

July 6, 2026

Bend Economic Development Advisory Board



Public Comment



Approve Meeting Minutes

June 6



Mayor Pro Tem Perkins Updates



Business Registration Process Changes

Katy Brooks, Economic Development Officer



Business Advocacy Fund – Resources

Business Advocacy Fund	FY26 Projection	FY27 Projection	Biennium
Beginning Working Capital	(45,449)		(45,449)
Total Resources	(815,312)	(945,077)	(1,760,389)
Business Registrations	(530,917)	(555,971)	(1,086,888)
General Fund Transfer	(284,355)	(389,066)	(673,421)
Investment Income	(40)	(40)	(80)

FY26 fees:

- \$121 initial registration
- \$94 renewal

FY27 adopted fees effective 1/1/27:

- \$133 initial (+\$12)
- \$103 renewal (+\$9)
- 10% increase
- \$25k additional revenue for six-month period

- Fund has one main revenue source – business registrations
- General Fund (GF) must subsidize program to fill funding gap
 - GF projected to provide 38% of Business Advocacy resources for 2025-2027 biennium
- As the Economic Development program has evolved from prior biennium, business registration revenue has not kept up, increasing GF support significantly

Business Registration Fee Goals

Proposed fee: \$100 + \$5/employee for the 6th – 125th employee

1. General alignment with fee structure and rates charged by other Oregon cities

Oregon City	Base Fee	Per Employee Fee
Beaverton	\$100	\$12 after first 4
Gresham	\$80	\$3 after first 2
Hillsboro	\$105 initial / \$25 renewal	\$5 after first 2, up to 147
Medford	\$100	Varies (\$3-\$9) after first 2
Redmond	\$75	\$1.50 after first 5
Eugene, Salem and Springfield only require business licenses/fees for specific business types		
Corvallis has no business license requirement		

2. Minimal impacts on small businesses

- New registrants with fewer than 12 employees would see a fee decrease*
- Renewals with fewer than 6 employees would see a fee decrease*

3. Increased revenue for the Business Advocacy Fund to pursue the City's economic development goals and reduce reliance on the General Fund

- Estimated additional \$84k/year*

*Over fee rate effective 1/1/27

Board Discussion



Extended Enterprise Zone Resolution



Extended Abatement Extension

- Zone sponsors can elect to allow for 6 to 10 year extended abatements to be approved
- Zone sponsors must pass a resolution to establish allowance for 10-year exemption
 - Per statute, allowance for eligible business firms that demonstrate the project involves substantial capital investment, regional economic impact or alignment with local development goals
- Once in place, zone managers and sponsors would process a 10-year exemption just as they would current 4 or 5 year extended abatement authorizations
 - This means that existing policies for extended abatements would be applicable

Extended Abatement Extension (cont.)

- All current requirements for extended abatement agreements would still be required for extended abatement periods of 6 to 10 years, including:
 - Written agreements
 - Wage requirements
 - School Support Fee

