



CITY OF BEND

Agenda

Core Area Advisory Board

Tuesday March 19, 2024

Council Chambers, 710 NW Wall Street Bend, OR

8:30am-12:30am PST

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

To Join via Computer:

You may call into the meeting

- United States Toll Free: 1-888-788-0099
- United States Toll: 1-253-215-8782
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8:30am Core Area Advisory Board Meeting

8:30am-8:55am: Breakfast, Coffee & Introductions

- Corie Harlan, Chair
- Elisa Cheng, Vice Chair
- Alyssa Heim
- Dale Van Valkenburg
- John Fischer
- Jeff Baker
- Katherine Austin
- Alayne Fardella
- John Heylin
- Councilor Perkins, Council Liaison
- Katy Brooks or Sara Odendahl, Bend Chamber of Commerce
- Sharon Smith, Bend LaPine School District
- Rachel Colton, Bend Park and Recreation District
- Whitney Hale, Deschutes County
- Lynne Mildenstein, Deschutes Library District
- Eric Lint, Cascade East Transit (COIC)

1. Conflicts of Interest Disclosures

This is the time for committee members to disclose whether any item on the agenda could result in a potential financial benefit or detriment to the committee member, a family member, a client, or business with which any of them are associated.

2. Approve December Minutes (5 minutes) – Chair Corie Harlan

3. Core Area Advisory Board Role & Tax Increment Finance (TIF) Overview – Allison Platt & Jonathan Taylor (30 minutes)

- a. Urban Renewal/TIF 101
- b. Core Area TIF Plan & Report
- c. Budget Overview
- d. CAAB's Role and Work Plan

Staff will provide an overview of Urban Renewal/Tax Increment Financing (TIF), the Core Area TIF Plan and budget, as well as CAAB's role and work plan.

4. Goals for Today & Goals for 2024 Roundtable (30 minutes) – Allison Platt

Time for advisory board members to share their goals for the retreat today and year ahead in their role as CAAB members.

5. Elect New Chair & Vice Chair (15 minutes)

Members will have time to nominate other members or self-nominate for both Chair and Vice Chair positions before an official vote is taken to elect a new Chair and Vice Chair for the 2024 calendar year.

6. Development Incentives & MUPTE Update (15 minutes) – Allison Platt & Jonathan Taylor

Staff will provide an update on the Multiple Unit Property Tax Exemption (MUPTE), the Core Area Development Assistance Program, and efforts to evaluate all City tax incentives in 2024.

10:35-10:50am: Break (15 minutes)

7. Midtown Crossings Update (25 minutes) – Garrett Sabourin, Principal Engineer

Staff will provide a project update, including project schedules and any relevant budget updates.

8. Climate Friendly and Equitable Communities Update (25 min) – Brian Rankin, Long Range Planning Manager & Elyse Vukelich, Associate Planner

Staff will provide an overview of Bend's Climate Friendly Area Study, plans to implement the Climate Friendly and Equitable Community Rules, and potential implications for the Core Area.

9. CAAB Work Plan & Subcommittee Formations (30 minutes) – Allison Platt

a. Development Code Subcommittee

Staff is seeking at least three members to serve on a Development Code subcommittee that will work with staff to evaluate updates to the Bend Central District code to support adaptive reuse projects.

b. Business Assistance Subcommittee

Staff is seeking at least three members to serve on a Business Assistance Subcommittee. This committee will meet a maximum of two times this year. Once before the May meeting to review initial recommendations for program policy updates and potentially another time prior to the November meeting to do an initial review of applications prior to the full CAAB review of applications, depending on the number of applications received.

c. CFEC Grant Update

The City was awarded approximately \$150,000 to evaluate the feasibility of low car districts in the Bend Central District and North Downtown candidate Climate Friendly Areas, complete a multimodal gap analysis, and identify a route and preferred improvements to connect Juniper Park to the Deschutes River Trail through the Bend Central District and Downtown. Staff will provide an update on the implementation plan for this project.

10. Public Comments (15 minutes) – Chair TBD

Members of the public can speak for a maximum of two (2) minutes each during this agenda item.

11. Key Takeaways (5 minutes) – Allison Platt

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