



CITY OF BEND

Core Area Advisory Board

December 14, 2023

Meeting Agenda

- Roll Call
- Approve October Minutes

- Public Comment
- Business Assistance Application Review & Recommendations
- Funding Update
- Work Plan & Schedule

Business Assistance Applications

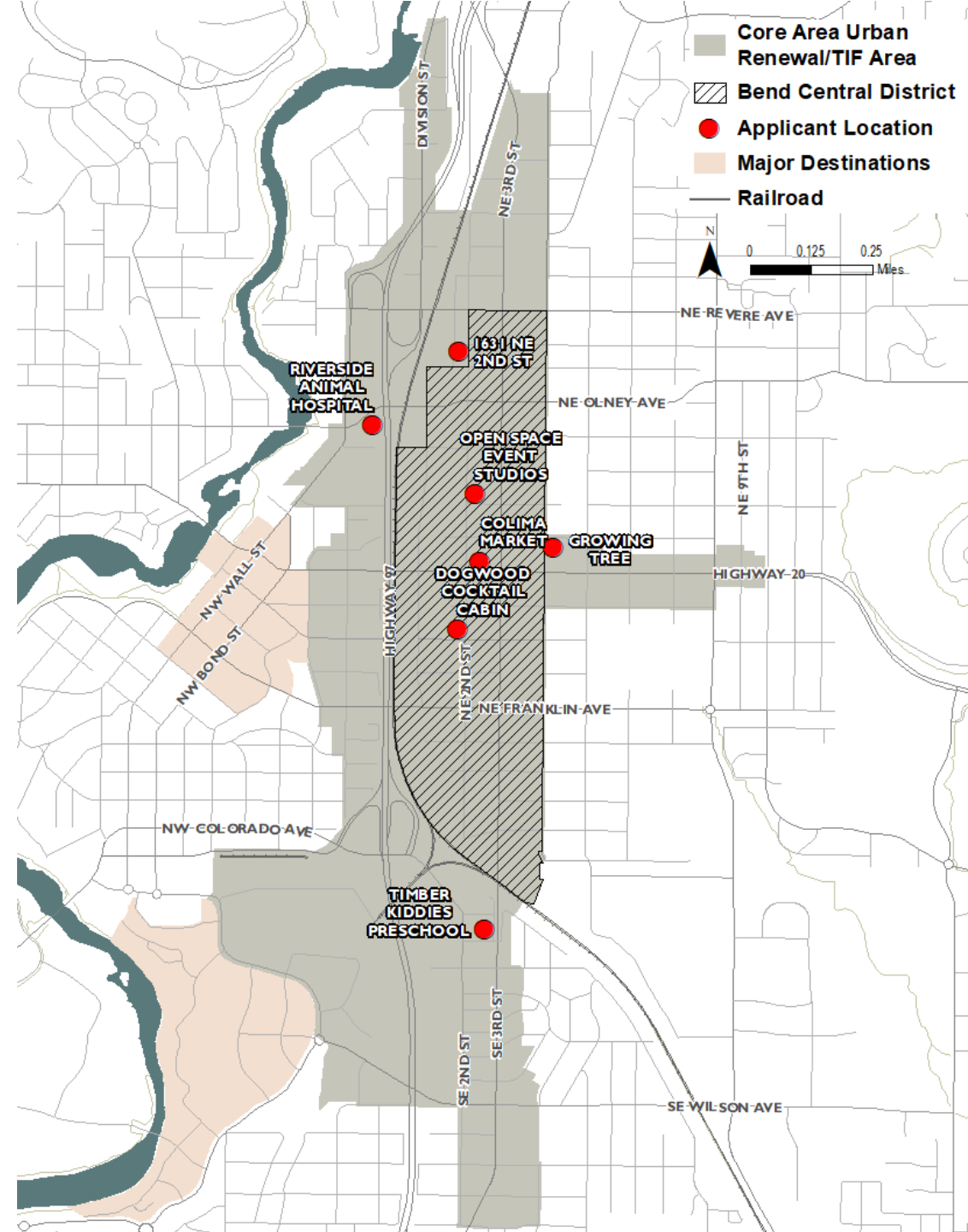
Application Overview

DESIGN ASSISTANCE

- Riverside Animal Hospital

CONSTRUCTION ASSISTANCE

- Open Space Event Studios- \$41,250
- Growing Tree (childcare)- \$18,250
- Colima Market- \$24,637
- Dogwood Cocktail Cabin- \$50,000
- 1631 NE 2nd Street- \$17,253
- Timber Kiddies Preschool (childcare)- \$10,000



DESIGN ASSISTANCE

Riverside Animal Hospital

Project to improve employee parking and landscaping on vacant portion of existing lot at corner of Wall Street & Olney Avenue.

Building owner is applicant.

Design Assistance applicants if awarded will be budgeted for \$7,500 to allow for City to contract with firm to complete design concepts and cost estimate bid for improvements.



16321 NE 2nd St

Businesses in building:

- Ritual Beauty Bar
- Puppy Parlor
- Broken Halo Salon
- Ajaye Beauty

Project to improve ADA access, signage, and lighting on building.

Building owners are the applicant.

- Request: \$17,253
- Detailed project budget: \$23,004
- Required match: 25%
- Max grant award: \$17,253



OPEN SPACE EVENT STUDIOS / CENTRAL DISTRICT INVESTMENTS LLC

Project is for architectural and engineering services for a remodel/change of use from previous mechanic shop at 204 NE Lafayette Ave to a new bar/food truck space as an expansion of Open Space Event Studios.

Frontage/infrastructure improvements are required for the change of use.