Board Discussion



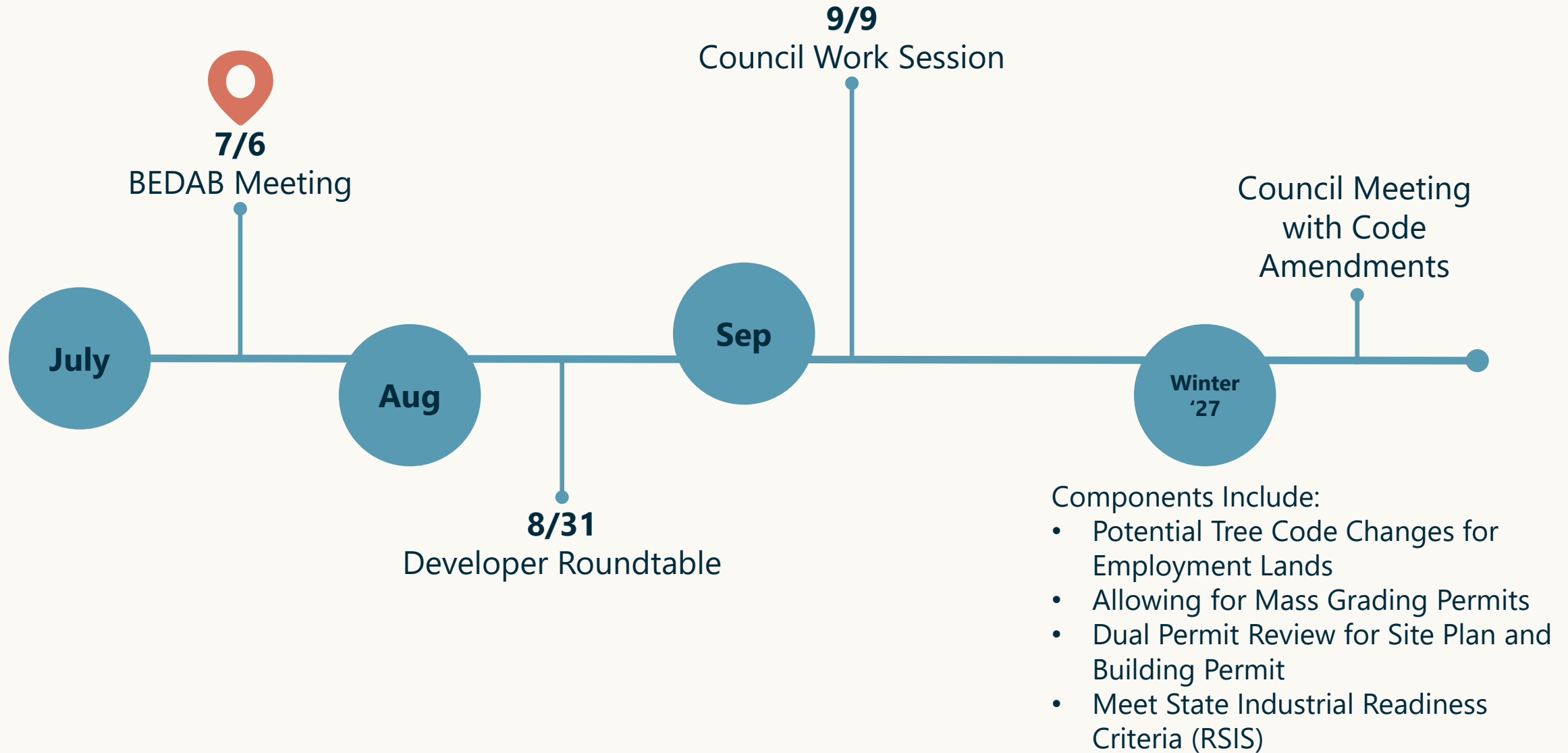
Recommended Motion

- I move to recommend that the Council adopt the Resolution allowing Extended Enterprise Zone Agreements to be applied for up to 10 years.

