



BURA RESOLUTION NO. 178

A RESOLUTION ESTABLISHING THE PROPERTY IMPROVEMENT GRANT PROGRAM

Findings

- A. The Bend Urban Renewal Agency ("BURA"), as the urban renewal agency of the City of Bend, Oregon, is established to undertake certain redevelopment activities within the City of Bend pursuant to Oregon Revised Statutes Chapter 457.
- B. On August 29, 2005, the Bend City Council adopted Ordinance No. NS-1981 establishing the Juniper Ridge Urban Renewal Plan (the "Juniper Ridge Plan"). BURA later adopted BURA Resolution No. 129 on June 19, 2019, amending the area subject to the Juniper Ridge Plan.
- C. The Juniper Ridge Plan includes "Property Development Loans and/or Grants and Technical Assistance" as a project that may be funded with tax increment revenues. This project allows for loans and grants to assist property and business owners in making capital improvements to property within the Area which support the goals of the Juniper Ridge Plan within the Juniper Ridge Area.
- D. On August 20, 2008, the Bend City Council adopted Ordinance No. NS-2104 establishing the Murphy Crossing Urban Renewal Plan (the "Murphy Crossing Plan").
- E. The Murphy Crossing Plan includes "Commercial Revitalization Loan Program" and "implementation of financing programs to encourage private investment in the area" as projects that may be funded with tax increment revenues. These projects allow BURA to establish loan and grant programs for the improvement of existing business properties within the Murphy Crossing Area.
- F. On August 19, 2020, the Bend City Council adopted Ordinance No. NS-2379 establishing the Core Area Tax Increment Finance Area Plan (the "Core Area Plan"). The Core Area Plan is implemented by BURA with advice and input from the Core Area Advisory Board ("CAAB"), pursuant to Bend Municipal Code 17.10.005.
- G. The Core Area Plan includes "Business Redevelopment and Development Assistance, Partnership, and Support" as a project that may be funded with tax increment revenues. This project allows for loans and grants to assist property and business owners develop, redevelop, or rehabilitate property within the Core Area.
- H. On October 1, 2025, BURA adopted resolution No. 171, creating the Core Area Revitalization Effort Program ("CARE") to fund grants for projects that improve customer experience and enhance overall area aesthetic support through upgrades to building façade and frontage areas to improve, expand, or attract new customer or pedestrian traffic within the boundary of the Core Area. For ease of administration, BURA now



wishes to replace CARE with the Property Improvement Grant Program, to align grants available in the Core Area with grants available in the Murphy Crossing and Juniper Ridge areas.

- I. On December 17, 2025, BURA adopted the FY2026-2030 Strategic Investment Plan (SIP). to guide BURA investments in housing, neighborhood commercial, entrepreneurial development, business and land development, and beautification. On March 4, 2026, May 6, 2026, and August 5, 2026, BURA reviewed a proposed grant program and provided feedback to staff on program development. BURA now wishes to adopt a policy to create a grant program and to authorize staff to implement the grant program, consistent with the terms of this Resolution, through administrative policies.
- J. The Property Improvement Grant Program will provide matching grants for interior and exterior improvements to eligible properties. The program is designed to stimulate private investment, improve the physical condition and commercial character of the urban renewal area, and generate assessed value growth. BURA, through tax increment revenues and this grant program, can provide additional capital and bridge funding that is not available through traditional banks in order to spur development and work toward the goals of the adopted urban renewal plans.
- K. The Core Area Plan, Juniper Ridge Plan, Murphy Crossing Plan and ORS 457.170 authorize BURA to create grant programs to assist property and business owners in the Core Area, Juniper Ridge Area, and Murphy Crossing Area with capital improvements.

Resolution

Based on these findings, the Bend Urban Renewal Agency resolves as follows:

- 1. The Property Improvement Grant Program is established for the purpose of providing matching grants for interior and exterior improvements to commercial and industrial properties within the Core, Murphy Crossing, and Juniper Ridge urban renewal areas, in accordance with the policy attached as Exhibit A.
- 2. The City Manager is authorized to adopt an administrative policy/ies to govern the Property Improvement Grant Program consistent with this Resolution and Exhibit A. The City Manager is authorized to revise the administrative policy/ies as necessary to implement the Property Improvement Grant Program.
- 3. The Core Area Revitalization Effort Program is repealed, effective the earlier of December 31, 2026, or when the administrative policy implementing the Property Improvement Grant Program is adopted.
- 4. Implementation of the Property Improvement Grant Program is subject to funds being available and approved for the program for each urban renewal area by the Bend Urban Renewal Agency each budget cycle.
- 5. If any provision, section, phrase, or word of this resolution or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.



6. The provisions of this Resolution are effective upon adoption.

Adopted by the Bend Urban Renewal Agency

September 16, 2026

Yes: Riley, Franzosa, Kebler, Méndez, Norris, Platt

No:


Mike Riley, Chair

Attest:


Ashley Bontje, City Recorder

Approved as to form:


Ian Leitheiser, City Attorney

Property Improvement Grant Policy

SECTION 1. PURPOSE AND AUTHORITY

- 1.1 Purpose The Property Improvement Grant Policy authorizes the Bend Urban Renewal Agency to provide matching grants for interior and exterior improvements to properties within an urban renewal area. The Property Improvement Grant Program is intended to stimulate private investment, improve the physical condition and commercial character of the urban renewal area, and generate assessed value growth. BURA adopts this policy to authorize the program and administrative policies to be developed and adopted by staff.
- 1.2 Authority This policy is established pursuant to Oregon Revised Statutes Chapter 457, which authorizes urban renewal agencies to expend tax increment proceeds for projects within the urban renewal area that advance goals and objectives of adopted tax increment finance plans. Grants under this program are authorized as urban renewal project expenditures, and adopted urban renewal plans.

SECTION 2. STRUCTURE

- 2.1 Matching Requirements All grants under this program will require a private match. The minimum match ratio and the calculation methodology shall be established in the program guidelines. Grant awards under this program may not cover 100 percent of any eligible project.
- 2.2 Eligible Improvements This policy authorizes grants for interior improvements, exterior facade and site improvements, or both, on properties within an urban renewal area. The specific improvement categories eligible for funding, and any exclusions, may be further defined by staff in program guidelines.

SECTION 3. ADMINISTRATION AND APPROVAL

- 3.1 Program This policy authorizes BURA staff to develop and implement program guidelines, administrative procedures, application forms, scoring rubrics, review timelines, pre-application meeting protocols, disbursement documentation requirements, and all other operational materials to implement this policy.
- 3.2 Fund Appropriation Grants under this program are funded from tax increment revenues and other program revenue income and are available only to the extent appropriated by BURA's adopted biannual budget. Meeting any administrative eligibility criteria does create entitlement to funding or guarantee sufficient funding to award any grants.
- 3.3 Authority BURA staff will review all applications for eligibility and make funding recommendations for grants in the Murphy Crossing and Juniper Ridge urban renewal areas to the City Manager or BURA, depending on grant amount. The Core Area Advisory Board will review applications for grants within the Core Area TIF Area and make funding recommendations to the City Manager following staff review for eligibility. The City Manager will make all final funding decisions for grants under \$250,000. All grants greater than \$250,000 require BURA approval.
- 3.4 Reporting A report on businesses or projects assisted, grants disbursed, and development assistance fund balance shall be given annually to BURA beginning no later than March of the first year after program adoption.