Subcommittee Discussion (35 minutes)

Subcommittee member comments:

Who can we serve with this program? The small-scale developer that may not be bringing hundreds of units on but is bringing eight here and ten there. These developers will be a core part of this fabric.

Two different types of things to incentive 1) Work force housing 2) Residential development.

The following questions are intended to guide the conversation:

- *What main barriers should a Core Area Development Partnership Program help overcome?*
 - *Offsite costs such as sidewalks and street improvements.*
 - *Utilities-sewer, water and other utilities that are substandard or above grade lines that need to be buried.*
 - *Barriers for development of larger projects-need to determine these first.*

- *Are there certain types of developments or uses that should be prioritized/incentivized more than others? How does this vary for properties looking at renovations or expansions to an existing site/business compared to those looking at complete site redevelopment?*
 - *Residential.*
 - *Mixed income*
 - *Middle income.*
 - *Franklin Corridor-Developer could not afford to build the entire corridor. Developer would need to get assurance of infrastructure improvements to corridors on Franklin. Looking for commitments as to timing.*

- *How well do you think a development partnership program should be funded on an annual basis based on local examples?*

- *What other information would you want to see (i.e., survey of businesses in the Core Area) to make more informed decisions to develop a Core Area Development Partnership Program?*

Discussion Notes

- *Are you having ongoing discussions with developers to see what is tripping them up due to increase in costs etc?*
- *Would like to see allocation of TIF funds visible to everyone.*
- *Where are we getting maximum impact of the funds?*

- *Would like to support mixed use throughout the BCD and being careful of incentivizing only big developers and then making sure to allow business owners/property owners to visualize something for their space too.*
- *Where do we put emphasis over the next 5 to 10 years?*
- *Committee wants to help raise all boats including big developers, middle scale, and small scale. But more open to a proportional support, for those middle and smaller projects.*
- *Identify what some of those targeted uses are.*
- *What activates the street? Façade improvement? Art Gallery? Anything that will draw not just ones who live in the area but those who live in the rest of the city.*
- *Do we want to have a criteria that helps us understand the kind of projects we want to incentivize that brings maximum public benefit?*
- *No master plan for this area, this makes it more important to have a criteria embedded in the scorecard.*
- *Public improvements.*
- *What success or impediments have these programs from other cities experienced?*
- *Would like to see more Medium scale development examples.*
- *Are there any Infrastructure challenges for larger or medium residential mixed-use developments to come in?*
- *In lieu sidewalk program, fund it using in lieu of fee and TIF money.*
- *Liability factors into improvements beyond business owners' property line.*
- *Ask the developer, how much are you interested in spending? And do you have it now? Tiering it based on improvements.*
- *Prioritize childcare*

6. Upcoming Subcommittee Meetings

- a. Next Meeting: Monday, October 31, 2022 11am-12:30pm
- b. Final Meeting: Monday, November 14, 2022 10:30am-Noon

7. Adjourn 1:37pm

To watch a live recording of this meeting please visit:

[October 11, 2002](#)
