



CITY OF BEND

Minutes

Bend Economic Development Advisory Board (BEDAB)

Tuesday, October 24, 2023

Hybrid Meeting: Council Chambers or via Zoom

Noon **BEDAB Meeting**

Roll Call: Briana Manfrass-Chair, Brenda Speirs, Gary North, Jeremy Agraz, Ryan Andrews.

Chad Young, Jim Sansburn, Don Myll-Ex Officio

Councilor Perkins-Council Liaison
Councilor Riley in attendance

1. **Public Input**

No Public Comment.

2. **Review September 11 Meeting Minutes**

Briana Manfrass noted that her name is misspelled in several places, this will be corrected before posting to BEDAB website.

Gary North approved the September 11 Minutes, Brenda Speirs seconded.

Unanimously approved.

3. **Nonresidential Transportation Fee Discussion | Sarah Hutson and Ben Hemson**

The Transportation plan was updated in 2020. This is a 20-year plan and was developed over two years with extensive community outreach.

a) Transportation Fee Overview- This will be a recurring fee collected from residents and businesses through regular utility bills. This is a long-term funding strategy for the city. The fee will help to increase multimodal systems, such as enhanced crossings at schools, parks and maintaining current asset around pavement conditions.

Timeline-Council decision in early 2024 with implementation of the fee the latter part 2024. Possible phase in over time.

Rate estimates:

- Residential \$15/mo.
- Multi family unit-\$11-\$12/mo.
- Nonresidential-\$215/mo.

b) Peer City Examples-Over 30 cities in Oregon have a transportation fee.

c) Implementation Options- Flat fee, flat fee within bucket, variable within bucket, trip generation and other.

Discussion and Plan for Future Meetings-

- How do we collect the \$2.3Mil?
- At the November 6 meeting discuss scaling factor, set the direction that BEDAB wants to take, both in the near term and the long term, bring in the data folks and scope out business outreach.
- Briana suggested a business forum, to hear different perspectives on what this result would look like for a business owner.
- There is an interest in the bucket-based methodology.
- Ben Hemson suggested using today's recording to share with the business community and logging their feedback.

4. Juniper Ridge Land Sales Update | Matt Stuart

Juniper Ridge Development power point was presented.

Juniper Ridge work plan has been divided up into three phases of work for staff to do over the next 5 to 10 years. Some of the highlights of this plan are:

- Revised the employment subdistrict use table and expanded on the types of users that can be there.
- Created a new way to plat land, which allow the platting of the land without having to build the infrastructure.
- In discussions with ODOT to remove the IGA, trip counter.
- Primary goal is to get industrial land to market.
- Allow private development into the market, which will generate revenue through land sales for the city of Bend and more importantly generate TIF revenue.
- Incorporate affordable housing.
- CC&Rs-Amendment, proposing reducing from 306 acres to about 125.

5. Committee Openings and Recruitment | Ben Hemson

There are two openings on BEDAB. Kelly Kearsley will not be continuing for a second term. Applications are being accepted at bendoregon.gov/committees and closes at 5pm on October 31, 2023.

Business Advocate- We are down to the final candidates for Ben Hemson replacement. The interviews will be held Friday, November 3, 2023, from 8am to noon. If any BEDAB members would like to participate on the panel, please reach out to Ben Hemson via email.

6. Roundtable & Future topics | Group

Transportation Fee, SDC's, building permit fees. Putting all these fee increases on a consolidated document for tracking purposes.

Timeline of things that have been voted on and implemented.

7. Adjourn 1:49 pm

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

[October 24, 2023, meeting](#)

Upcoming Meetings:

November 6: BEDAB November Meeting | Council Chambers, Noon | Transportation Fee