



CITY OF BEND
BEND URBAN RENEWAL AGENCY

Core Area January Meeting

Jonathan Taylor, Urban Renewal Manager

12/17/2025

January Agenda

1. New Member Introduction
2. Election of Chair and Vice-Chair
3. Visitor's Section
4. Approval of Minutes
5. Overview of Core Area
6. Core Area Advisory Board Work Plan
 - CAAB Topic Schedule
7. High Value Property Map Discussion



BEND URBAN RENEWAL AGENCY

New Member Introduction

Election of Chair and Vice-Chair

Chair (Vice-Chair stands in when Chair absent)

Duties

1. Presides over all meetings in person
2. Must maintain CAAB discussions and topics to relevant agenda topics
3. Must ensure time is well managed per meeting
4. Meets monthly with Urban Renewal Manager
5. Assists with agenda and schedule planning
6. Meets Quarterly with Chair and Vice-Chair of BURA



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OVERVIEW OF CORE AREA 2030

Urban Renewal Primer

Core Area Tax Increment Finance Plan

Core Area Strategic Investment Plan



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Urban Renewal Primer

1/15/2026



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.

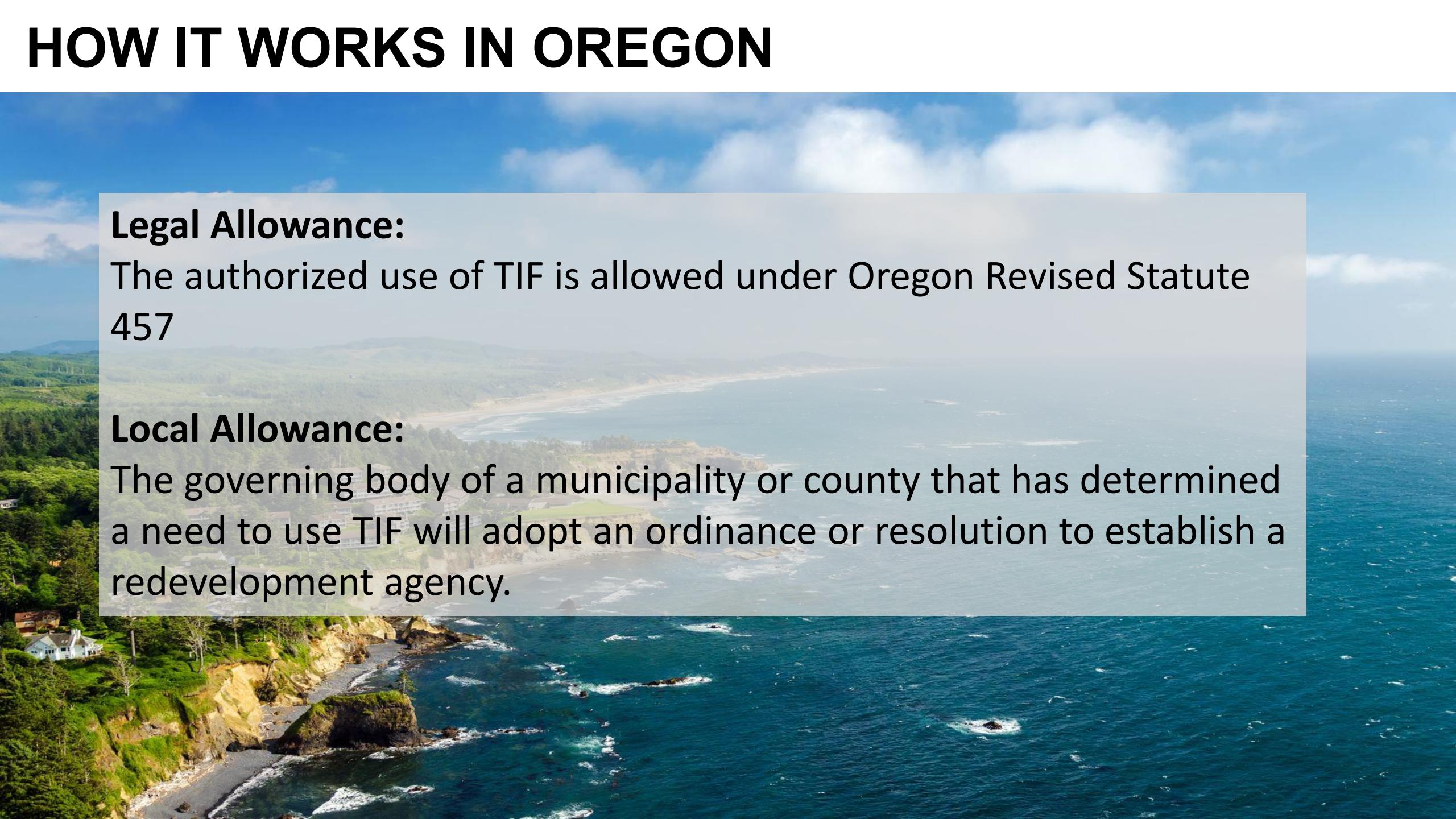
HOW IT WORKS IN OREGON

Legal Allowance:

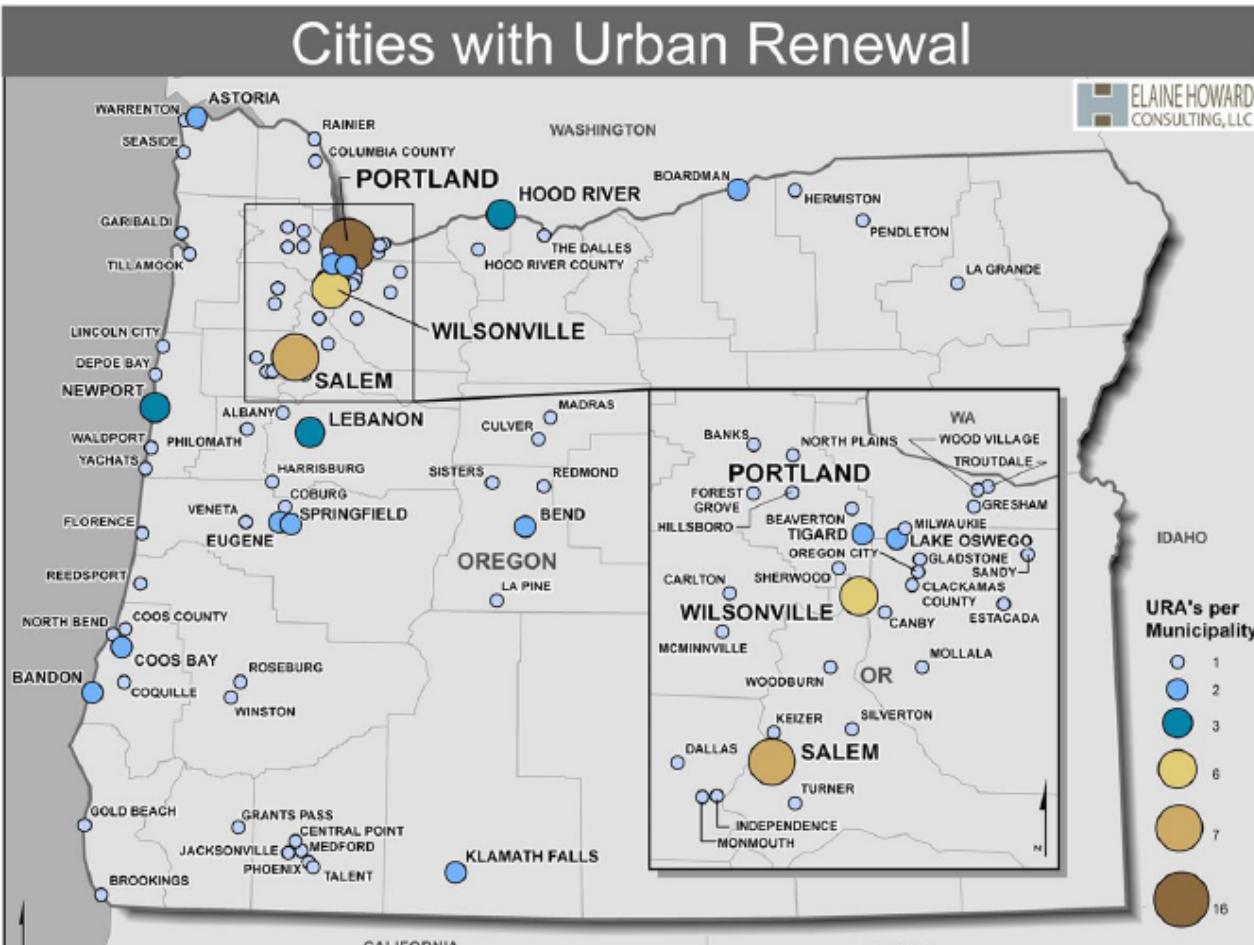
The authorized use of TIF is allowed under Oregon Revised Statute 457

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.