Employment Land Site Readiness Timeline



Employment Land Site Readiness Timeline



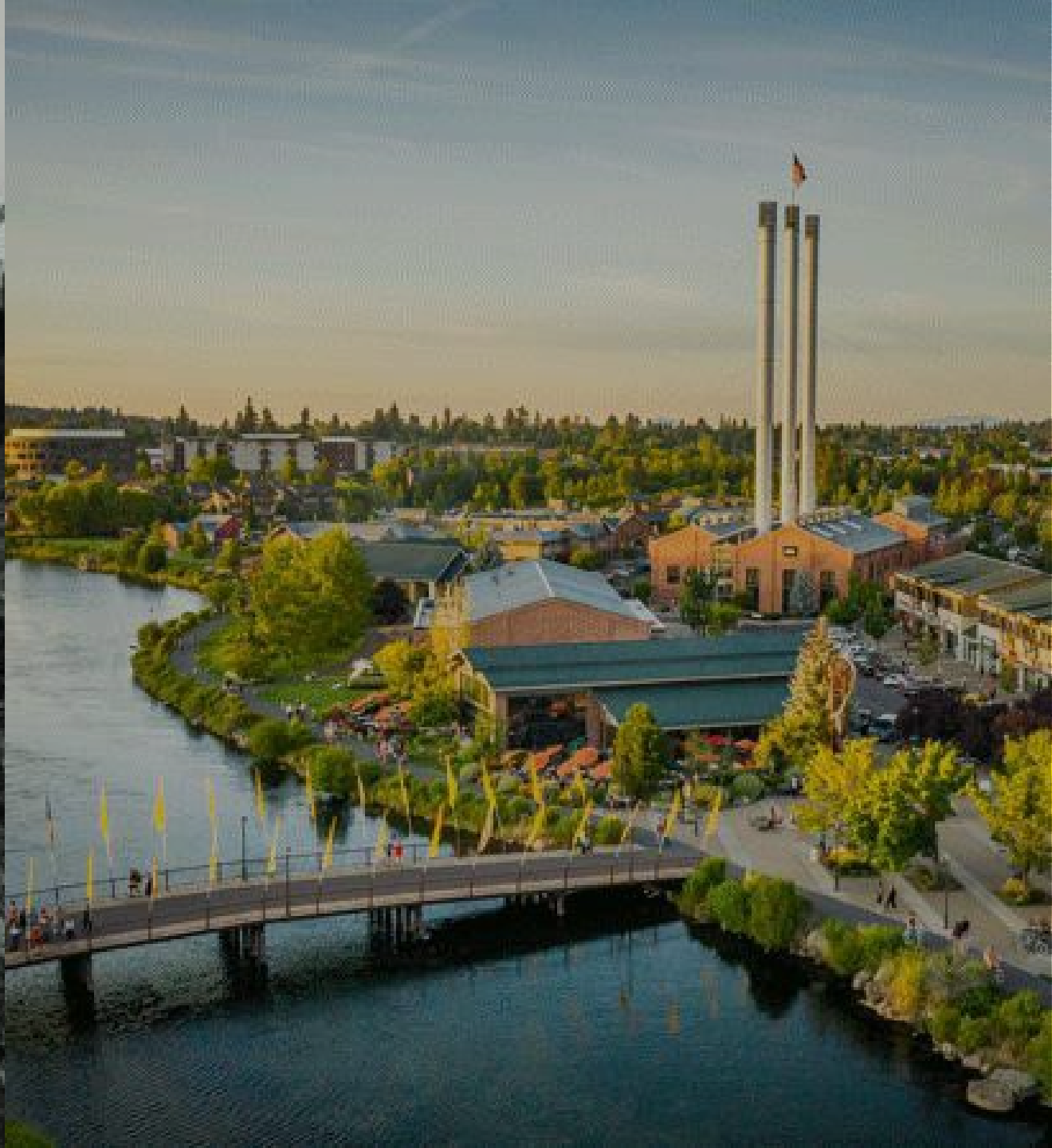
Urban Renewal 101





What is Urban Renewal?

A government or private designed initiative designed to revitalize struggling, underinvested, or “blighted” city neighborhoods.





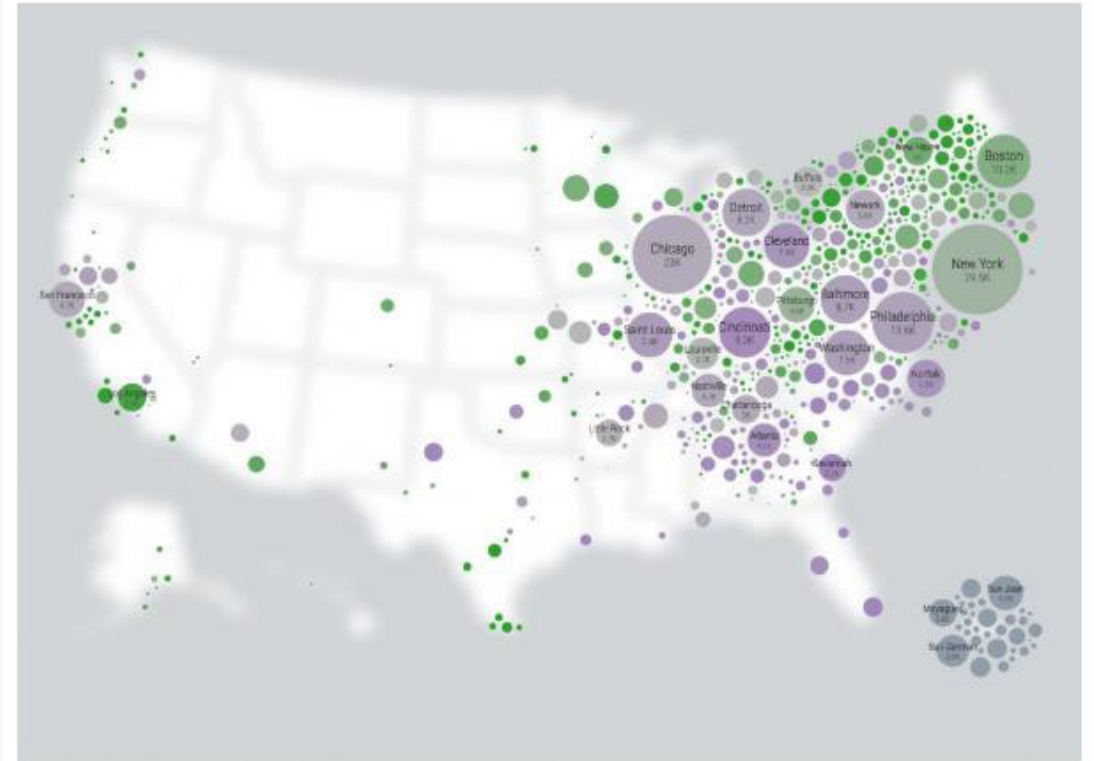
What is Tax Increment Financing?

Simply put, tax increment financing, or TIF, is a financial mechanism that uses *tomorrow's* revenues to fund projects *today* that mitigate blight conditions and improve property values.

The Bad History of Urban Renewal

Urban renewal initiatives of the 1950s and 1960s ostensibly provided money to cities across the country to revitalize neighborhoods. But in practice, these new initiatives razed housing and ripped through neighborhoods, displacing more than a million Americans during the first two decades. These projects deliberately targeted communities of color and particularly Black neighborhoods, wreaking havoc on their health and local environments for decades.