- Request: \$50,000
- Detailed project budget: \$82,500
- Required match: 50%
- Max grant award: \$42,250



RENDERING EXAMPLE



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GROWING TREE CHILDREN'S CENTER

Improvements to upgrade electrical service which is necessary to install heat recovery ventilators to meet standards for outside air in childcare centers.

- Grant request: \$18,250
- Detailed Project Budget: \$36,500
- Required Match: 25%
- Max grant award: \$27,375



COLIMA MARKET

Signage, exterior lighting, exterior paint, entryway improvements, and new exterior delivery door and lock.

Lease expires on Sept 30, 2026. Lease was extended for three years in 2017, 2020, and 2023.

Total project budget: \$32,850

Request: \$25,000

Required match: 25%

Max grant award: \$24,637

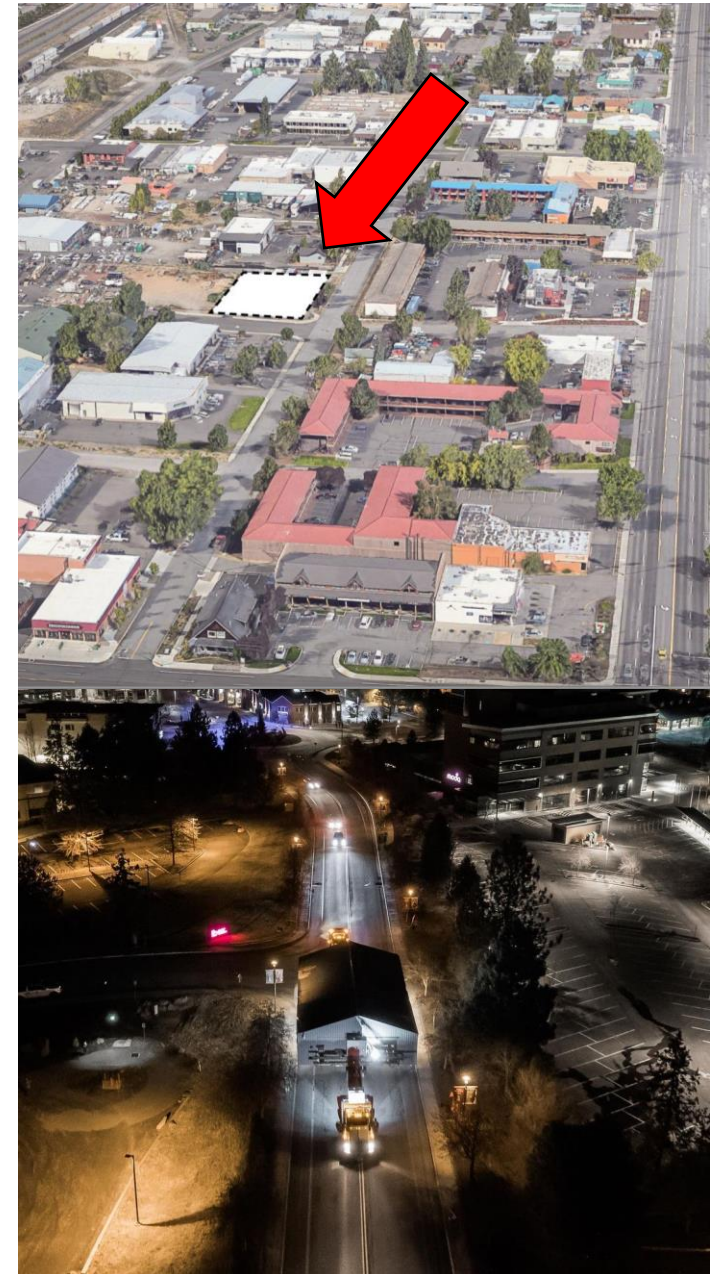


DOGWOOD COCKTAIL CABIN

Tenant improvements and permit fees to relocate Dogwood Cocktail Cabin to the Bend Central District.

Letter of Intent on property for initial lease term of 5 years with two (2) five 5-year options to renew the lease.

- Grant request: \$50,000
- Detailed project budget (eligible expenses): \$14,365
- Required match: 50%
- Max grant award: \$50,000



TIMBER KIDDIES PRESCHOOL

Upgrades to open preschool including improvements that the applicant has already completed such as building upgrades and permit fees as well as others that are still needed (improved building signage and fees associated with securing state licensing to operate the childcare center).

Lease on property through April 30, 2026 with option to renew for 1-3 year term.

- Grant request: \$10,000
- Detailed project budget: \$14,365
- Required match: 0% (for \$10,000 or less) or 25% (\$10,001-25,000)
- Max grant award: \$10,773



CAAB Scoring

Applicant	VOTING MEMBER RANKINGS	Voting Member Average Score	WITH NON-VOTING MEMBER (COIC)
Colima Market	1	92.8	1
12631 NE 2nd St	2	74.5	2
Open Space	3	70.8	3
Dogwood	4	68.8	6
Growing Tree	5	63.8	4
Timber Kiddies	6	66.5	5
Riverside Animal Hospital	7	33.0	7



CAAB Recommended Funding

RANKING	Applicant	Request (Max Award)	Average (Voting Member) Recommended Award
1	Colima Market	\$24,637	\$24,637 (100%)
2	12631 NE 2nd St	\$17,253	\$12,643 (71%)
3	Open Space	\$42,250	\$23,686 (56%)
4	Dogwood	\$50,000	\$26,113 (52%)
5	Growing Tree	\$27,375 (\$18,250)	\$10,750 (59%)
6	Timber Kiddies	\$10,773 (\$10,000)	\$6,621 (66%)
7	Riverside Animal Hospital	\$7,500	\$4,500 (60%)
		TOTAL	\$108,557



Funding Scenarios (\$100,000)