Cities with Urban Renewal



Source: Elaine Howard Consulting, LLC

- Tax Increment Financing (TIF)
 - Authorized through Housing Act of 1949
 - Enacted in 49 out of 50 States
- Oregon:
 - Authorized through State Statutes (ORS 457)
 - 53 Municipalities w/TIF
 - 85 Total TIF Areas



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How It Works?

What is the Bend Urban Renewal Agency's Role

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)



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Who does BURA serve?

Stakeholders

As a redevelopment agency funded by TIF, BURA has a responsibility to the overlapping taxing districts affected by a TIF Area. These districts forgo revenue with anticipation of greater returns upon Plan termination that more than likely would not have otherwise occurred.

BURA Customers

While ensuring financial returns for stakeholders, BURA invests in projects that contribute to the overall health, safety and welfare of TIF areas. Ensuring access to more housing or employment opportunities while promoting neighborhood revitalization, which is the “bread and butter” of TIF agencies.



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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.

Urban Renewal Project Manager

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



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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)



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Examples of blight



Unsafe structures



Undeveloped Land



Infrastructure needs



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What are eligible projects?

- Water/sewer infrastructure
- Transportation infrastructure
- Land purchases
- Parks and open spaces
- Developer incentives
- Public facilities*

General rule of thumb is any capital project that has 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 adequate fund the identified projects. The final amount adopted will become the maximum amount of indebtedness (MI) that BURA can use.



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The TIF Mechanism

Frozen base is the amount of the assessed property valuation in a TIF area that is assessed at the same rate for a period of time and is distributed to all taxing districts.

Increment is the future growth the assessed property valuation in a TIF area. Growth occurs by the standard 3% associated with Ballot Measure 50 or new developments. This will equate to the total maximum debt that we can utilize for area projects (**maximum indebtedness**).