Oregon examples include residential sites near the Port of Portland, Alameda District, and the I-5 Corridor.



Nationwide displacements of families through federally-funded urban renewal. The color from green to purple indicates race with green being 100% white families and purple being 100% families of color. [Image: courtesy Renewing Inequality/Digital Scholarship Lab/University of Richmond]

An aerial photograph of a coastal town in Oregon. The town is built on a cliffside overlooking the ocean. A golf course is visible in the middle ground. The ocean is dark blue with white waves crashing against the shore. The sky is a deep blue with scattered white clouds. The overall scene is scenic and picturesque.

How it Works in Oregon

Legal Allowance:

The authorized use of TIF is allowed under Oregon Revised Statute 457

Local Allowance:

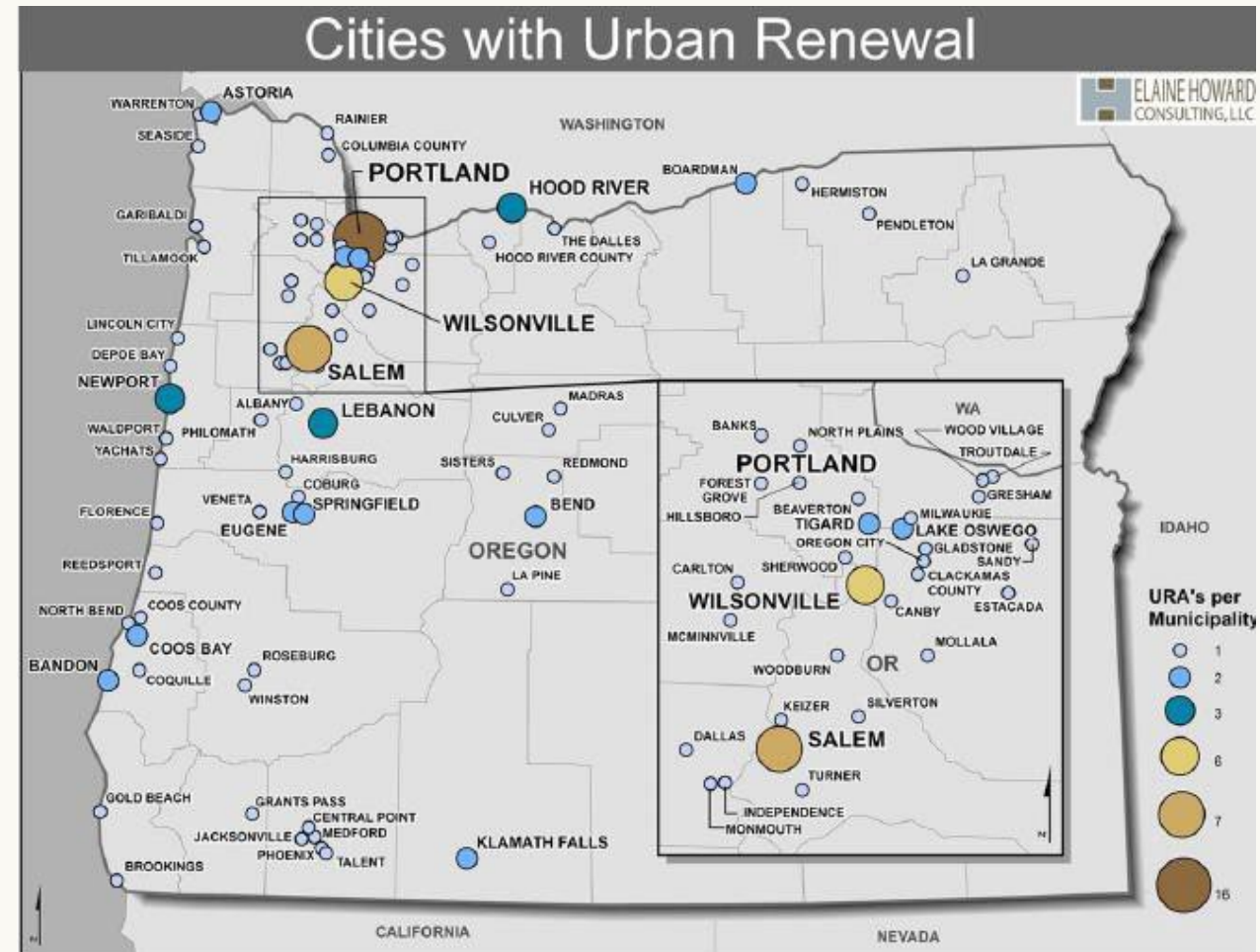
The governing body of a municipality or county that has determined a need to use TIF will adopt an ordinance or resolution to establish a redevelopment agency.

