



MEETING MINUTES

Bend Economic Development Advisory Board

Location: Council Chambers, City Hall, 710 NW Wall Street

Date: July 6, 2026

Time: 12:00 p.m.

12:00 p.m. BEDAB Meeting

1. Called to order at 12:00 p.m. by roll call.

In attendance:

Members: John Evons- Chair, Jillian Taylor- Vice Chair, Amy Bertram, Jenn Lynch, Willie Hertford, Chad Schlottmann, Mark Kroncke, Bobby Grover, Patrick Neely

Ex-Officio: Heather Ficht, Sara Odendahl, Jeff Knapp, Mike Richards, Rebecca Robinson, J.C. Nore, Garrett Loveall

Councilor Liaison: Mayor Pro Tem Perkins

New members Bobby Grover and Pat Neely introduced themselves. Existing members then introduced themselves.

2. Public comment

There was no public comment.

3. Mayor Pro Tem Perkins Update

- A. June 10, 2026 Council had a future City Hall Discussion including how to incentivize development in the Central District. Also want to ensure Franklin properties prioritize development in this area as well. City Hall will be a long process
- B. June 17, 2026 Council had a Budget meeting. Also Council approved the Visit Bend business plan and discussed the Cavity Master Plan and neighborhood safety projects
- C. June 24, 2026 Council discussed infill development and middle housing challenges
- D. July 15, 2026 Council will discuss the Bend Central District Economic Improvement District (EID) and Enterprise Zone
- E. July 22, 2026 Council will discuss housing permit timelines and shelter planning.



4. Approve June 6, 2026 Meeting Minutes

Member Hertford moved to approve the June 6, 2026 Meeting Minutes. Member Bertram seconded the motion.

The voice vote passed 9-0.

Yes: Bertram, Lynch, Taylor, Evons, Hertford, Schlottman, Kroncke, Grover, Neely

No: none

5. Business Registration Program Updates - Katy Brooks

- A. Informational with anticipated timeline of January 1, 2027 for BEDAB to prepare a recommendation to Council

Brooks introduced topic, noting it is a long-standing fee that the City relies on to fund the Economic Development program. Currently the City is examining the fee to see how it compares to other areas around the State. Brooks noted that the fee is outdated, Bend hasn't changed its fee method and that other areas are utilizing a scale system. Brooks explained how the department is funded, including the general fund and business registration fees.

Brooks shared a chart showing department expenses, noting that EDCO is a significant portion of programming. Brooks spoke about the City's department growth and noted Council increased the registration fee across the board.

Brooks asked BEDAB for feedback on options moving forward regarding the fee, noting that the fee – if a scaled approach is used – is fairer and more sustainable. The scaled approach would be based on the number of employees in a business. Brooks stated the goal of raising \$85,000 annually and explained which businesses would feel a minor increase in fees and which would feel a larger increase. Brooks said staff will take this to Council in January for approval.

Member Kroncke asked what other options were explored and asked for rationale on how the City landed on the amounts for the increases. Kroncke reiterated the need to remain equitable according to stated goals.

Brooks explained there is a stop gap in place, increasing the fee by 10% and stated that the financial department conducted significant analysis and also expressed openness to looking at other models.

Member Grover noted the unique feature of Bend that summer is a substantial increase in staff and noted that it could be difficult to track and suggested basing the fee off revenue. Mooney noted that the fee needs to be based on something the City can track, and staff is more reliable than revenue. He also noted that not every business is registered, only about 50% are, and if 100% were registered, there would be no need for a general fund subsidy.



Member Lynch asked about the lack of compliance in the transportation realm and asked about the status of that project. Mooney stated that the transportation fee is connected to utility bills and the business registration fee is not.

Member Bertram asked if new businesses are asked to forecast employment numbers. Asked about other city's methods regarding the initial fee being lower than renewal. Brooks noted that simplicity is also a goal, and that compliance will continue to be an issue as there is no enforcement for not registering.

Member Schlottman asked about awareness among businesses regarding the need to register and gave an example of construction, noting that knowing the benefits of being registered might help increase compliance. Mooney stated that some don't know but if procurement is an issue, registration is needed and noted that the City communications team could be helpful.

Brooks suggested that if the registration fee is connected to a service needed, that could increase compliance.

Member Hertford asked how to identify those businesses not registered and if it would be feasible to use square footage instead of employee count. Brooks stated those not registered are both brick and mortar businesses and those working out of their home, and that everyone will benefit from supporting businesses and improving permitting processes.

Mooney stated that staff would like to present something to Council in January and suggested a sub-committee could meet with Mooney and Brooks leading up to January. Brooks noted that most people will be relatively dissatisfied with the outcome and will come back to BEDAB with options and updates.

6. Extended Enterprise Zone Resolution (10 minutes) Cyrus Mooney

A. Informational with Recommended Motion for Council to adopt a Resolution

Mooney gave a brief introduction to the topic stating that the enterprise zone is a statewide program that's offered through Business Oregon and is a property tax abatement on new capital active enterprise zone. Mooney noted that Bend has one of the most active enterprise zones in the state and that the City is the sponsor and EDCO is zone manager. Twenty-five businesses have benefitted from enterprise zone applications, and it is very successful.

Mooney also explained the recent changes to the abatement stating that zone sponsors can elect to allow for 6-10 years of extended abatement to be approved up from 3-5 years. Mooney noted that this increases incentives and competitiveness and that staff will go to Council with the 10-year option as a resolution is needed which will state that one can apply for a 10-year abatement.



Garrett clarified that regarding employment and wage increases, there will be policy updates once the rules become finalized.