RANKING	Applicant	Max Award (Request)	Funding Option A (fund some of all)	Funding Option B (fund more of all but one)
1	Colima Market	\$24,637	\$24,500 (99%)	\$24,500 (99%)
2	12631 NE 2nd St	\$17,253	\$14,500 (84%)	\$17,000 (99%)
3	Open Space	\$42,250	\$20,000 (47%)	\$21,250 (50%)
4	Dogwood	\$50,000	\$20,000 (40%)	\$22,250 (45%)
5	Growing Tree	\$27,375 (\$18,250)	\$10,000 (37%)*	\$11,000 (40%)
6	Timber Kiddies	\$10,773 (\$10,000)	\$3,500 (32%)	\$3,750 (35%)
7	Riverside Animal Hospital	\$7,500**	\$7,500 (100%)**	\$0

** We are not able to fund design contracts below \$7,500.



IMPLEMENTATION

- BURA to award grants at February 7 meeting
- BURA/Staff to develop grant agreements with awardees (will not come to CAAB)
- Eligible \$ expended within 12 months prior of grant agreement are eligible for reimbursement
- If funds are not spent within 18 months or business does not meet grant agreement terms...
 - **Option A:** award funds to existing projects in accordance with ranking priority
 - **Option B:** roll remaining funds into future program cycle
- If business does not meet grant agreement terms, business will not receive funds or will have to reimburse City.



Award Recommendation Options

If not able to make funding award recommendations today...CAAB can:

- 1) Delegate authority of recommendation to subcommittee to meet on:
 - Tues Dec 19 9-11am OR
 - Thurs Dec 21 1-3pm

- 2) Provide direction to staff to finalize recommendation to BURA

Core Area Funding Update



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How to manage TIF over the next 10 years.

Takeaways from today.

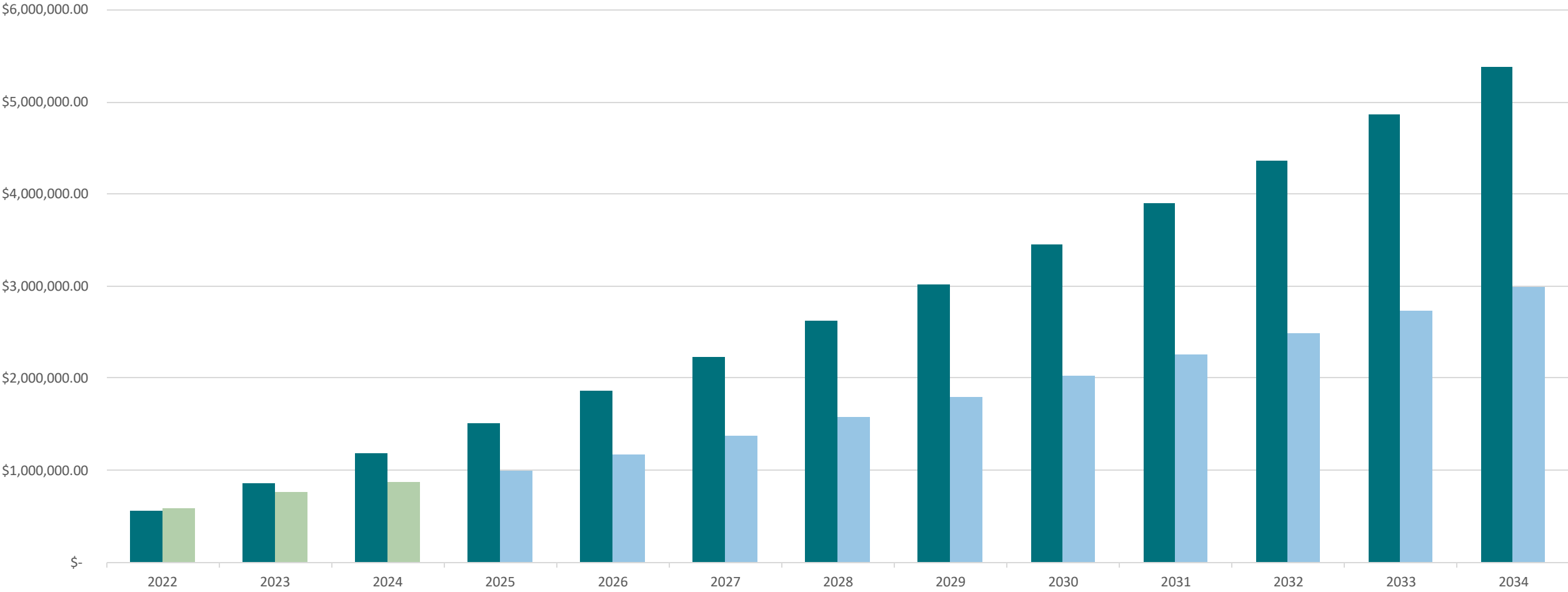
1. Highlight the performance of TIF / Market.
2. What will be the priorities of CAAB.
3. What should the role of TIF be over this timeframe.