How it Works in Oregon

1. Enacted through the Housing Act of 1949
2. 49 out of 50 States

In Oregon:

- Authorized by Oregon Revised Statutes Chapter 457
- 60+ municipalities with tax increment financing
- 100+ total urban renewal areas



How it Functions in Bend

What is the BURA's Role

The Bend Urban Renewal Agency acts as the official redevelopment agency for the City of Bend. BURA is an investment corporation that carries out investment activities in established TIF areas to improve property values and enhance the livability and economic vitality for TIF area's residents and businesses.

Is BURA the same as the City.

No. While the board is comprised of the governing body, BURA is a separate corporate entity from the City of Bend. Any act of BURA shall be considered an act of BURA and not the City of Bend. (ORS 457.045)

The Role of Staff

City of Bend-BURA 2018 Intergovernmental Agreement

Provides staff support for public meetings, budget preparation and oversight, financial management and reporting, human resources, payroll and benefits administration, contract procurement and administration, information technology and support, facility office space, engineering and project management, and planning services related to project development.

Jonathan Taylor, Urban Renewal

Under the direction of the City Manager, or his designee (Katy Brooks, Economic Development Officer, manages policy development, the day-to-day operations, budget, and adopted programs for BURA. Provide support to relevant advisory bodies and communication support for urban renewal related issues.

What is Blight?

Areas or parcels that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of 14 conditions (ORS 457.010)



Unsafe structures



Undeveloped Land



Infrastructure needs

Limitations

Yes.

Communities with populations less than 50,000 are restricted to 25% of the total acres and 25% of total assessed value of the municipal boundaries to be in TIF Areas.

Bend is at 3.38%

Communities with a population greater than 50,000 are allowed 15% of total acres and 15% of total assessed value in TIF Areas.

Bend is at 7.80%



What are eligible projects?

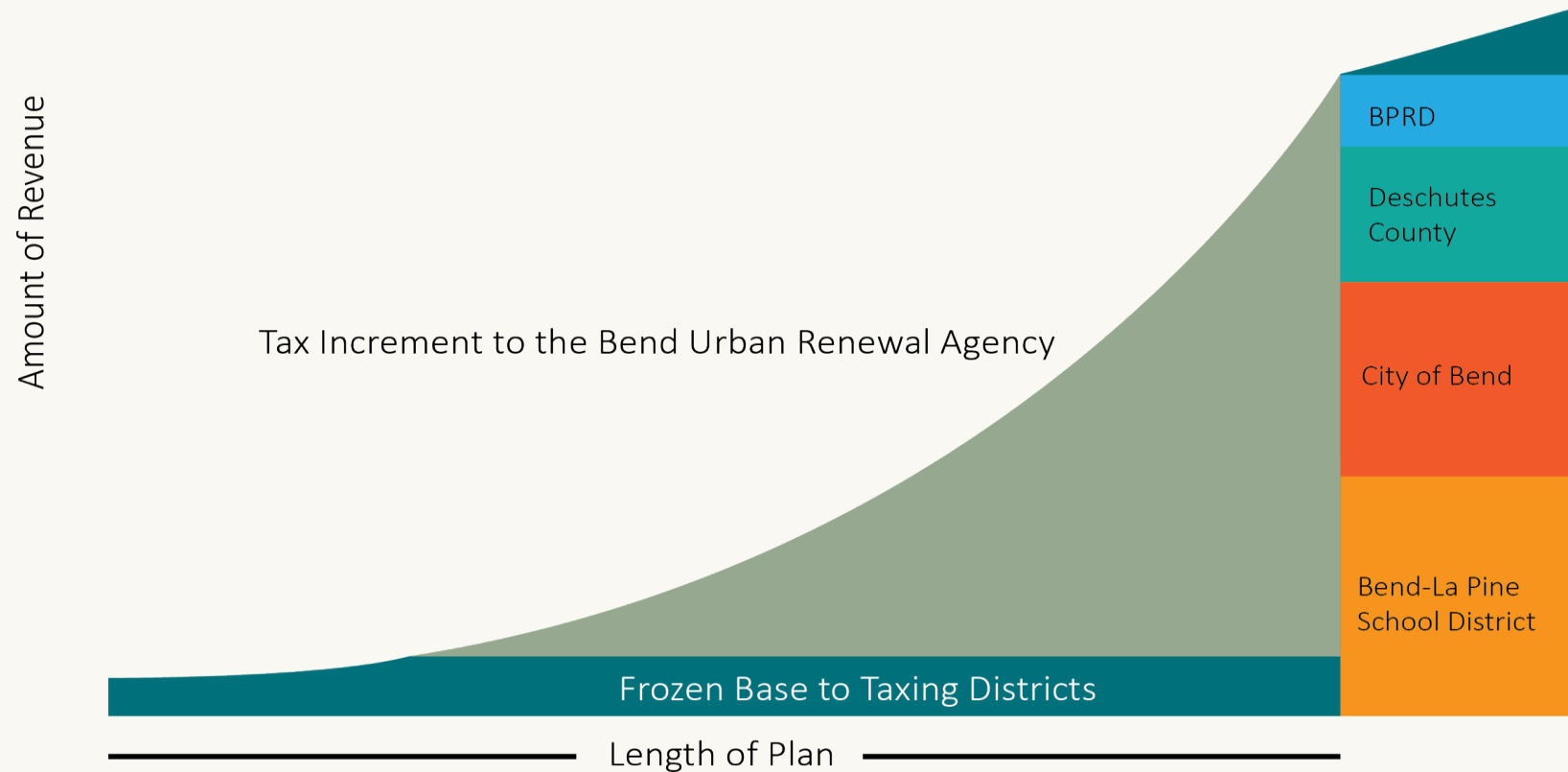
- Infrastructure
- Land purchases
- Parks and open spaces
- Incentives, Loans, Grants
- Public facilities*