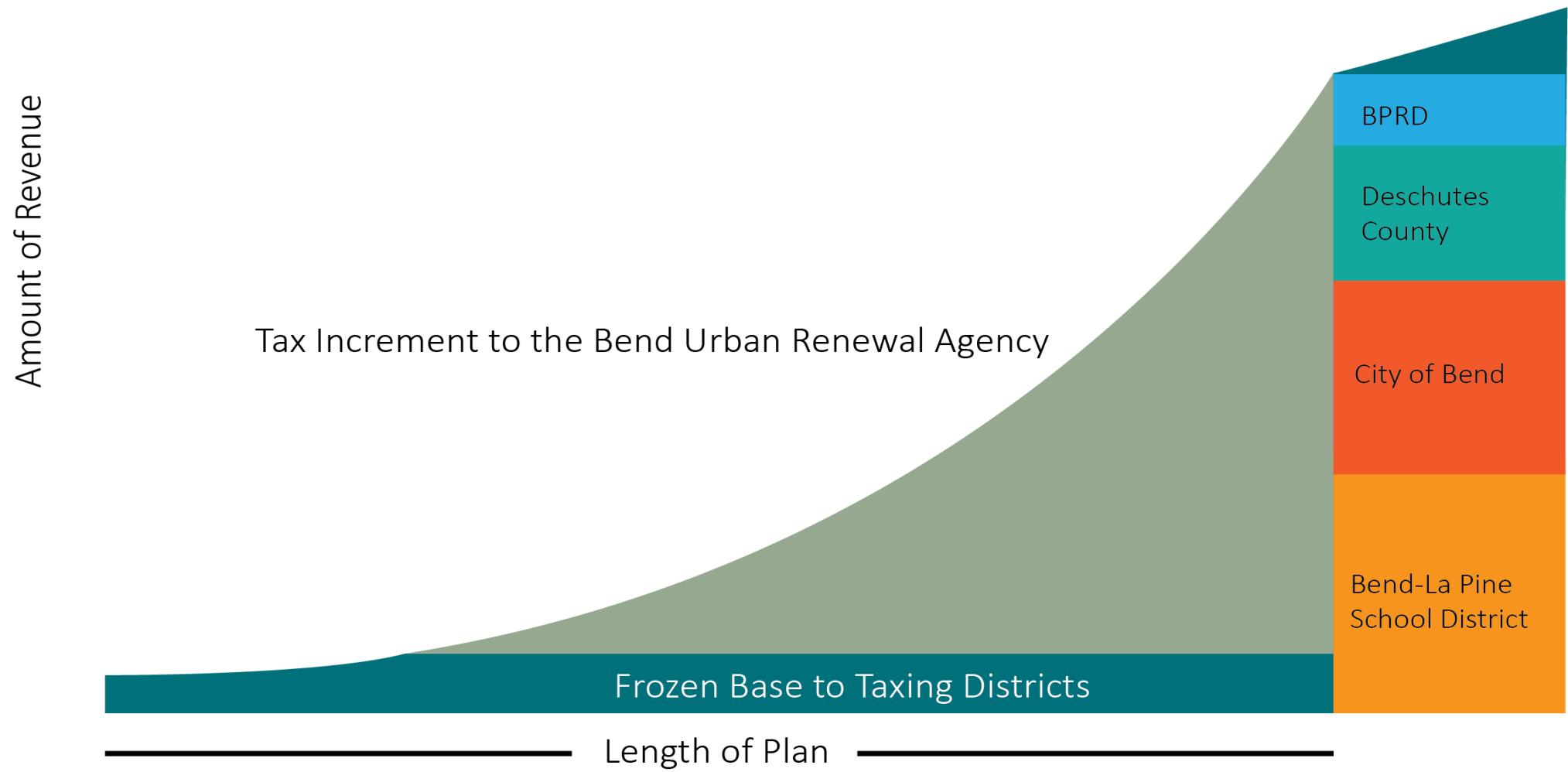


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