The Market / TIF

- 1. Much lower growth rate, 2023-2024 0.04% growth.**
- 2. Change property ratio (CPR) rates readjusted.**
- 3. Limited development, City purchases**
- 4. Current commitment of TIF dollars**

2020 TIF Plan vs. Biennium Budget

10yr average 1.2%



Adopted TIF Plan

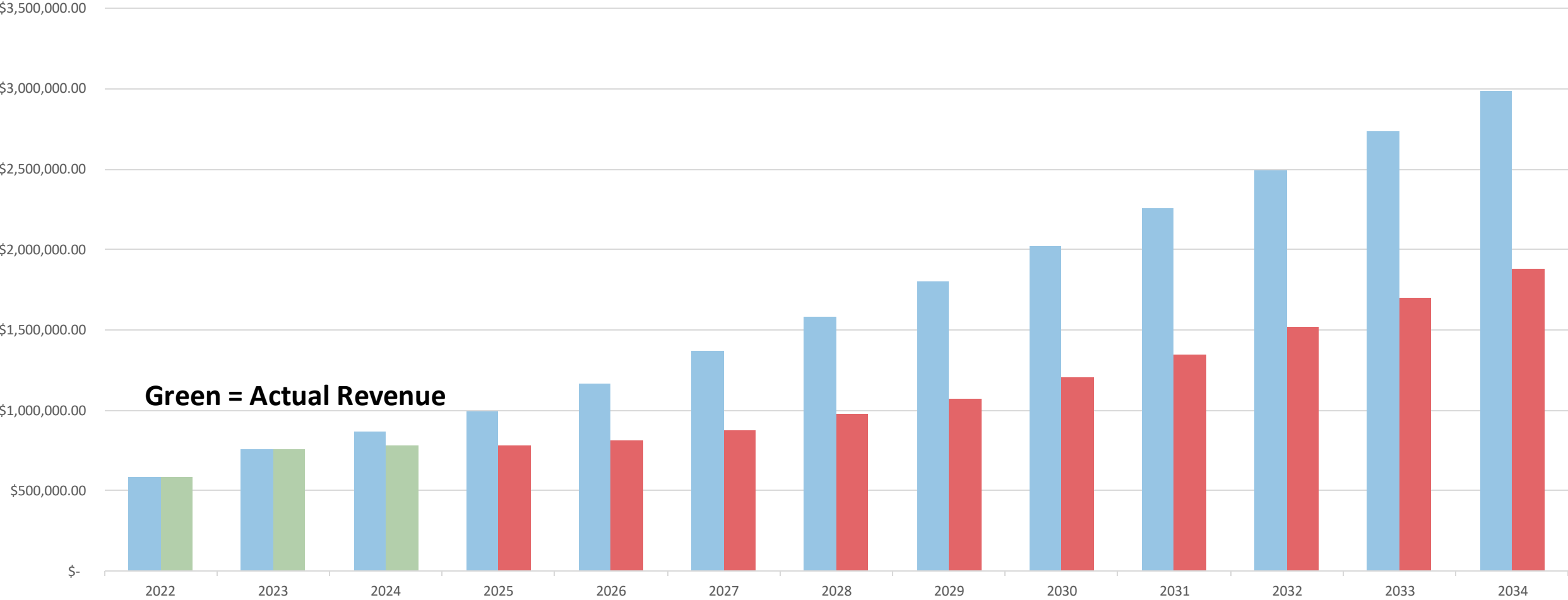
Adopted 2023-2027 CIP Budget
(3% growth rate)



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Biennium Budget vs Revised Annual Growth

10yr average 1.2%



Green = Actual Revenue

■ Adopted 2023-2027 CIP Budget (3% growth rate)
■ Revised annual increment



Adopted CIP and Programing Budget

	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Programs						
Business Assistance	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Development Assistance	-	\$ 800,000	\$ 500,000	\$ 100,000	\$ 100,000	

