



Meeting Minutes

Core Area Advisory Board (CAAB)

CITY OF BEND

Location: City Council Chambers, Bend City Hall, 710 NW Wall Street, Bend, Oregon, and online

Date: August 21, 2025

Time: 3:00 to 5:00 p.m.

Corie Harlan called to order the Core Area Advisory Board Committee meeting on Thursday, August 21, 2025, at 3:03 p.m. Participants could attend online and in the City Council Chambers, 710 NW Wall Street, Bend, Oregon, or watch live from YouTube <https://youtube.com/live/Q-BFFOHadoE?feature=share>

Roll Call: Corie Harlan (Chair), Dale Van Valkenburg (Vice-Chair), John Fischer, Katherine Austin, Dawn Cofer (Zoom), Hank Kamakaala, John Heylin (Zoom), James Teeter (not present)

Council Liaison:

1. Public Comment: No Public Comment
2. Update on Single Egress Stairs: Presented by Kerry Bell
Timeline and review to implement HB3395, code options by jurisdiction, set to be adopted 10/1/25. Fire Marshall to see how this applies to our jurisdiction. We cannot pursue six-story apartments at this time. Always been a provision to consider case by case, site specific conditions. Go before building official for alternate means and methods, state tracks national discussion. Questions asked about looking at international building codes, are we looking at doing at least 4-story buildings? Single egress is at the heart of the issue. CAAB making recommendations. City staff have listened to CAAB, will be making recommendations based on CAAB support. Code changes are adopted through the state building code; we are talking about a one off to pursue for our area.
3. Recap of Core Area Investment Strategy Session 1-Presented by Jonathan Taylor
Recommended that 90% of the next 5-years TIF revenue be used for private development. Private development is both on and off-site development. Discussed previous conflict of interest disclosures would carry forward. This is a new era for BURA. The pace of development is not progressing as CAAB would like, so the committee wants to be more proactive and explicit about the things that lead to different outcomes for the Core Area and Central District. Density in core area (population, business ext) Core area investments, TIF 2023 projections (1.25% FY2325), averaging 1.78% growth over the next 10 years. Presented 2 Financial Options Summaries, Bond timeline, staff would like CAAB to think of Core Area as brand-new Urban renewal district.
4. Core Area Investment Strategy (Invest Bend)
 - a. Investment Strategy 5-Year Budget-Corie Harlan/Dale-proposed CAAB/BURA priorities, next 2-5 years directed toward private development, working directly with BURA on identifying priorities. There are still a lot of significant public infrastructure needs in the Core Area. CAAB must ask the City of Bend to participate and prioritize needs.

- b. Core Area Goals, 2025-2030-Projects and Priorities-3-5 projects under construction in BCD.
*At least one mixed use, one with affordable units. Relocation of the bottle drop is a priority (City is in the lead on this). Spoke about the future of City Hall and relocation of homeless shelter. Those things need to be discussed for redevelopment to move forward. Will be asking for help and support for a robust redevelopment. To pursue relocating Bottle Drop (or any business), a plan amendment is needed. The Core Area Plan does not support it as it stands today. If the City cannot accomplish this with conversation and plans, CAAB will have to address it at some point. Enhance Private Development Assistance/Incentive options. How can CAAB be helpful in moving work forward? Question: should an amendment be made now so that if the opportunity arises to move the bottle drop, they can act on it. Developing an acquisition strategy is the first step (Matt). Matt answered questions about why property acquisition is not in the plan.

*Proposed CAAB Workplan 2025-2030- 1. Identifying high value properties (possible GIS overlays or properties with options), and how do we decide what criteria meet high value, two different approaches on how and what is developed, a new building is at least a couple of years out. 2. Determine if CAAB/BURA want to become property developers (property acquisition)

- c. Tools for Success-Three methods, TIF Reserves, Rebates, Bonds. There are pros and cons to each item. Two types of assistance, Upfront (grants, loans and site-assistance) and Ongoing (rebates). Elizabeth Oshel talked about BOLI with the monetary contribution (750K in public funds to private projects) option in upfront assistance.

- 5. Future recommendations to BURA and City Council-BURA recommendations TBD, City Council recommendations. List of Council recommendations **to be determined and finalized in October.** Jonathan presented a hypothetical project. A lot of discussion regarding the pros and cons of different kinds of funding. SDC deferral program is being adopted by the City of Bend in January 2026.

Discuss and confirm goals.

*Russ presented on the Midtown Crossings (presenting data and getting council direction 9/24), 5-year CIP in alignment with council goals (projects shown), 2025 Work Sessions slides, clear direction on projects, do they want feedback from TBOC (Transportation Bond Oversight Committee) and CAAB? John Fischer, Corie Harlan and Dale Van Vandeburg volunteered for the committee first, but everyone expressed interest.

*Ryan updated Sewer Collection System Master Plan in process, not seeing the need for central or east interceptor in the next 10 years, if improvements needed, it would be more localized. Despite growth, sewer needs have stayed relatively flat in the Core Area. Good news. Could get data for what the tipping point is to upgrade.

*City Hall update: Acquired 3.2 acres in CBD, currently doing financial and technical analysis. November 19th is a presentation to the Council. Looking at City Hall as it stands to be built and then possible future Civic Plaza.

*Group discussions regarding moving towards workplan priorities:

Goals and Priority Rankings: Consensus that the goals are set. What will catalyze development, instead of setting projects as goals? Be open to anything that comes. Ideal scenario is mixed used, residential and ownership is important. Owner occupied creates community. Encourages resilience. Ownership opportunities are not just residential, but businesses as well. There are projects that are ideal, but open to the possibility of different projects. Possibly set monetary goals as well. Keep goals broad. Change the wording on assisting with relocation to be broader, not specifically bottle drop.

Consensus agreed to ranking of priorities. Will help mold the biennium workplan.
Most important decision seems the plan selected to fund goals.

6. **Adjournment:** Corie Harlan adjourned the August 21, 2025, Affordable Housing Advisory Committee meeting at 5:23 p.m.
 7. **Decisions:** Committee consensus on Financial Option 1 (Dawn had to leave meeting).
 8. **Next Meeting:** September 18, 2025, 3:00 PM, Council Chambers at City Hall
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