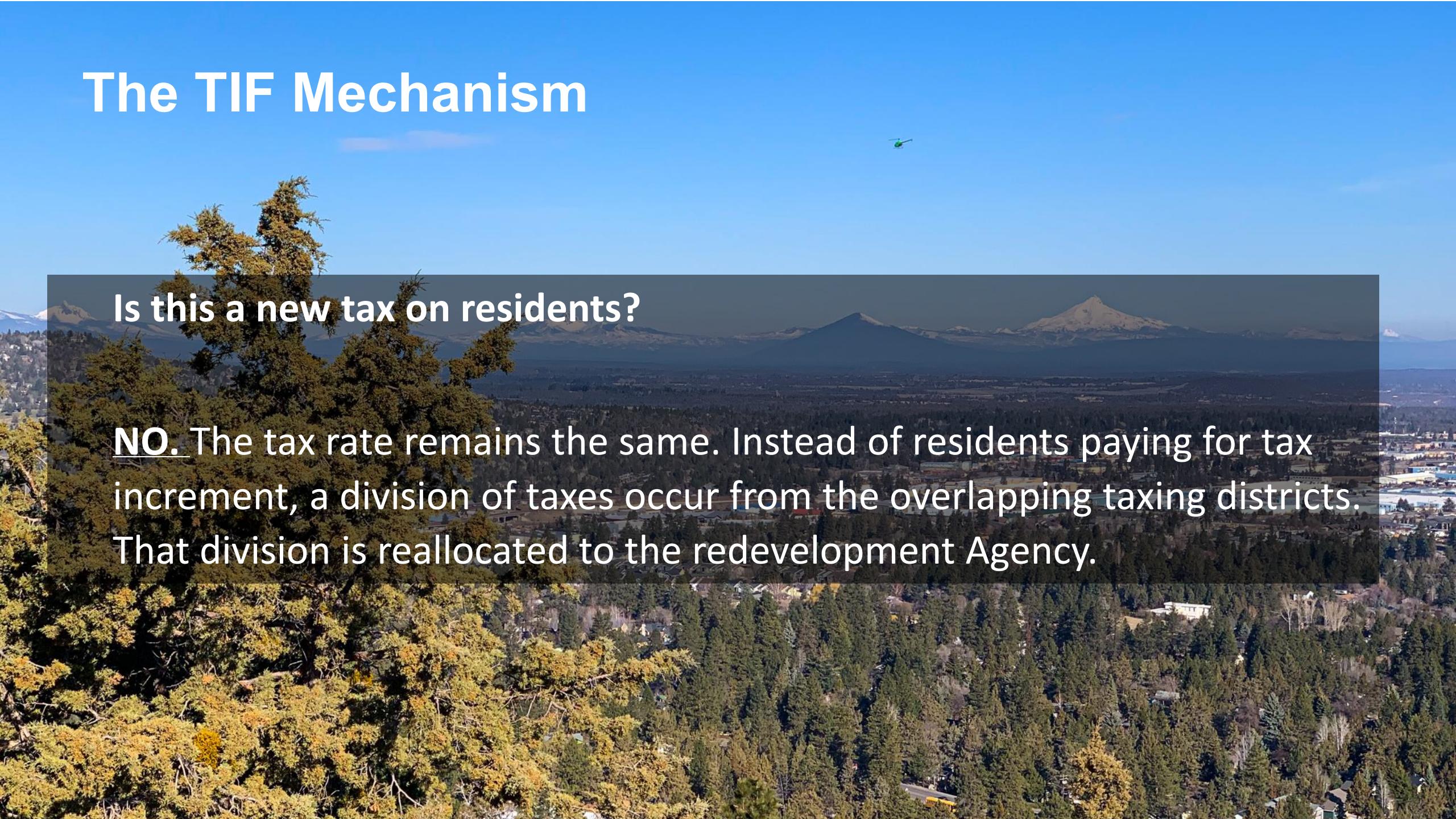
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The TIF Mechanism



