



MEETING MINUTES

Core Area Advisory Board

Location: 710 NW Wall Street, Bend, Oregon 97701

Date: April 23, 2026

Time: 3:00 PM

Facilitator: Jonathan Taylor, Urban Renewal Manager

The meeting of the Core Area Advisory Board was called to order at 3:04 p.m. on Thursday, April 23, 2026, in the City Council Chambers, 710 NW Wall Street, and online

Roll Call: Corie Harlan, Dale Van Valkenburg, Jeff Fischer, Katherine Austin, Steve Graham, Dawn Cofer, Rachel Colton

Conflicts: Dan Valkenberg – Item 6 (Opportunity Partnership Map)

1. **Public Comment** – No public comment

2. **Update on the Core Area Advisory Board Action Plan**

Staff Liaison Jonathan Taylor provided updates on the Core Area Action Plan and the Core Area Strategic Investment Plan.

Core Area Action Key Updates included financial policy review, retail and restaurant analysis, opportunity partnership map, Core Area Programs, the status of the Economic Improvement District establishment.

Investment Strategy Quarterly Updates included:

- Investment Strategy (5-Year Goals):
- Housing: 591 multifamily units underway (above target)
- Jobs: 20 created (ahead of target)
- Land Development: 12 acres underway
- Small Businesses: 1 supported (second under consideration)
- Economic Impact: \$435 return per \$1 invested (early-stage anomaly)
- Market Snapshot:
- Office vacancy: 4.7% (up slightly), Retail vacancy: 3.9%, Industrial vacancy: 2.7%, Multifamily vacancy elevated due to new supply



3. A Reconsideration of ChillWell Application for the Core Area Revitalization Effort Grant Program

Chair Harlan provided a background of the reconsideration of the ChillWell Grant Application. Chair Harlan asked staff if there was an additional background associated with this project.

Staff Liaison Taylor provided an overview of the primary mission and purpose of the CARE Program. Liaison Taylor then provided a summary of the proposed application:

- Project Summary:
- Location: 1484 NW Wall St
- Proposal: Outdoor activation (patio, fire pit, signage)
- Total cost: ~\$36,000
- Eligible request: ~\$32,480

Chair Harlan then invited the applicant, Brian Messmer, to provide additional background or to answer any questions. No questions were asked of the applicant.

Grant consideration discussions included the “location outside the perceived core of the core, use or urban renewal funds for newer developments, and about the long-term public benefit of this project. Further discussions focused on meeting the program criteria, it enhances pedestrian experience and activation, and potential to catalyze adjacent vacancy.

Chair Harlan called for a vote. Steve Graham, Katherine Austin, Dale Van Valkenberg, Dawn Coffey voted in the affirmative. Jeff Fischer voted nay.

The application was approved 5-1.

4. Overview of the Bend Urban Renewal Agencies Financial Policies

Samantha Nelson, the City of Bend Chief Financial Officer, gave an overview of the Bend Urban Renewal Agency’s financial and fiscal policies. Overview included governance structure of BURA as a component of the City of Bend, Oregon Law, General Government Accounting Principals, public process requirements, and debt and financing.

Staff Liaison Taylor indicated that if there are any questions, please email him and he will get those to Samantha.

5. Consideration of the Opportunity Partnership

Staff Liaison Taylor provided an over of the Opportunity Partnership Map, formerly known as the “Catalyst Property Map.” The purpose of the map is to identify redevelopment opportunities and guide strategic partnerships and investments in the Core Area. The final criteria layers are with Real Market Value vs Assessed Value Ratio with .5 or less and industrial properties built prior to 1993.

Discussions focused on centering future efforts on the Bend Central District, ensuring strategic concentration of investments, being in alignment with infrastructure projects, and using



flexibility for opportunistic projects. CAAB indicated that BURA continue working with Bend Parks and Recreation, ensuring alignment with the highest and best use study.

CAAB recommended moving forward with this map with official recommendation at the next meeting.

6. Development Assistance Programs – Loans

Staff Liaison Taylor provided an update on the development assistance program loan formation. The goal of the program is to address financing gaps for small businesses. Key findings from data research indicated that 49% of small businesses lack full funding, many rely on high-interest credit cards (16–30%).

The proposed program values include partnerships, supporting underserved groups, graduate businesses to traditional financing, leveraging tax increment financing, and speed of decision making.

Proposed loan programs included microloans for early-stage/high-risk businesses, small business loans for gap financing, and predevelopment loans for early project work.

7. Neighborhood Commercial Development – Retail and Commercial Analysis

Chair Harlan and Staff Liaison Taylor provided background on this effort. Michael Stumpf from Place Dynamics was introduced as the consultant working on this project.

Place Dynamics facilitated a discussion with CAAB. Key themes from the discussion included the vision for the Core being a mixed-use, walkable area with a strong residential base.

Noted concerns included gentrification vs. activation balance, maintaining “maker” identity and creative spaces, infrastructure constraints impacting feasibility. Opportunities identified were office + residential + retail mix, vertical mixed-use development, flexible zoning and adaptive reuse

CAAB identified high construction costs, infrastructure limitations, market feasibility challenges, affordable housing vs. commercial requirements as barriers.

8. Adjourned at 5:12 PM



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