



CITY OF BEND

Meeting Minutes

Bend Economic Development Advisory Board

Location: City Council Chambers, 710 NW Wall Street, and online

Date: Monday, December 1, 2025

Called to order at 12:01 p.m.

Roll Call: Gary North (Chair), DaWayne Judd (Vice Chair), Briana Manfrass, Jillian Taylor, Jenn Lynch, Chad Schlottman, John Evons

Chad Young, Sara Odendahl, Katy Brooks, Jennifer Gould, Nate Wyeth, Don Myll, Michael Richards- Ex Officio

Councilor Perkins-Council Liaison

1. Public Comment – None

2. Council Liaison Report | Mayor Pro Tem Megan Perkins

Councilor Perkins stated that the Council Work Session on 12/10/2025 will feature a presentation from the HOME (Housing Options Made for Everyone) committee, regarding potential long-term solutions for housing. The meeting will also include a presentation regarding electrification, ideas on monetary and non- monetary incentives, sequencing, and the structure of the Joint Committee.

3. Approve October 6, 2025 Meeting Minutes

Taylor moved to approve the October 6, 2025 BEDAB Meeting Minutes. Judd seconded the motion.

The voice vote passed 7-0:

Yes: North, Judd, Manfrass, Schlottman, Taylor, Evons, Lynch

No: none



4. Next Steps on Economic Development Strategy and BEDAB Workplan | Presenters: Katy Brooks and Cyrus Mooney

Brooks provided an update on the Economic Development Strategy including that BEDAB will see it the week of December 15, 2025 and the group can use a meeting in January to discuss it.

Mooney presented a tentative BEDAB agenda roadmap plan through July 2026, based on what Council has already directed BEDAB to focus on, contractual requirements, and pertinent economic and business development items. Related items included potentially amending BEDAB's code and BEDAB's work plan.

5. Economic Improvement District(s) and Bend Central District Business Association Proposal | Presenters: Cyrus Mooney, Kurt Alexander, Leah Rutz, Robert Lambeth

Mooney gives an overview of Economic Improvement Districts (EID), noting they are allowed per state statute, so therefore not necessarily city-regulated. Bend has an EID, which is managed by the Bend Downtown Business Association. He stated that an EID can be thought of as a self-imposed tax that provides services and opportunities for a business district that it wouldn't normally have.

The Bend Central District Business Association members were introduced: Kurt Alexander, the president and founder of the Bend Central District Business Association, Robert Lambeth, the director of the Cascades School of Music and Vice President of the Bend Central District Business Association, and Leah Rutz with Open Space Event Studios.

Alexander spoke briefly of the EID's history and noted the progress made in the past seven years and that the EID will boost progress. He stated the reasons for establishing the Bend Central District as an EID now, notably momentum and the ability to expedite development. Alexander explained the perimeter is the existing perimeter of the BCD and that the tax is only for commercial properties and is based on the building square footage.

Mooney reiterated that the presentation is informational, that there will be a public hearing, and that there has been outreach and due process. Discussion included the impacted business owners, and potential representation.

Alexander reviewed the group's tax analysis, explained the methodology that group recommends, noting it is a nominal amount, but revenue will allow enough funds to be able to accomplish goals. Alexander spoke about how the EID revenues can have the greatest impact, highlighting three buckets: marketing and events, beautification, and staffing. He also spoke to the importance of capital improvements and public safety.

Discussion included connecting with the Core Area Advisory Board, the need to increase staffing to meet demand and allow for increased engagement, maturation process regarding the status of downtown at versus the BCD, how there will be a different approach and strategy



to how the EID is established, how it's managed, and where those funds are going. Discussion also covered the fact that established businesses may have difficulty staying in the area and those businesses' views, the importance of communication with business, potentially focusing on stabilizing businesses through funds, the potential need for building code changes, public safety as a potential barrier to growth, and the need for coordination with the City, including work with the Core Area Advisory Board.

Mooney explained the timeline and process of establishment of the EID: the BCDBA needs to get direction from Council on the proposed scope of work, the proposed rate, and the proposed boundary. Then City staff would conduct the administration of notifying the property owners, determining the rates and calculations for the finance team. There are two different public hearings. Staff could get direction from Council in January, meaning establishment of the EID around July 1, 2026.

6. Core Area Advisory Board Recommendations to City Council and Bend Urban Renewal Agency | Presenter: Jonathan Taylor

Taylor shared recommendations from the Core Area Advisory Board (CAAB) to both the City Council and to the Bend Urban Renewal Agency (BURA). CAAB came up with six recommendations, based on interviews with the community and businesses, which are meant to spur growth in the Core Area, five for City Council and one for BURA. Taylor reviewed the recommendations and the purpose behind them.

Discussion included coordination between the City and Bend Parks and Recreation District regarding developing more parks, the maximum borrowing capacity of the Core Area, and

7. Ex-Officio Updates | Group

Myll stated that the Innovation Hub contract was awarded to EDCO and will run through June 30, 2027.

Richards spoke about St. Charles master facilities planning, which covers up to 50 years. He stated the group was engaged with the City on potential zoning changes and growth on campus in Bend. He said that the plan includes Phase 1 planning through 2035, large items with less detail through 2050 and long-term planning through 2100.

Wyeth reminded the group that the Bend Sustainability Fund is accepting applications until 1/16/26. He explained that these are grants made to the community for tourism related facilities. He updated that since he presented to the group last month, occupancy rates in Bend are up about 7% and revenues are up 9.6%.

8. Roundtable and Future Topics | Group

North returned to Judd's suggestion to supply a BEDAB letter of support for the EID. The group agreed that North, Judd and Mooney would draft the letter before the next meeting.



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Taylor suggested that BEDAB invite business owners to speak to and coordinate with them and North noted the need to provide a framework to guide the process.

Judd moved to invite Energy Trust to have a non-fee-based incentives discussion with the Board at the January 5, 2026 BEDAB meeting. Taylor seconded the motion.

The voice vote passed 7-0:

Yes: North, Judd, Manfrass, Schlottman, Taylor, Evans, Lynch

No: none

9. **Adjourned at 1:32 p.m.**

Upcoming Meetings:

December 3, 2025: Bend City Council Business Meeting | Council Chambers, 6:00 p.m.

Respectfully Submitted,

Trish Savage
Deputy City Recorder



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