

MEETING MINUTES

Core Area Advisory Board

Location: Council Chambers, 710 NW Wall Street Bend, OR

Date: January 15, 2026

Time: 3:00 P.M.

Facilitator: Jonathan Taylor

In Attendance

Corie Harlan, Dale Van Valkenburg, Steve Graham, Hank Kamakaala, Dawn Cofer, John Heylin, David Wilkerson, John Fischer, Katherine Austin

New Business

1. New Member Introduction | David Wilkerson and Stephen Graham: Steve (Stephen) Graham and David Wilkerson were welcomed to CAAB. Both introduced themselves, shared backgrounds, and their interest in serving.
 - a. Steve Graham: Urban planner; recently relocated to Bend from South Florida; prior service on West Palm Beach's Downtown Action Committee; passionate about infill/redevelopment.
 - b. David Wilkerson: Principal at ORW Architecture; experience with redevelopment and mixed-use projects; recent service on Downtown Network Association and the Economic Improvement District (EID) formation; emphasized the importance of thriving downtown/core areas.
2. Election of Chair and Vice-Chair Person
 - a. Chair: Corey Harlan was nominated by Kathy Austin; seconded by John Heylin; approved unanimously.
 - b. Vice Chair: Dale van Valkenburg was nominated (motion by John Fischer, second by Kathy); approved unanimously.
3. Public Comments: No public comments were received.
4. Approval of November Meeting Minutes



- a. Motion to approve November 19, 2025, minutes as made by Kathy Austin; seconded by John Heylin; approved unanimously.

5. Overview of the Core Area

- a. Highlights (TIF/Program Primer):
 - i. Tax Increment Financing (TIF) is a financing tool that uses future property-tax increments to fund eligible projects that address blight and spur value today; TIF is authorized under ORS 457.
 - ii. BURA (Bend Urban Renewal Agency) is a separate corporate entity from the City; it invests within TIF areas to improve livability and economic vitality.
 - iii. Core Area TIF Plan: Established 2020; plan ends 2050 (payments through FY 2051); Maximum Indebtedness (MI) \$195M; major current projects include 2nd Street Streetscape and the Franklin Avenue undercrossing.
 - iv. Eligible investments generally include long-lived capital (e.g., water/sewer, transportation, parks/open space, land acquisition, developer incentives).
 - v. Status: About 4% of MI has been utilized to date; a ~\$6M financing was issued in 2025 to advance 2nd Street/Franklin improvements.
- b. Investment Strategy (2026–2030) — Core Area focus:
 - i. Allocate ~\$8.9M over five years to: spur ~\$100M in private development, deliver ~100 housing units, expand frontage beautification, foster customer-experience businesses, and add ≥ 1 acre of park space.
 - ii. Program elements (illustrative): Retail/restaurant market analysis; development assistance programs; potential property acquisition strategy; Franklin public-infrastructure continuation.

6. Core Area Advisory Board Work Plan

- a. Items CAAB will advise/advance:
 - i. Financial policy updates; review findings of the Retail & Restaurant Market Analysis (RFP Jan/Feb; target completion by July).
 - ii. Adaptive reuse policy recommendations: Catalyst Site Map (now reframed as the High-Value/Underutilized Property Map).
 - iii. Administer Core Area Revitalization grant program; recommend new development assistance tools (e.g., loans/rebates) and advise on land acquisition strategies.
 - iv. Coordinate with emerging Economic Improvement District (EID) activities and continue budget recommendations for Core Area TIF.

7. High-Value Property Map Discussion

- a. Objective: Evolve the former “Catalyst Site Map” into a High-Value/Underutilized Property Map to help target engagement and incentives where CAAB/BURA can



- most effectively catalyze redevelopment and TIF growth. Initial base layer uses Real Market Value vs. Assessed Value ($\leq 50\%$) to flag under-assessed parcels.
- b. Purpose & Audience: Members leaned toward using the map primarily as an internal decision/targeting tool (and for informed developer conversations), not a broad public marketing piece—mindful that public identification could inadvertently inflate land expectations.
 - c. Prioritize the Bend Central District (BCD)—roughly Revere south toward Burnside—balancing high-visibility frontages (e.g., 3rd, Greenwood, Franklin) with placemaking corridors (e.g., 2nd Street).
 - d. Leverage Existing/Future Infrastructure: Overlay recent or planned investments (Olney, Hawthorne pedestrian/bike bridge, Franklin, 2nd Street) to maximize ROI and visible momentum.
 - e. Parcel Size Screen: Clarified next pass applies a ≥ 0.3 -acre filter (not 3 acres)—to highlight sites with development feasibility patterns seen citywide.
 - f. Additional Overlays to Add (staff to prepare):
 - i. Active activity “heat”: permits, land-use applications, pre-apps, and known project proposals (including BottleDrop relocation interest), so CAAB can recognize ripeness/timing.
 - ii. Tax-exempt properties and a clear subset showing social-service uses (given siting/visibility considerations).
 - iii. Parks Search Areas (BPRD) to coordinate opportunities; BPRD’s Rachel Colton offered to share the two identified search areas from their comprehensive plan.
 - iv. Vacancy/Unoccupied proxy using water utility service data (if shareable) to flag empty buildings or undeveloped lots; add aerial base to quickly see surface parking/asphalt.
 - v. Building age (e.g., pre-1993 to reflect seismic/code considerations relevant to adaptive reuse).
 - vi. Primary frontage corridors and nodes/intersections for visibility (e.g., along Greenwood/3rd/Franklin).
 - g. Engagement Approach: Interest in proactive outreach to owners of flagged parcels (letters, one-on-ones) to assess readiness, barriers, and support needs; ensure map guides incentive prioritization without excluding strong proposals outside “green” areas.
 - h. Equity & Small-Site Feasibility: Keep focus on both “home runs” and smaller “base-hit” infill on small lots (e.g., single-stair/missing-middle opportunities), to avoid solely chasing large acreage.
 - i. Next steps: Staff will return next meeting with updated map layers (including BCD focus, infrastructure overlays, activity heat, tax-exempt/social-services, vacancy proxies, building age, and aerial) and will coordinate with BPRD on park search layers.



8. Adjournment: With no further business, the Chair adjourned the meeting near the scheduled end of session; staff noted an upcoming new City website transition (Jan. 26) that may affect older agenda links, and that recurring CAAB meetings will be calendared further out. Updated High-Value Map and project updates are planned for the next meeting.
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