



MAY 2026

Core Area Advisory Board

Date: May 21, 2026

Start Time: 3:00 P.M.

City Council Chambers, Bend City Hall, 710 NW Wall, Bend, Oregon

The hybrid meeting starts at 3:00p.m. in person and virtually via Zoom. The public is invited to attend in person or watch online.

For those participating online: **CAAB Zoom link**

Call-in Phone Number: 1-888-788-0099

Passcode Required: 350339

Webinar ID: 820 9300 7858

Live stream can be viewed here: **CAAB YouTube Link**

1. Roll Call

2. Approval of Minutes

2A. February 19, 2026

2B. April 23, 2026

3. Public Comment

Members of the public are invited to address the Core Area Advisory Board on any matter relating to the Core Area Tax Increment Finance District. Speakers are limited to two minutes.

4. Case Studies in Urban Redevelopment: Pattern Synthesis

30 mins

Staff-led synthesis of three peer redevelopment case studies prepared for Board reference. Discussion will focus on the common patterns identified across the three case studies and which of those patterns CAAB considers most relevant to the Core Area.

4A. Executive Summary of Case Study White Papers

4B. Denver Rino Arts District – Where Art Is Made

4C. Asheville River Arts District – From Mill Town to Maker District

4D. Boise Linen District – From Laundry to Linen



- 5. Core Area Culture, Anchor, and “Makers” Mapping Exercise** 30 mins
- A working session conducted at a large, printed map of the Core Area. The Board will identify existing arts, culture, entertainment, food and beverage, performance, and “maker” businesses currently operating in the District, along with any buildings of architectural or historical significance. This exercise builds a shared visual understanding of the Core Area’s existing character and “identity”.

5A. Core Area Anchor Mapping Worksheet

- 6. Opportunity-Partnership Map Overlay and Gap Analysis** 20 mins
- Continuing the work session, Opportunity Parcels identified through prior planning work will be overlaid onto the anchor map. Discussion will focus on three questions: which opportunity parcels are immediately adjacent to existing anchors and therefore represent high-leverage redevelopment targets, which anchors lack nearby redevelopment opportunity, and which business types or uses are missing from the existing cluster.

6A. Core Area Gap Analysis Worksheet

- 7. Discussion: Development Assistance (Incentive) Program Suite** 20 mins
- The Board will discuss seven programs currently being designed for the Core Area Development Assistance Program Suite, including façade programs, tenant improvement grants, micro and small business loans, predevelopment loan support, and the proposed Catalytic Tax Increment Rebate. Board input is requested on which tools (or implementation of these tools) have the greatest near-term impact for the businesses and properties identified in the mapping exercise.

7A. Development Assistance (Incentive) Program Suite

- 8. Discussion: Proposed Core Area Mural Grant Program** 15 mins
- Consideration of a proposed stand-alone Mural Grant Program for the Core Area, structured as a catalytic identity action distinct from the broader Investment Program Suite. The program would commission up to 10 murals in the Core Area within 12 months, with a total initial budget of \$75,000-\$125,000 drawn from the Placemaking allocation in the 2025 Strategic Investment Plan. Staff requests board input on program applicability and desire, program scale, curatorial structure, longevity framework, and geographical priorities.

8A. Core Area Mural Grant Program Proposal

Next Meeting: July 16th, 2026

Agenda: *Continuation of Culture Mapping Exercise, Development Assistance Program Suite, and Proposed Core Area Mural Grant Program*



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