General rule of thumb is a capital project have a usage life of more than 10 years.

The TIF Mechanism

After an area is established for consideration, BURA will determine what the frozen base is and the projected is over a period of time.

There is no legal requirement on the plan length. Various amounts of increment will be determined to adequately fund the identified projects. The final amount adopted will become the maximum amount of indebtedness (MI) that BURA can use.

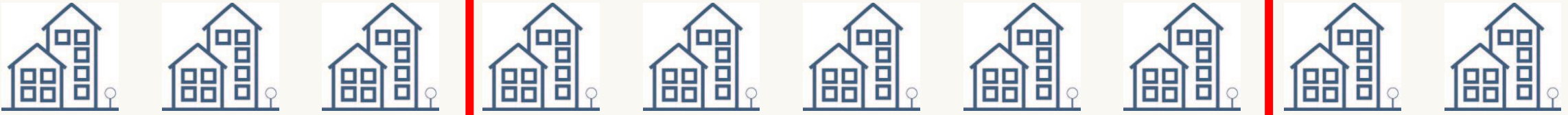
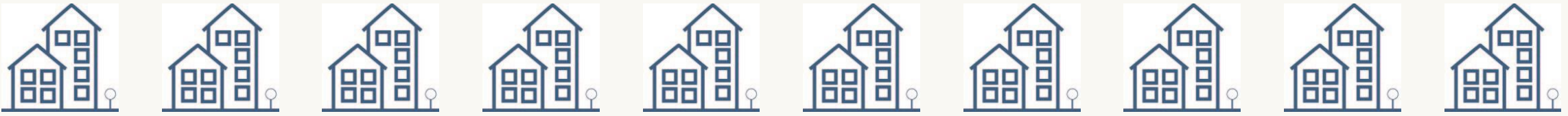


An aerial photograph of a town nestled in a valley, surrounded by dense evergreen forests. In the background, a range of mountains with snow-capped peaks stretches across the horizon under a clear blue sky. A small, light-colored airplane is visible in the upper right portion of the sky.

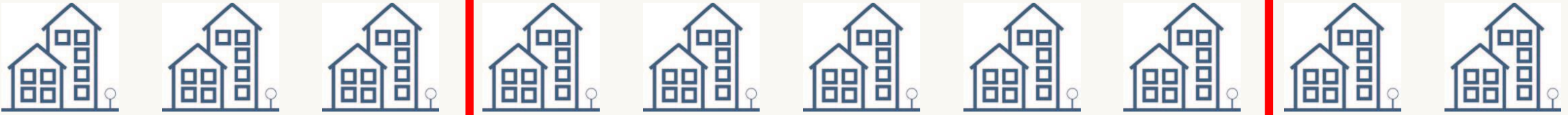
The TIF Mechanism

Is this a new tax on residents?

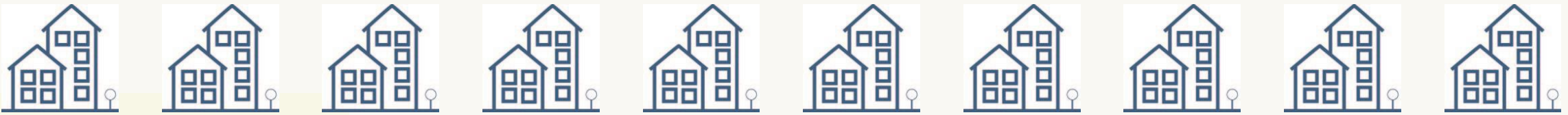
NO. The tax rate remains the same. Instead of residents paying for tax increment, a division of taxes occur from the overlapping taxing districts. That division is reallocated to the redevelopment Agency.



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The TIF Mechanism

Does it show on tax statements?

Yes. Due to Ballot Measure 50 and ORS 457, all tax rate payers in the City of Bend will see approved TIF areas on their statements.