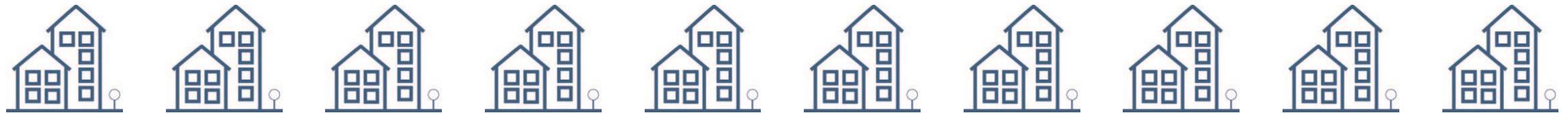
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The TIF Mechanism

A scenic view of a valley with mountains in the background and a helicopter in the sky.

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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\$1.00



\$1.00



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The TIF Mechanism

Does it show on tax statements?

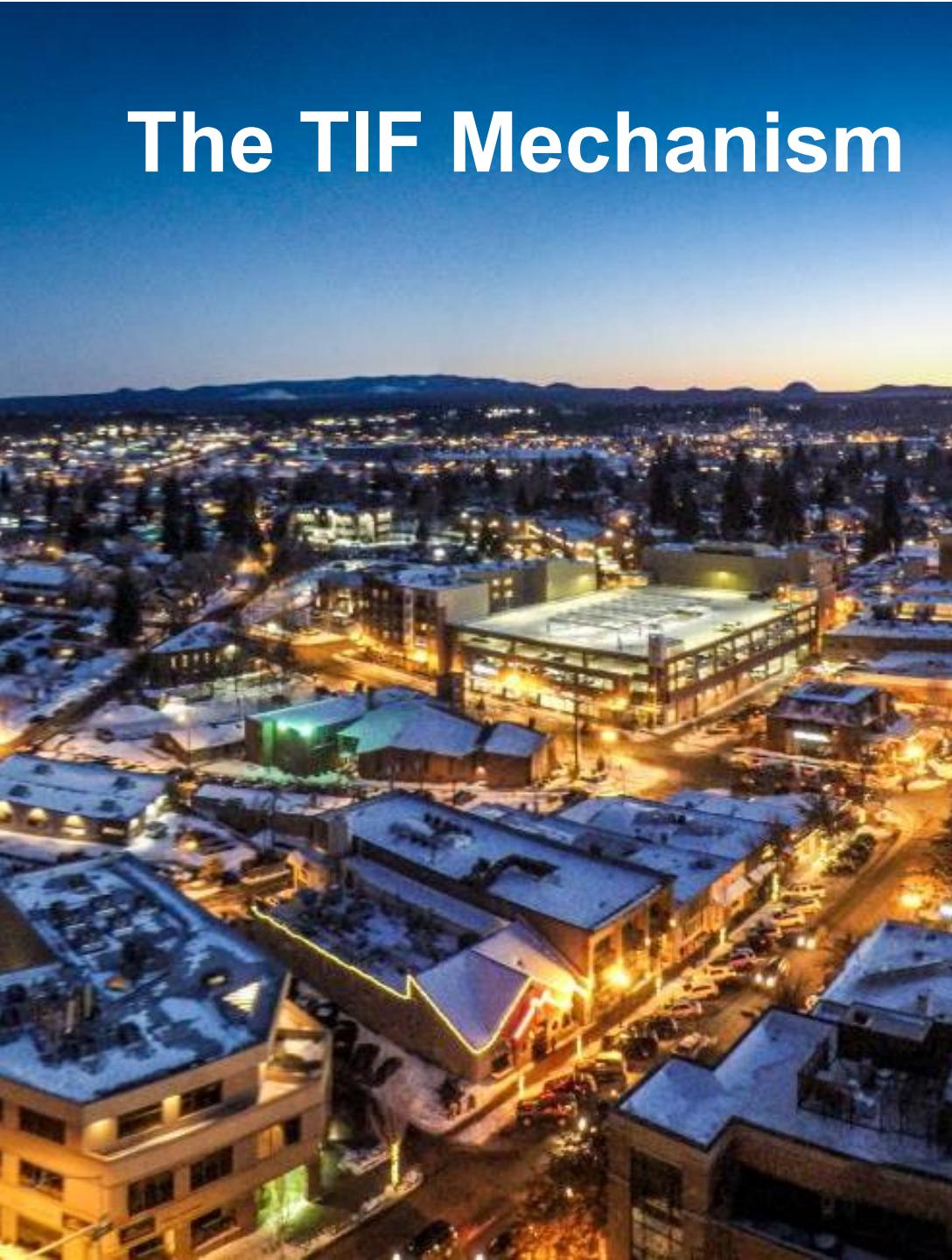
Yes. Due to Ballot Measure 50 and ORS 457, all tax rate payers in the City of Bend will see approved TIF areas on their statements.

