



CITY OF BEND

Agenda

Core Area Advisory Board

Tuesday, July 30

Council Chambers, 710 NW Wall Street Bend, OR

9-10:30am PST

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

9am Core Area Advisory Board Meeting

Attendance

- Corie Harlan, Chair
- Elisa Cheng, Vice Chair
- Dale Van Valkenburg
- John Fischer
- Jeff Baker
- Katherine Austin
- John Heylin
- Sharon Smith, Bend LaPine School District
- Rachel Colton, Bend Park, and Recreation District
- Whitney Hale, Deschutes County
- Eric Lint, Cascade East Transit (COIC)
- Councilor Megan Perkins, Council Liaison

1. Conflicts of Interest Disclosures

Corie Harlan- Chair, Core Area Advisory Board (CAAB) Central Oregon Land Watch. No potential conflicts of interest.

- **Elisa Cheng**-Vice-Chair, Core Area Advisory Board (CAAB). No potential conflicts of interest.
- **John Fischer**- Member of Core Area Advisory Board (CAAB). Potential conflict of interest. My employer, Ashley Vance Engineering, owns property on Franklin Avenue and has acted as consultant for several projects in the area.
- **Dale Van Valkenburg**-Member of Core Area Advisory Board (CAAB). My employer, Brooks Resources, owns property at 100 NE Hawthorne and 181 Franklin Avenue that will be developed at some point. Potential conflict of interest.
- **John Heylin**-Owns Unofficial Logging in Core Area. Potential conflict of interest.
- **Katherine Austin**- Member of Core Area Advisory Board (CAAB). No conflicts.
- **Jeff Baker**- Member of Core Area Advisory Board (CAAB). No conflicts.
- **Sharon Smith**-Bend La Pine Schools. No Conflicts.
- **Eric Lint**-Cascades East Transit and COIC, non-voting member. COIC owns property in the district so there is a potential conflict of interest.
- **Whitney Hale**-Deschutes County, non-voting member. The County owns property in the district so there is a potential conflict of interest.
- **Sarah Odendahl**- Bend Chamber of Commerce, no potential conflict of interest.
- **Rachel Colton**-Bend Park and Recreation District, no potential conflict of interest.

1. Approve May Meeting Minutes – Corie Harlan

Chair polled the committee; all agree with May 16,2024 minutes as presented.

Corie Harlan, Elisa Cheng, John Fischer, Dale Van Valkenburg, John Heylin, Katherine Austin, Jeff Baker, Yes-7, No-0.

2. Core Area Updates – Allison Platt (10 minutes)

Allison Platt provided some Development, Business Assistance, Midtown Crossings and Core Area Budget updates. Some specific updates included:

- The Timber Yards project is officially on pause, despite their MUPTE award. They received an updated construction bid 8% to 10% over their previous estimates, which put them on pause. They are still committed to moving the project forward as soon as they can.
- Grant agreements have been executed and payments have been initiated with four of the six businesses that were awarded funds.
- Midtown Crossings
 - Greenwood is under construction as of 7pm last night. This is a GO bond project not Core TIF funded.
 - Second Street, waterline work will begin mid-August and the roadway improvements are anticipated to start early Fall 2024.
 - Hawthorne Overcrossing- there was a public open house on the four bridge type options. The community voted on those four different options and staff will bring the results from that community open house to Council on August 7.

- There has been a pause or lack of proposed new developments, therefore, we are seeing limited Core Area budget financial capacity. We are recommending pausing the Business Assistance program cycle until we get revenue updates for the Core Area this October.

Committee comments:

- Have the developers given you an indication that it is the interest rates that are playing a role in their projects being placed on hold?
 - Allison noted that is likely a contributing factor to project pauses.
- Can you give an update on the City Hall project?
 - Allison noted that the City has acquired several properties and is negotiation on one additional site. The City is just beginning to evaluate financial impacts, entitlements, and programming for a City Hall campus.
- A question was posed about funding for Second and Hawthorne and how it relates to the bridge type.
- Concern around cost was voiced and a suggestion was made to be looking for efficiency and cost effectiveness for the bridge type and not just form.
- Other members voiced opinions toward a more aesthetically pleasing bridge such as the Sundial bridge in Redding California.

Rachel Colton BPRD noted that BPRD would be willing to pursue funding opportunities for Hawthorne connections..

Councilor Perkins was in support of the committee drafting a letter that captures today's feedback. **Recommendation** was made to draft a letter for City Council for their August 7 work session providing feedback on the bridge selection.

CAAB recommended that Corie Harlin, John Fischer, and Katherine Austin to work with Allison to draft a letter around the following committee conversation points:

- Balance an iconic structure with consideration for both upfront and long-term maintenance costs
 - Some members want to ensure an iconic structure for this major community investment that is a signature entry point to Bend.
- Budget considerations:
 - Need to reserve funds to invest in landings and connections to and from the bridge.
 - ODOT administrative costs and risks of going over the budget.
 - BPRD could be a partner in helping to secure funding for bridge landings and connections that incorporate a plaza or an urban park in alignment with their mission.

The committee had interest in discussing the Hawthorne exit but discussion of that was tabled until the end of the agenda only if time was available.

Recommendation- pause the Business Assistance Program cycle until after revenue forecasts are received.

Committee comments: Is \$100K going to make a significant difference? Staff noted that yes it does.

Most of the committee agreed to support this recommendation with Elisa Cheng voicing some opposition.

3. Development & Business Incentives – Allison Platt & Jonathan Taylor (50 minutes)

Jonathan Taylor, Urban Renewal Project Manager, provided an update on tax incentive programs including Bend Urban Renewal Agency (BURA) consideration of a new Policy for Tax Increment Assistance for Housing Affordability & Employment Growth that would apply to future Core Area Development and an updated timeline to consider updates to the Core Area Assistance Programs.

Tax Incentives Policy Presentation

In addition, Council subcommittee made the specific recommendations that all units must provide energy efficient appliances.

Committee comments:

- What benefit is the developer getting to do this? What is the actual financial incentive?
 - An annual tax rebate, approximately 80% of the improvements tax bill
- Is 15% the right number? Have you gotten input from businesses?
 - We presented this to a development group. Each project proforma will respond to the quantity differently but we do think some projects can make this allocation work based on initial input.
- Are there any incentives for developers that go above and beyond?
 - Only additional years of tax rebates could be provided.
- We are trying to encourage mixed use development, looking at the requirement for \$72K salary, we are leaving out a huge part of our workforce that is very much a part of our tourism economy.
 - We will be looking at potential exemptions for the wage requirements for “neighborhood services”. More information to come in November and December on this portion of the policy.

4. Core Area Subcommittee Updates (10 minutes)

Tabled.

5. Public Comments (15 minutes) – Corie Harlan

No Public Comments.

Meeting Adjourned: 10:45am

For a recording of this meeting please click on the following link:

[July 30,2024](#)