TAX BY DISTRICT

SCHOOL DISTRICT #1	1,049.82
C O C C	136.75
HIGH DESERT ESD	21.29

EDUCATION TOTAL:

DESCHUTES COUNTY	281.74
COUNTY LIBRARY	121.23
COUNTYWIDE LAW ENFORCEMENT	275.47
COUNTY EXTENSION/4H	4.96
9-1-1	79.75
CITY OF BEND	617.82
CITY OF BEND LOCAL OPTION	170.68
BEND JUNIPER RIDGE URBAN RENEWAL	28.86
MURPHY CROSSING URBAN RENEWAL	11.90
BEND CORE URBAN RENEWAL	14.67

BEND METRO PARK & RECREATION	321.98
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GENERAL GOVT TOTAL:

COUNTY LIBRARY BOND	69.37
CITY OF BEND ROAD BOND 2011	23.67
CITY OF BEND ROAD BOND 2021	105.82
BEND METRO PARK AND REC BOND	28.72
SCHOOL #1 BOND 2013	170.25
SCHOOL #1 BOND 2017	92.62
SCHOOL #1 BOND 2023	114.51
C O C C BOND	18.37

BONDS - OTHER TOTAL:

The TIF Mechanism

An aerial night view of a city, likely Bend, Oregon, showing a mix of residential and commercial buildings. The ground is covered in snow, and the city lights are visible against the dark sky. The image is used as a background for the text.

Impact on Special Bonds and Levies

No. Special bonds and levies are not affected by the division of taxes. These voter approved initiatives will continue to receive the frozen base amount and the associated tax rate with all new development.

Does this affect Bend-La Pine School District

No. Any division of revenues from a local school district is offset by the State School Funding Formula.

TIF Implementation

TIF PLAN (MI, Projects, Area)

- Projects
- Outline of development
- Map and legal description
- Relationship to local objectives
- Land uses
- Relocation plans
- Property acquisition plans
- Maximum indebtedness

• TIF Report (Justification, Conditions)

- Conditions report
- Reasons for the area
- Blight remediation plan
- Estimate costs for projects
- Anticipated date of project completions
- Financial analysis
- Taxing districts impact

Plan Amendments

- **Minor Amendment**

- Approved by BURA Resolution
 - Modification of Boundary by less than 1% of the original plan area
 - Changes to projects
 - Changes to project costs
 - Goals

- **Substantial Amendment**

Same process as approving a new plan.
Requires City Council approval.

- Modification of plan area greater than 1%
- Increase debt allowance up to 20% of original MI

FY2026-2030 Strategic Investment Plan

An inaugural plan that establishes a predictable and coordinated framework for collaboration with public and private partners.

FOCUS

Economic Development

Cultivate opportunities that grow resilient, diversified, and prosperous local economies through entrepreneurial growth and businesses development.

Housing

Encourage the construction of quality and stable housing across a broad-spectrum types, styles, and sizes.

Infrastructure

Ensure that reliable and sustainable public systems are present and accessible to support new private investments and encourage highest and best use of property.

Mobility

Expand transportation mobility choices and connections that enable universally accessible urban renewal districts.

Placemaking

Develop public spaces and energize environments where a concentrated mix of uses create valued sense of place that welcomes current and future residents and businesses.

Five-Year Mission 2026-2030

"Implement the Urban Renewal Investment Strategy as a local tool to support housing, neighborhood commercial, entrepreneurial development, business and land development and beautification with a target of 500 jobs created and 1,000 multifamily housing units constructed by 2030."



2030 Targeted Community Returns

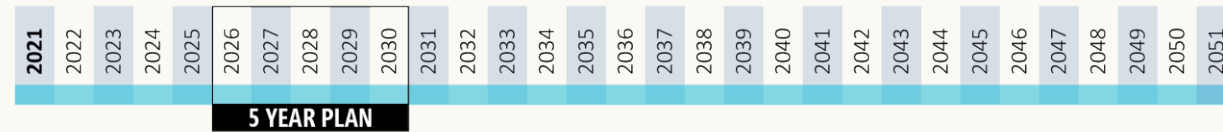
1. Build 1,000 multifamily housing units
2. Assist with the creation of 500 jobs
3. Develop 20-acres of land
4. Create at least 4-acres of parks, trails, open space
5. Assist 20 new small businesses
6. Improve 5,000 sqft. of business frontage
7. Construct 2,000 linear feet of public infrastructure
8. Generate \$1.50 in economic impact for every \$1 invested

Core Area Investment Strategy

VISION

The Core Area is an emerging safe and welcoming arts, entertainment and business district where more people are choosing to live and new businesses are established

CURRENT 5-YEAR INVESTMENT STRATEGY TIMELINE



Fiscal Year

Strategy Goal

Invest \$8.9 million in projects to spur \$100 million in private development that builds at least 100 housing units, increases frontage beautification, creates more customer experiences and builds at least 1-acre park.

