



MEETING MINUTES

Core Area Advisory Board

Location: City Council Chambers, 710 NW Wall Street, Bend, Oregon 97701

Date: May 21, 2026

Time: 3:00 PM

Facilitator: Jonathan Taylor, Urban Renewal Manager

The meeting of the Core Area Advisory Board was called to order at 3:11 PM on Thursday, May 21, 2026, in the City Council Chambers, 710 NW Wall Street, and online.

In Attendance

1. **Roll Call:** Corie Harlan, Steve Graham, John Heylin, Katherine Austin, Dawn Coffey, Hank Kamaakala, Rachel Colton, Sara Odendahl

New Business

2. Public Comment

No public comment.

3. Case Studies in Urban Redevelopment: Pattern Synthesis

30 mins

Staff-led synthesis of three peer redevelopment case studies of Denver, Colorado RINO District; Asheville, North Carolina's River Arts District; and Boise, Idaho's Linen District. Discussion focused on the common patterns identified across the three case studies and which of those patterns CAAB considers most relevant to the Core Area.

CAAB identified five patterns that resonated the most for the Core Area: 1.) Naming a public anchor first before large investments occur, 2.) Investing in the public realm compounds over decades, 3.) Districts need reliable monthly or seasonal events before density can exist, 4.) These districts focused on decade horizons, not immediate development, and 5.) At least one institutional voice held the brand and spoke for the district.

4. Core Area Culture, Anchor, and "Makers" Mapping Exercise

The Board will identified 26 existing arts, culture, entertainment, food and beverage, performance, and "maker" businesses currently operating in the District.



5. Opportunity-Partnership Map Overlay and Gap Analysis

CAAB discussed 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. CAAB identified six priority sites: 154 NE Franklin Avenue, 105 NE Franklin Avenue, 755 NE 2nd Street, 755 NE 1st Street, 900 NE 1st Street, 110 NE Greenwood Avenue.

6. Development Assistance Incentive Program Suit and Propose Mural Grant Program

Staff gave a brief presentation and overview of seven programs currently being designed for the Core Area Development Assistance Program Suite, including façade programs, tenant improvement grants, micro and small business loans, and predevelopment loan support. In addition, CAAB previewed a proposed stand-alone Mural Grant Program for the Core Area, structured as a catalytic identity action distinct from the broader Investment Program Suite

7. Adjourned at 5:02 PM.



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