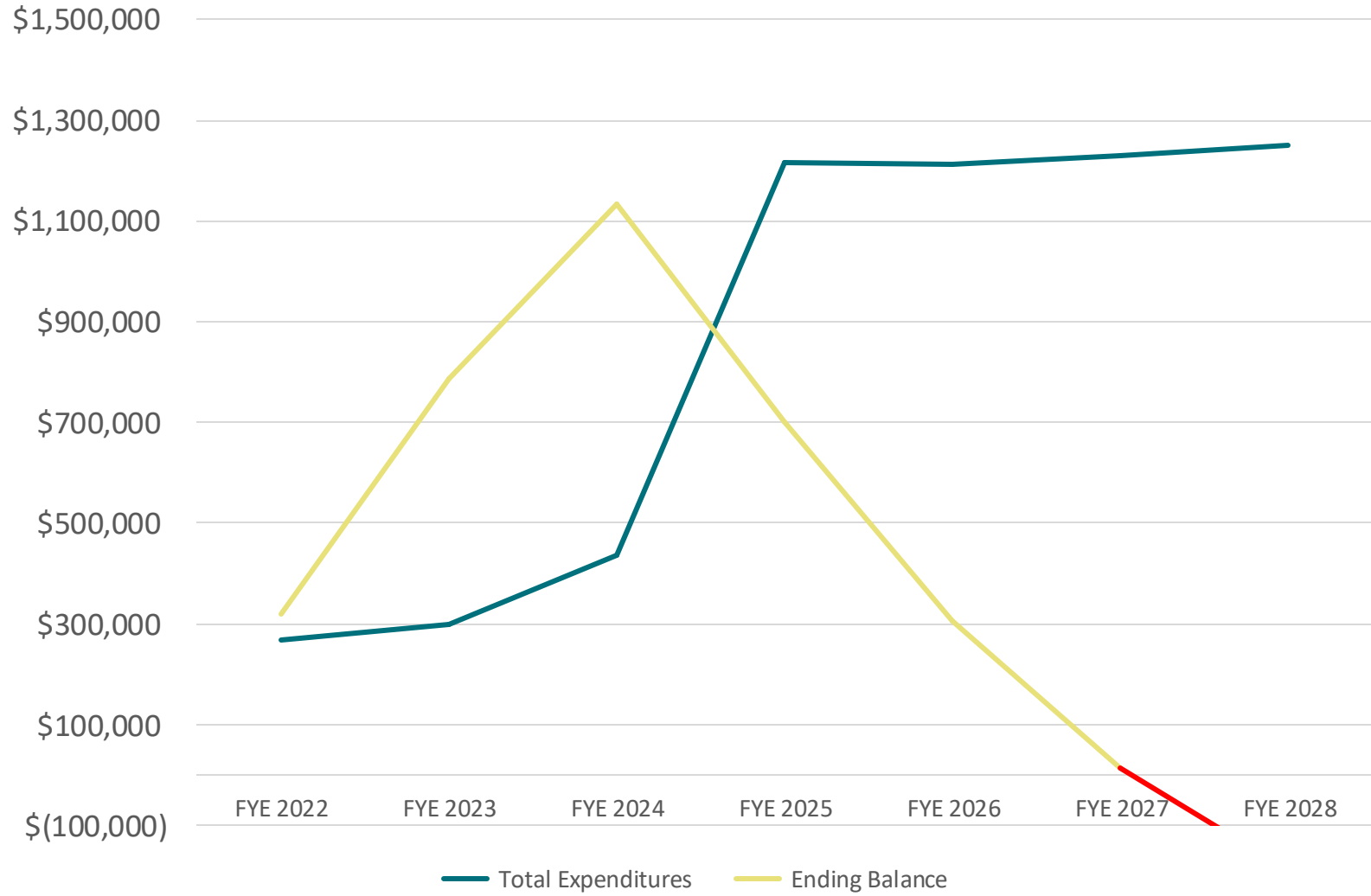
Adopted CIP

Capital and Financeable Expenditures:

					\$ -	
Hawthorne Overcrossing	-				\$ 1,500,000	\$ 1,500,000
Franklin Corridor Improvements	\$ 500,000	\$ 2,500,000	\$ -			
2nd Street Improvements	\$ 500,000	\$ 1,000,000	\$ 1,000,000			

CURRENT BUDGET & PRIORITIES WITH REVISED GROWTH RATE

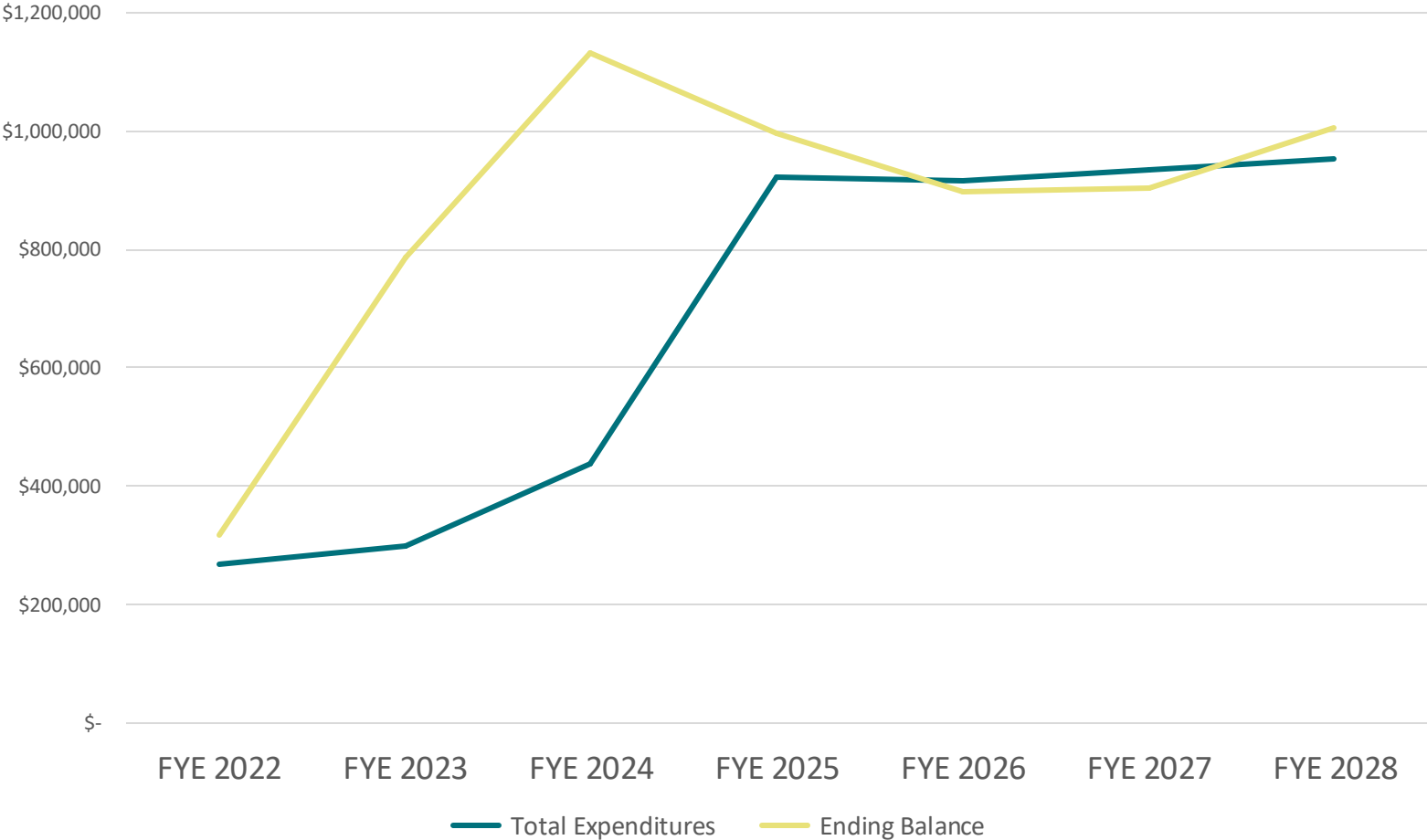
Exceeds capacity by 2027
End balance **-\$184,000**



CIP FOCUS BUDGET & WITH REVISED GROWTH RATE

Stable.
May not be able to initiate second bond until CIP 2031.