Strategy	Initiative	Investment Amount
Create Place & Foster Vibrancy	Retail & Restaurant Market Analysis	\$75,000
	Catalyst Site Map	--
	Green Space Development	\$700,000
Move the Market	Incentives (Grants, Loans)	\$5,325,000
	Property Acquisition Strategy	--
	Property Acquisition	\$1,300,000
Leverage & Deploy	Public Infrastructure – Franklin	\$1,500,000
	Total	\$8,925,000

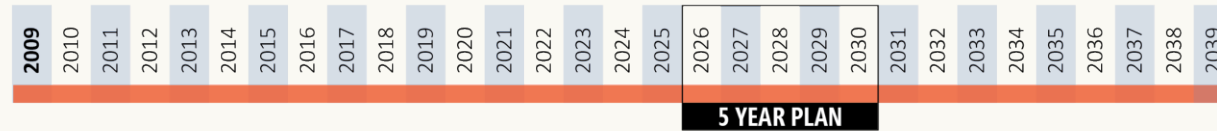


Murphy Crossing Investment Strategy

VISION

A connected, mixed-use commercial area with growing housing options, revitalized retail spaces, and open space amenities.

CURRENT 5-YEAR INVESTMENT STRATEGY TIMELINE



Fiscal Year

Strategy Goal

Invest **\$6.5 million** in projects to revitalize retail shopping spaces, develop at least 10-acres with a target of 300 housing units, incentivize one public park, and improved area transportation connectivity.



Strategy	Initiative	Investment Amount
Revitalize Legacy Retail	Incentives (Grants)	\$1,500,000
Green the Gray	Land Acquisition/Development	\$2,000,000
Enhance Housing Affordability	Incentives (Loans)	\$3,000,000
	Total	\$6,500,000

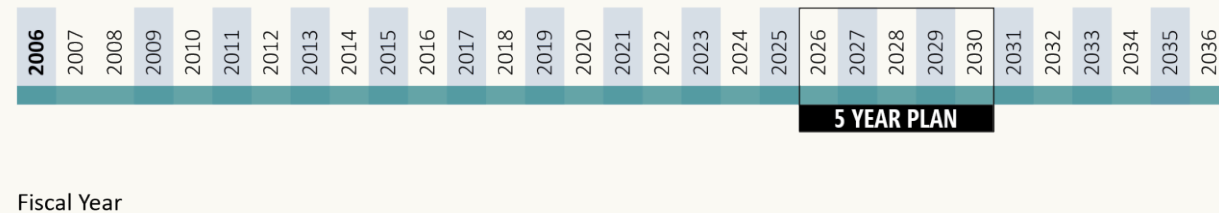
Juniper Ridge Investment Strategy



VISION

A more connected and positioned area that supports the development of high-quality employment.

CURRENT 5-YEAR INVESTMENT STRATEGY TIMELINE



Strategy Goal

Extend the Plan duration, expand the Plan boundary, and increase the maximum indebtedness of the district and invest \$26 million to develop 10-acres and create 500 jobs.

Strategy	Initiative	Investment Amount
Strategic Reposition	Amendments	\$35,000 (consultant)
Enhance Employment Development	Property Acquisition	\$10,000,000
	Development Assistance Program	\$6,000,000
Improve Infrastructure Systems	Public Infrastructure	\$10,000,000
	Total	\$26,035,000

Growth Plan Joint Committee



Bend Growth Plan Joint Committee Working Group

- Will advise City staff on policy-related topics related to the Growth Plan (Bend's long range land use plan, to the year 2050)
- One piece of the Bend Growth Plan public engagement strategy
- Will meet roughly five times between August/ September 2026 and June 2027
- Additional meetings in FY2027-2029
- City Manager will select Working Group members
- Looking for 2-3 BEDAB members to apply; 1-2 will be selected to the Working Group
- **Online Application will open July 6, closes July 17**
- Questions? Please contact Susanna Julber, Senior Planner, Growth Management Division at sjulber@bendoregon.gov

Ex-Officio Updates



Roundtable & Future Topics



Accessible Meeting Information



Accessible Meeting/Alternate Format Notification

This meeting/event location is accessible. Sign and other language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats, language translations or any other accommodations are available upon advance request at no cost. Please email accessibility@bendoregon.gov or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Información sobre accesibilidad en reuniones

Hay accesibilidad disponible en esta reunión. Si se solicita con antelación, se puede disponer de servicio de intérprete de lengua de señas, dispositivos de ayuda auditiva, materiales en formatos alternativos como Braille, letra grande, formatos electrónicos o cualquier otro tipo de adaptación. Póngase en contacto en correo electrónico accessibility@bendoregon.gov o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.