TAX BY DISTRICT

SCHOOL DISTRICT #1	1,049.82
C O C C	136.75
HIGH DESERT ESD	21.29
EDUCATION TOTAL:	1,207.86
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
GENERAL GOVT TOTAL:	1,929.06
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:	623.33



The TIF Mechanism



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



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Approval Process



BURA
Recommendation



Planning
Commission
conformance



Consult and confer
with taxing districts



Public notice



County
Presentation



City Council Public
Hearing &
Adoption



Process takes 3 months. This does not include any preliminary work or feasibility studies that may be associated with new plan establishments.



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Using Debt– Maximum Indebtedness

General Fund Debt

This debt is provided by the City of Bend General Fund on an annual basis. This debt covers general administration of the Bend Urban Renewal authority including salaries/benefits, operations, small funding projects (grants), and floater loans for capital projects until issued debt is obtained.

Revenue Bonds

The Bend Urban Renewal Agency will secure a revenue bond to finance large capital projects. This is not a general obligation bond that requires a vote of the citizens of a municipality.

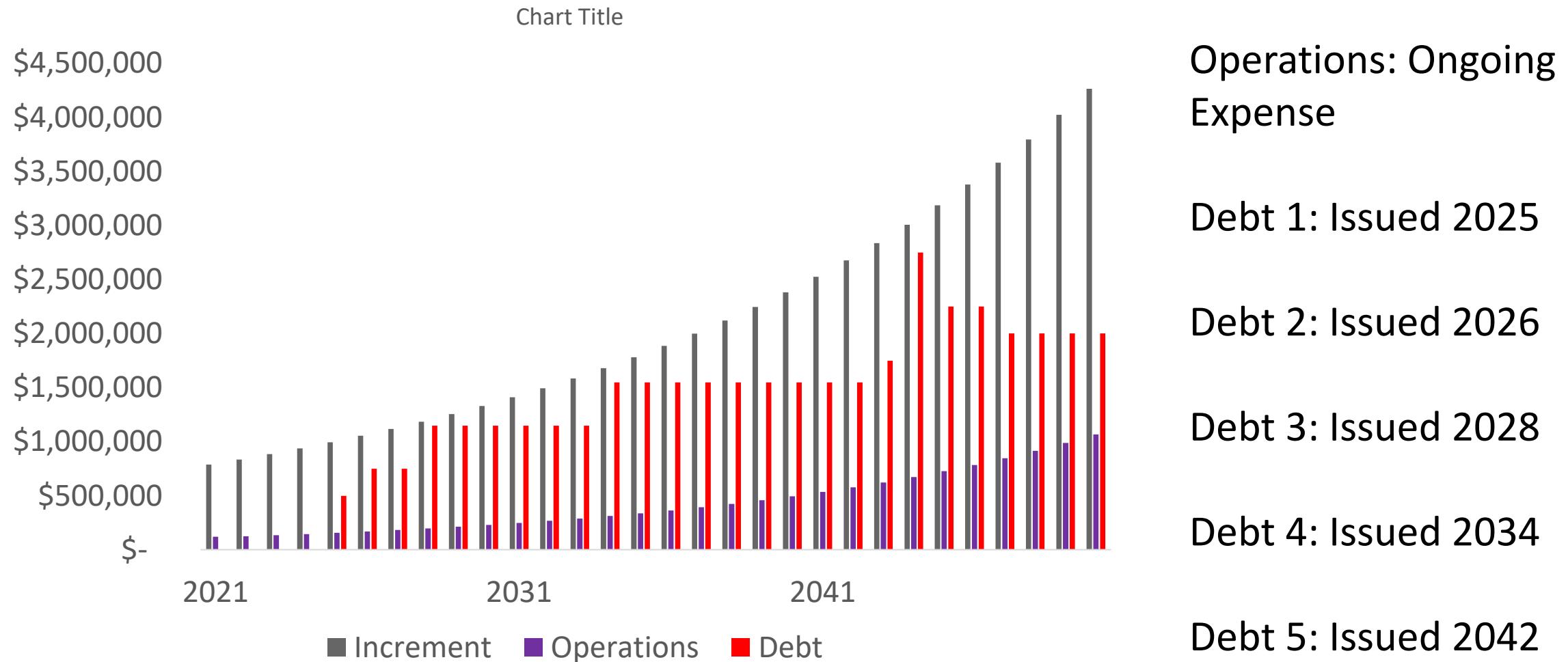


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Using Debt for Projects (EXAMPLE)



Can Plans Be Changed in the Future? YES

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.

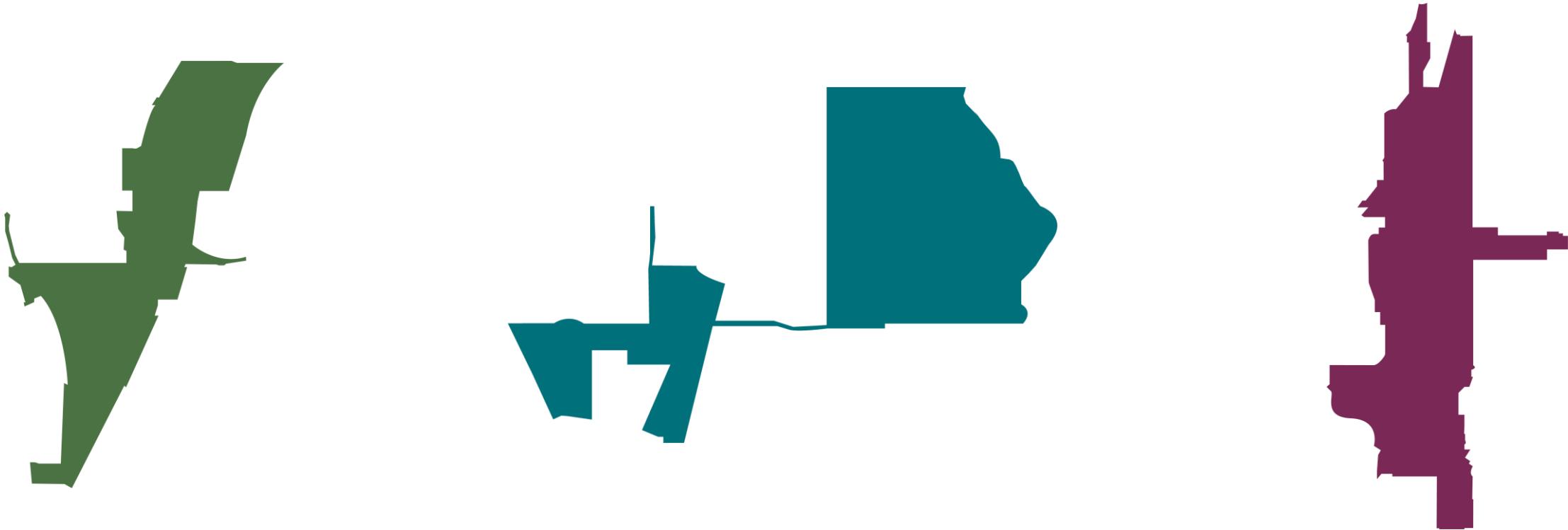
- Modification of plan area greater than 1%
- Increase debt allowance up to 20% of original MI