*First projects will not generate TIF.



Why This Matters.

- **Overall Plan** - The TIF Plan over 30 years is healthy, it's the short-term impact due to delayed growth and MUPTE exemptions.
- **Bonded Debt** - can only take out debt based on TIF increment to spend on projects. It's not like cash in the bank.
- **First Projects** – The committed first projects generate no immediate increment growth.
- **Post MUPTE** - MUPTE served as a catalytic effort to spur development. Once the exemption expires, TIF will dramatically increase. However, BURA may need to prepare for cost-sharing with additional tax jurisdictions.



Next Steps/Recommendations

- **Short term** – Eliminate programming expenditures (except for FY 23-24 business assistance program), fully commit to transportation projects. Understand that post-Hawthorne, URA may not have funds for the next CIP budget cycle (most likely until ~2031).
 - Expecting CIP cost overages, BURAs to consider CIP updates in Q1/Q2 of 2024
- **Late 2024** – Begin bond efforts for current CIP, City to re-evaluate MUPTE program & development incentives

**If immediate future revenues increase, we can revisit short-, long-term projections.*

**Loans can bridge gaps. Likely will experience higher interest rates due to debt coverage ratio and non-generating TIF projects. This will reduce long-term TIF project impacts.*

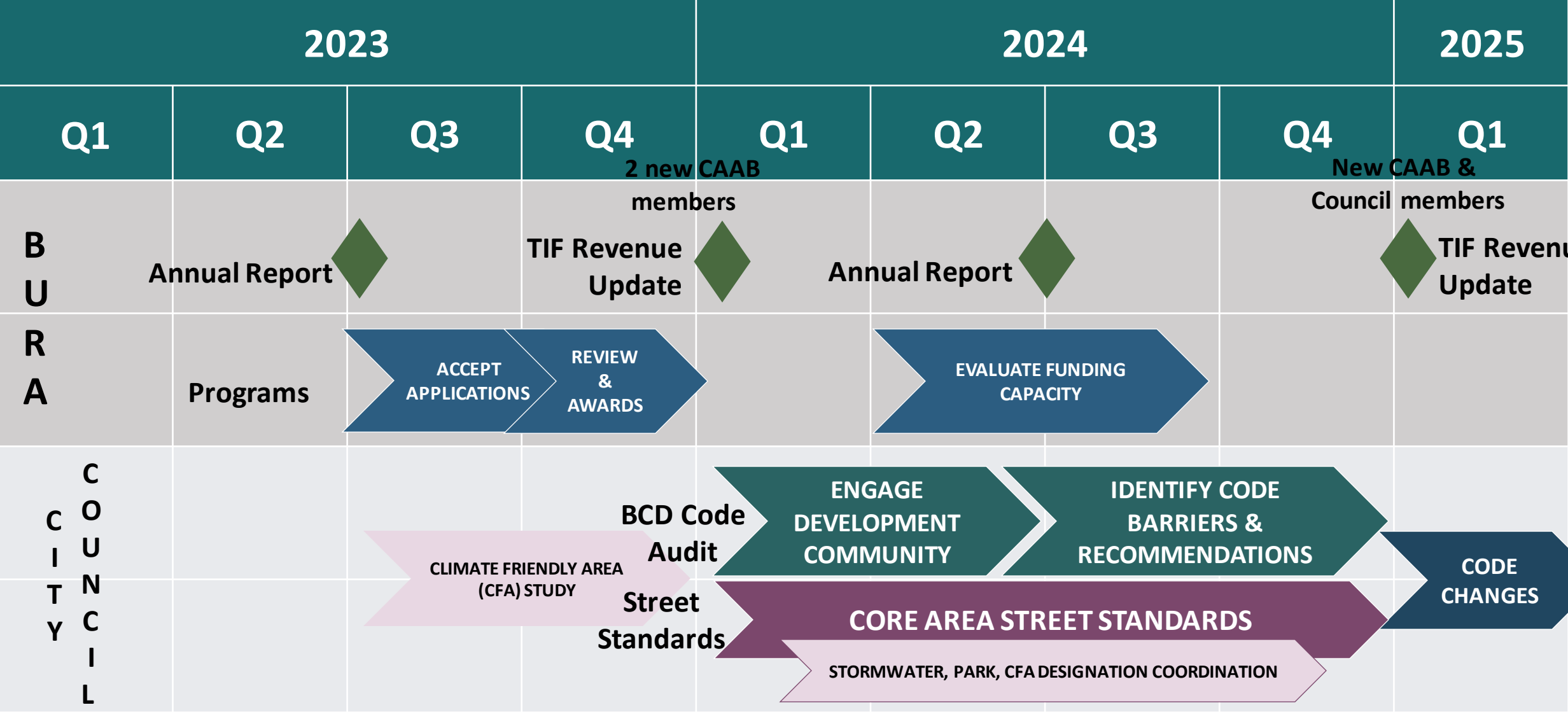


CAAB Work Plan & Schedule

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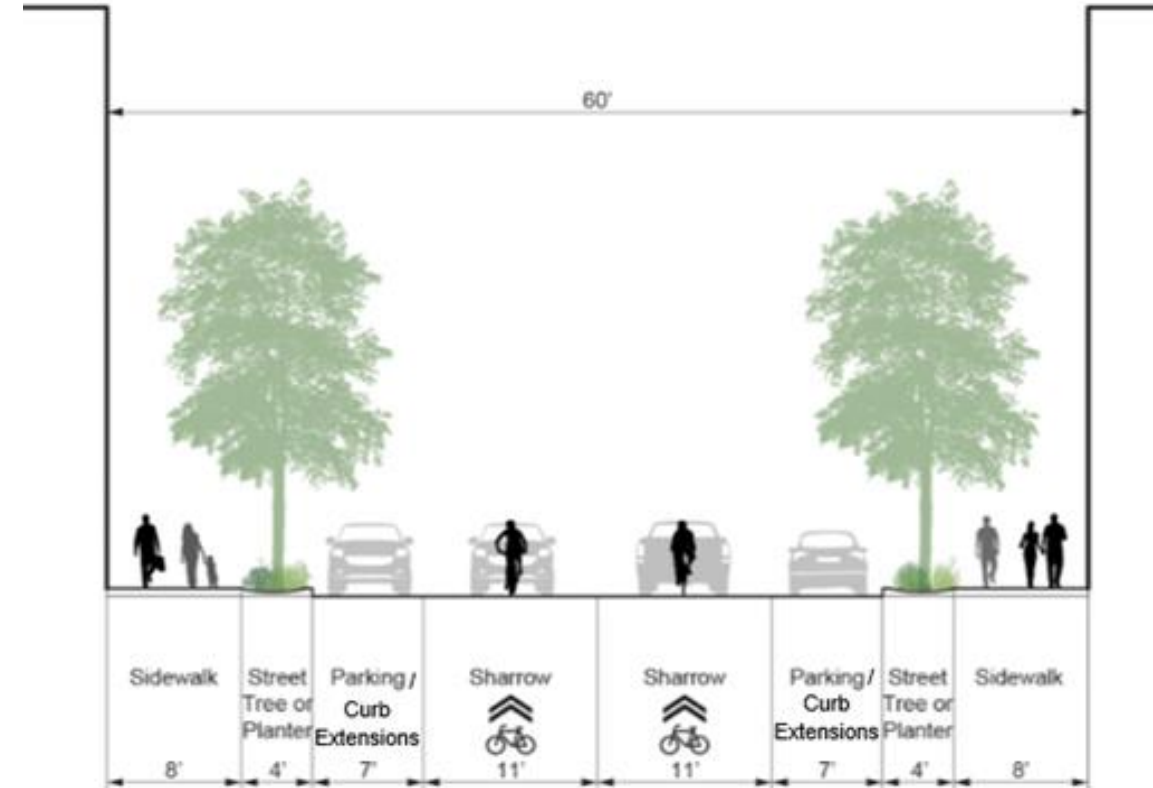
- CAAB recruited/recruiting for two new members
- CAAB to begin meeting quarterly in 2024
 - Longer meeting in February
 - Quarterly after
 - May, August, November
 - CAAB to establish subcommittees for new efforts that will meet as needed (ie code audit, street standards)

PRELIMINARY WORK PLAN SCHEDULE



2nd Street

- City is committed to completing 2nd Street
 - Dedicated staff
 - Hiring Design/Build team (December 20 Council meeting)
- Scope of project includes:
 - Open House prior to 30% design
 - Build out of cross section in BCD with minor modifications
 - LTS 1 facility
 - Prioritized bike & ped connectivity/safety at Hawthorne, Greenwood, Franklin Ave
 - Coordination with Pacific Power on feasibility/cost of undergrounding utility infrastructure without private connections
 - Streetscape elements (bike racks, raised & enhanced intersections, raised parking, traffic calming, street trees, etc)

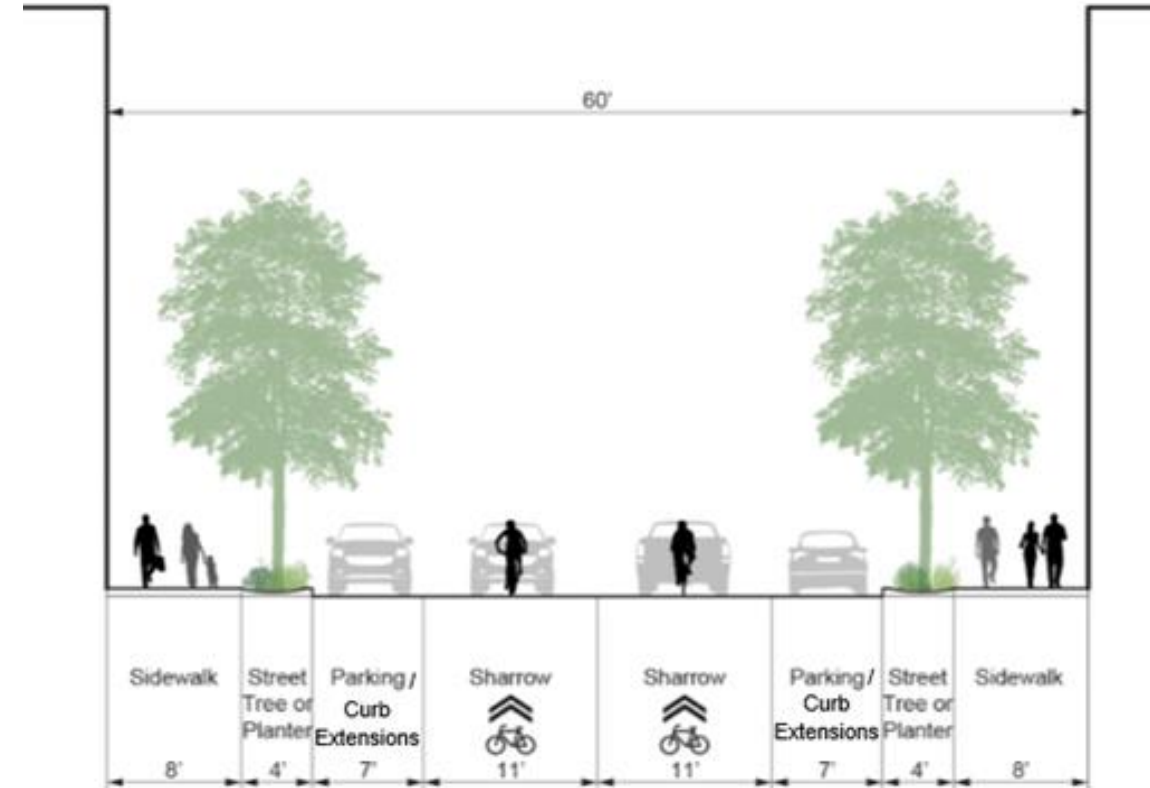


BCD Figure 2.7.3260.A.



