



## CITY OF BEND

### Minutes

#### Core Area Advisory Board

Thursday February 24, 2022

3-5pm PST

This meeting was held via Zoom.

### 3:00 p.m. Core Area Advisory Board Meeting

#### 1. Welcome (10 minutes) – Chair Kurt Alexander

- a. Review Agenda  
Kurt Alexander-Chair
- b. Approve January 20 Minutes  
Kurt Alexander made motion to approve minutes. Kathy Austin seconded.  
Unanimously approved.
- c. Introductions:  
Kurt Alexander-Chair-President of BCD, Corie Harlan-Vice-Chair, (she/her),  
Cities and Towns PM with Central Oregon Land Watch,  
Dale Van Valkenburg,(he/him), Brooks Resources-Urban Planner,  
Kathy Austin, (she/her), Architect current member of AHAC, Kina Condit  
Chadwick, (they/them), Willis Towers Watson-Associate Director,  
Jeff Baker, (he/him), Craft3-VP, John Fischer,(he/him), Ashley & Vance  
Engineering-Structural Engineer,  
Elisa Cheng, (she/her), Bend Bikes board member,  
Alyssa Heim, (she/her/hers), Big Story Bookstores, Owner.

#### Non-voting reps:

Katy Brooks, Bend Chamber, Sharon Smith, (she/her) Bend La pine schools, Rachel Colton, Bend Parks and Rec, Lynne Mildenstein, Deschutes Public Library District, Rachel Zakem, (she/her), Cascades East Transit/COIC, Transit planning specialist.

Alternates: Alayne Fardella

Councilor Campbell-Council Liaison

**2. Core Area Project Overview (20 minutes) – Allison Platt**

Power point presentation highlighting history of the previous Core Area planning efforts that resulted in adoption of two final products: Core Area Tax Increment Finance (TIF) Plan & Report and the Core Area Project Report.

**3. Urban Renewal/Tax Increment Financing Overview & Core Area Financial Update (30 minutes) – Allison Platt, Melissa Hodnett**

*Staff presented both an overview of how TIF works as well as an update on the Core Area fund balances and preliminary funding projections.*

Urban Renewal and Tax increment financing (TIF) are the same thing. They are an economic development tool, which is used to increase the tax base. TIF is authorized through State statutes, as well as the Housing Act of 1949.

TIF is generated from investment and improvements made on properties. TIF revenue comes from a period of forgone revenue from all the taxing districts and is intended to be invested in the area in order to raise the overall tax base more than it would have without the tool.

- Core Area TIF adopted in August 2020
- 637.15 acres
- Maximum indebtedness: \$195,000,000
- First year of increment collected, thus far \$553,000
- Plan end date: 2051

Melissa Hodnett-Assistant Finance Director

Presented overview of TIF revenue and development assistance programs by way of Power point presentation.

Committee members asked questions about growth and administrative costs assumptions.

Answers:

- The Plan assumed a 5% growth rate over the 30-year lifetime.
- The \$590,000 for Administrative costs assumes a high level 6% increase.

Question: The \$500,000 for administrative costs in 2023 is the actual administrative cost and is what the City Council approved in the budget?

Question: How does the approved transportation bond and the east west connection projects work with the TIF?

Answer: At the next meeting in March there will be an initial discussion on the

projects and CAAB's project funding priorities.

**4. Performance Metrics (20 minutes) – Allison Plat**

*Potential performance metrics were presented via Menti.com survey for both voting and non-voting members to indicate which performance metrics were more important to them. Metric rankings from the survey are posted in the presentation slides on the [CAAB webpage](#).*

**5. Tax Exemption Project Update (15 minutes) – Allison Platt & Dale Van Valkenburg**

a. Presentation and CAAB discussion

Dale, Kathy and Kurt have all been participating on a work group to help advise staff and council on potential tax exemption programs.

Allie will send presentation slides and reserve time at next meeting to discuss this topic further.

Elizabeth Oshel, Assistant City Attorney- reviewed with the committee the following disclaimer: when having discussions about tax exemptions and things that could have a financial benefit or detriment, prior to having a discussion, you would want to declare any conflict of interests. It is not necessary to go into great detail, you just need to generally describe the nature of the potential conflict such as, "I own a number of properties and they may be affected".

Dale Van Valkenburg-Potential conflict of interest. Owns RV dealership and plans on developing it in the future.

Kurt Alexander-Potential conflict of interest. Owns several properties in Core area and plans on developing three of these in the future.

Kathy Austin does not have conflict of interest at the moment but could have in the future if she was hired as an architect for a project within the Core.

There will be a taxing district outreach in March and then it will come before Council in May. City Council wants to look at tools to support development in this area.

DLCD making rules at State level that is going to affect the Core Area, to be discussed at the next meeting.

**6. Public Comment (15 min) – Chair Kurt Alexander**

No Public Comments.

**7. Next Steps/Information Sharing**

a. Next Meeting: Thursday March 17, 2022 3-5pm

**Adjourn 5:07pm**

To watch the live recording of this meeting, please visit:

[February 24, 2022](#)

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