



CITY OF BEND

Minutes

Bend Economic Development Advisory Board (BEDAB)

Monday, March 6, 2023

Hybrid Meeting: Council Chambers or via Zoom

Noon **BEDAB Meeting**

Roll Call: Travis Davis- Chair, Briana Manfrass, Gary North, Jeremy Agraz, Kevin Cole, Kelly Kearsley

Sue Meyer, Don Myll- Ex Officio

Councilor Perkins-Council Liaison

1. **Public Input**

No public comment.

2. **Review February 6 Meeting Minutes**

Brianna Manfrass moved to approve February 6, 2023 minutes; Kevin Cole seconded. Unanimously approved.

3. **Permitting Operations Update | Colin Stephens**

Colin shared December 2022 Workshop PowerPoint:

- Two workshops in December, which focused on, Commercial Permit Review Times and Engineering Tier 3 Permit Review Times. A summary memorandum was issued, Ben will distribute to the committee.
- Three new initiatives for Building Safety Division
 - Reinstitute Prescreen Process-Training for employees-Q1.
 - Require Commercial Cover Sheet-Best practice picked up from another Jurisdictions-Q2
 - Provide Multiple Review Tracks-Q2
 - Track I-Simple-permit, such as an internal TI, non-structural set of drawings and minor changes.
 - Track II-More Complex-Small addition or TI with plumbing, mechanical or electrical or perhaps an addition to an existing commercial structure.
 - Track III-New Construction-Commercial projects such as a new three-story building or a Concrete Podium building.

Colin suggested meeting when review comments come out. BEDAB committee is favorable to this suggestion.

- Private Development Engineering
 - Institute Pre-Screen Process-Q1
 - 90% Plans Required-Q1
 - Two-Week Re-Review-Q1
 - 30-day Sewer/Water TFR Analysis-Q1
 - Pre and Post Submittal Meetings-Q2
- City View
 - Bulk uploading of application files-Q2
 - Bulk downloading of application files- currently working with the Vendor on this-TBD.

Committee requested seeing turnaround time numbers when Colin presents at BEDAB next month.

4. **OSU-Cascades Innovation District | Jarrod Pentilla**

OSU is committed to growing innovators through education, research, and service to the community.

PowerPoint presentation of the three models of innovation districts was presented.

OSU is primarily focusing on the Anchor model which is tied exclusively to the University.

What drives an innovation district to be able to thrive?

- People and their workspaces
- Real Estate activated and curated.
- Project opportunities to support the “live, work, play” districts.
- Provides a path to equity for their surrounding communities.

5. **Core Area Business Assistance | Allison Platt**

Urban renewal areas generate revenue over time with Tax Increment Financing (TIF). Core Area Advisory Board (CAAB) is trying to utilize that TIF and identify a strategic plan to use those investments over the next 30 years.

BURA-adopted a Capital Improvement Program for CORE area funds in December 2022, \$8.5M in funds were identified to go toward three transportation infrastructure improvements over the next five years:

- Hawthorne Overcrossing \$3M
- Franklin Crossing and corridor improvements \$3M
- Second Street streetscape \$2.5M

With the remaining funds CAAB has recommended to utilize those to kickstart business assistance programs. Currently, CAAB is putting these programs into a policy and are scheduled to bring before BURA for consideration April 6,2023.

The two programs are:

- **Business Support Program**-Matching grants to support upgrades to building facades and frontage areas or for necessary internal building and site

upgrades that improve the customer experience, the aesthetics and safety of the district, and business success. Annual call for projects with about \$100K available annually. Max Grant up to \$50K

- **Development Assistance Program-** Scaled matching grants or loans that offset the development costs for housing and mixed-use (commercial/residential) projects. Max Grant up to \$750K.

CAAB would oversee reviewing the initial applications and then providing funding recommendations to BURA.

Committee member comment-liked both programs but sees the tension in the second program due to businesses staying longer and slowing redevelopment. **Answer-**CAAB discussed whether they want to invest in buildings that they feel are more primed for full redevelopment then just re-utilization, that criteria is in the policy.

6. **BEDAB Strategic Plan | Ben Hemson**

The Strategic Plan is in Council Goals, and there is a DRAFT timeline. Ben Hemson to send out an email to the group regarding scheduling a meeting for mid-March via Doodle Poll.

Kurt Alexander, CAAB member, applied for Visit Bend Sustainability grant last summer and was awarded \$450K last October. Kurt's desire is to develop a community event and gathering space. Spoken Moto reached out because they needed to relocate their business. They produced a plan to relocate the building, to be the operator of this community event space, and to reenergize the Bend Central District (BCD).

7. **BEDAB Communications & Future Discussions | Ben Hemson**

Tabled

8. **Roundtable | Group**

a) **SDC Methodology Working Group**-Tabled

b) **The Catalyst Project**-Tabled

9. **Adjourn 2:00pm**

For a recording of this meeting click on the link below:

[March 6,2023](#)

Upcoming Meetings:

March 15: City Council | Council Chambers, 5 p.m. | Core Area Business Assistance

March 27: BEDAB Advocacy Subcommittee | Board Room, 5 p.m. | CEDD Permit Fees