2nd Street History & Opportunity

- Cross section developed during 2014 BCD Multimodal Mixed-Use Area (MMA) Plan
- Re-evaluated during 2020 Core Area Project Report
 - Wider sidewalks and curb extensions allow for pedestrian oriented district
 - Parking on both sides supports zero lot development with no onsite parking anticipated in area
 - Allows for future conversions (i.e. parklets and or one way travel in the future)



BCD Figure 2.7.3260.A.



Public Comment

Please use the Raise Hand function and you will be called on.

If you are on the phone:

*9 to raise your hand

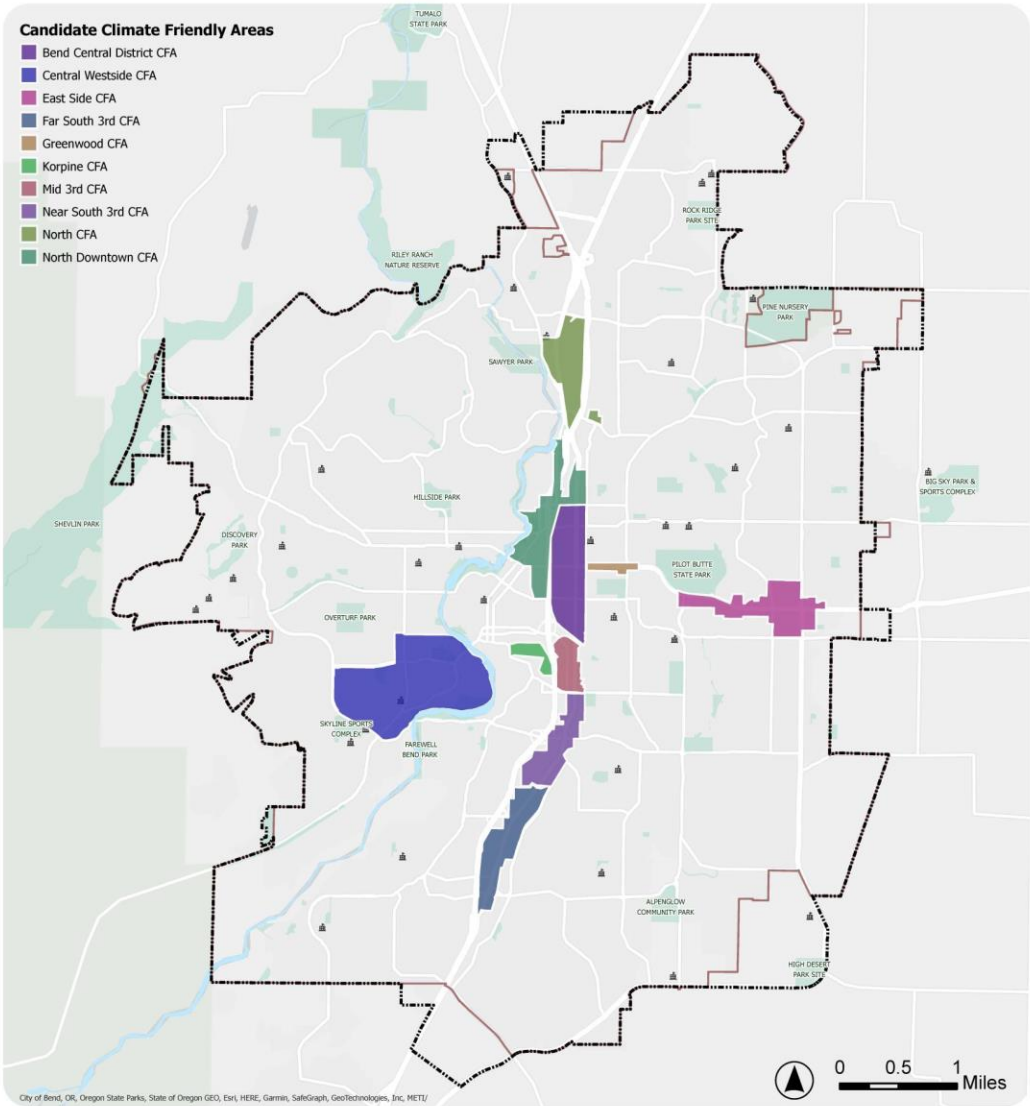
*6 to mute/unmute

THANK YOU!

Kurt & Kina for all of your time on CAAB!

Climate Friendly Area (CFA) Study Update

- Draft Report now available online
 - Final draft will be sent to Department of Land Conservation & Development (DLCD)
- The City will be selecting between 275 to 350 acres of CFAs **by the end of 2025.**
- Staff recently looked at 10 candidate areas shown in the map.
 - Not all of these areas will be chosen as a CFA.



Legend

- Urban Growth Boundary
- City Limits
- Parks
- River
- Schools

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Print Date: Aug 09, 2023
 Sources: City of Bend, Deschutes County
 Disclaimer: This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.

Accommodation Information for People with Disabilities



To obtain this information in an alternate format such as Braille, large print, electronic formats, etc. please contact Allison Platt at aplatt@bendoregon.gov or 541-322-6394; Relay Users Dial 7-1-1.