Mooney stated that the Enterprise Zone is geographically specific and that the most prominent area is near Empire. Brooks explained that the criterion for establishing the map is to generate jobs in areas where they are needed, entice investment, and jobs in a certain salary range.

Mooney stated that if the Council adopts the resolution on July 15, 2026, Bend will be one of the first jurisdictions in state to offer the 10-year abatement to those who can meet criteria.

Discussion included the criteria of the abatement, that most of the rules are the same as the 6-year extension and can be found on Business Oregon's website, that some businesses have gone elsewhere due to a lack of incentives and that this will help, current interest in the program, how bringing larger businesses will impact the energy grid, the similarity between this program and the tax increment financing program, and that there is a moratorium on data centers in this program.

Assistant City Attorney Brooke Olson stated the criteria that businesses would have to meet to utilize this extension would be objective across the board, and that is the standard that would be applied to each business. It wouldn't be a specialized or customized review process for everybody.

Member Bertram moved to recommend that the Council adopt the Resolution allowing Extended Enterprise Zone Agreements to be applies for up to 10 years. Member Hertford seconded the motion.

The voice vote passed 9-0.

Yes: Bertram, Lynch, Taylor, Evons, Hertford, Schlottman, Kroncke, Grover, Neely

No: none

7. Employment Land Site Readiness Timeline (5 minutes)- Cyrus Mooney

A. Informational

Mooney provided an update on the item program noting that on August 31, 2026 there will be a developer roundtable with all Councilors and the development community. During a September 9, 2026 Council Work Session, there will be discussion on the Bend Tree Code and how it pertains to this topic, staff will hear from Council on potential changes to the code. Potential changes related to this item include mass grading, permitting, and meeting the state definition of industrial site readiness criteria.



Brooks stated that one of the recommendations from the Prosperity Council is that there is a lack of site ready land in the state as well as in Bend; this would improve standing on that point and is in alignment with what other cities are doing.

8. Urban Renewal 101 (30 minutes) Jonathan Taylor

A. Informational

Taylor defined urban renewal and tax increment financing (TIF), noting it is a complex financing mechanism. Taylor explained how TIF works in Oregon and provided state and national background on TIF. He spoke about the Bend Urban Renewal Agency (BURA) and explained its roles and responsibilities, noting that the BURA is a separate entity from the City Council.

Taylor spoke about the role of City staff in relation to BURA and spoke about the definition of blight, noting that there are 14 criteria. Taylor reviewed the limitations to using urban renewal in Oregon and noted that Bend can establish more core areas.

Taylor spoke about the eligible projects in which Bend can invest; infrastructure, land purchases, parks and open spaces, incentives, loans, and grants, and public facilities. Taylor explained the TIF mechanism and provided illustrative examples. Taylor also clarified that TIF is not a new tax on residents; the tax rate remains the same and instead of residents paying for tax increment, a division of taxes occurs from the overlapping tax districts. Taylor explained how urban renewal districts are established and funds are distributed in Oregon and that all tax rate payers in Bend will see approved TIF areas on their tax statements.

Taylor reviewed TIF implementation including minor and substantial amendments, and spoke about the 2026-2030 BURA Strategic Investment Plan, highlighting the goals and mission. Taylor also shared the Core Area Investment Strategy vision and strategic goal. Taylor explained the geographic locations of the Core Areas in Bend and spoke about the districts and investment strategies for Murphy Crossing and Juniper Ridge.

Taylor introduced urban renewal grant programs and information for each:

- a) Large Commercial Site Revitalization Grant Program
- b) Tenant Improvement Grant Program
- c) Core Area Mural Grant Program

Taylor then spoke about current loan programs and details of each:

- a) Micro-Loan Program
- b) Small Business Loan
- c) Predevelopment Loan

9. Growth Plan Joint Committee (30 minutes)- Susanna Julber and Damian Syrnyk

A. Informational with details about BEDAB participation



Julber spoke about the City's Growth Plan and introduced the need for a Joint Committee Working Group. Julber stated that the Committee will need members from each standing advisory body, the application is live and the City Manager will select the members. Julber spoke about the topics to be discussed by the committee and the time commitment required.

Syrnyk provided further details regarding the economic development related topics the committee will tackle, and who the City and committee will work with to help develop the plan.

Mooney reiterated that the City does not ask for additional time commitments lightly and noted that this is a unique opportunity.

Julber clarified that the last update was in 2016 and another is now required, that all other City plans flow from the Growth Plan, that anyone on BEDAB would be helpful on the working group, and that ex-officios will most likely be involved as well.

10. Ex-Officio Updates

- a) Robinson stated that for the OSU Cascades new Energy Innovation Center, there was a grand opening in May. Additionally, regarding the innovation district development, the organization is going through a request for proposals process for a main developer and entering negotiations.
- b) Richards stated that St. Charles opened the Cancer Center in Redmond in April, is building a new inpatient rehab unit in Bend campus, and construction is beginning for the Bend emergency department and that new roofing is going in in Bend as well.
- c) Boyd spoke about the Chamber of Commerce, that the new health plan provider is Moda Health. Boyd noted that she identified business leaders to speak to BEDAB and is happy to help facilitate speakers.
- d) Nore spoke about the COCC Small Business Development Center (SBDC), noting they are rebuilding capacity after a few retirements, and need help in bilingual advising for 20 hours a week.
- e) Knapp spoke about Visit Bend, stating that the fiscal year is wrapping up 4% in revenue, and that there are three new hotels in Bend.
Loveall spoke about EDCO, stating that technical automation and robotics are good opportunities for the region to advance in technology which are making jobs more efficient.

11. Roundtable and Future Topics

Mooney noted that the September BEDAB meeting falls on Labor Day and that there may be a break in the schedule.

12. Adjourned at 2:02 p.m.



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