You get one inflationary adjustment per Plan life.



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Bend Tax Increment Investment Areas



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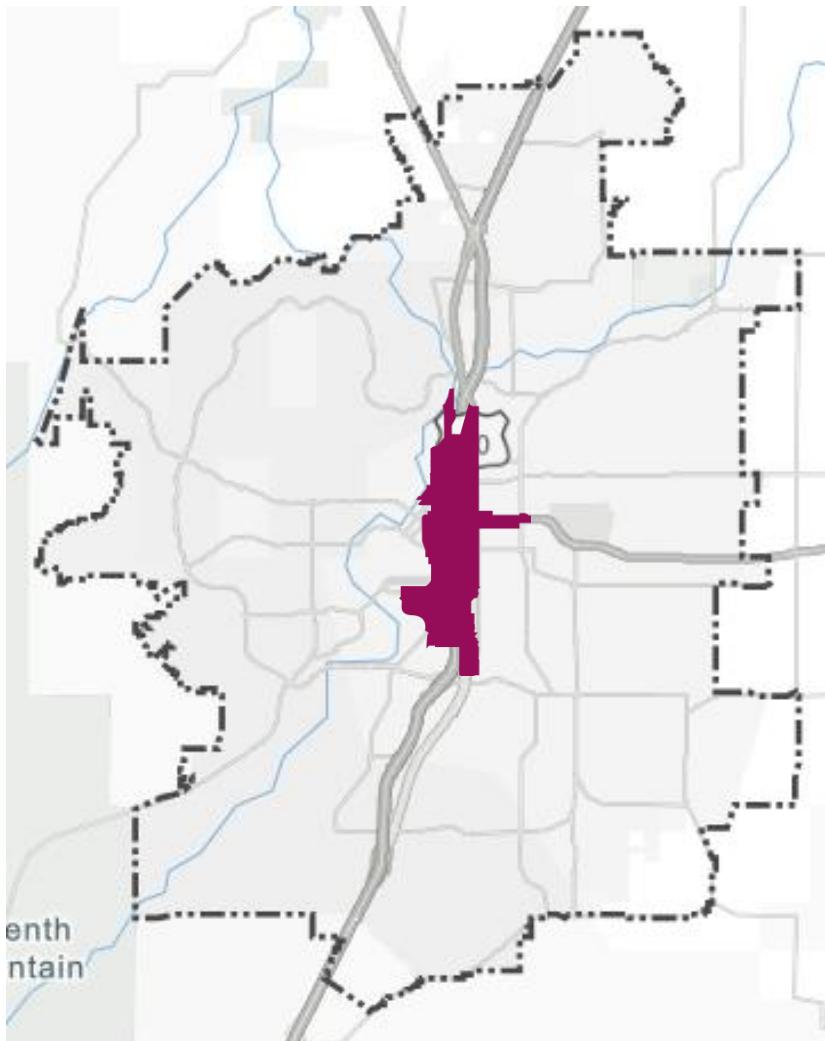


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Core Area Tax Increment Finance Plan

1/15/2026

Core Area



Established: 2020

Plan Ends: 2050

Maximum Indebtedness: \$195 M

Plan Goals:

- Transportation, Streetscape, Utilities
- Parks and Open Space
- Affordable Housing
- Business Development

Major Projects:

- 2nd Street Streetscape
- Franklin Avenue Undercrossing



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GUIDING PRINCIPLES



Create a place where you can live, work, and play.



This is a walkable area with a balanced transportation system.



This area removes barriers and connects the East and West sides of Bend.



This plan leads to direct outcomes, it is implemented.



Affordability is preserved.



Public investments incentivize and catalyze private development.



The planning process is transparent and open to ensure that those affected by the decisions are involved in the process.



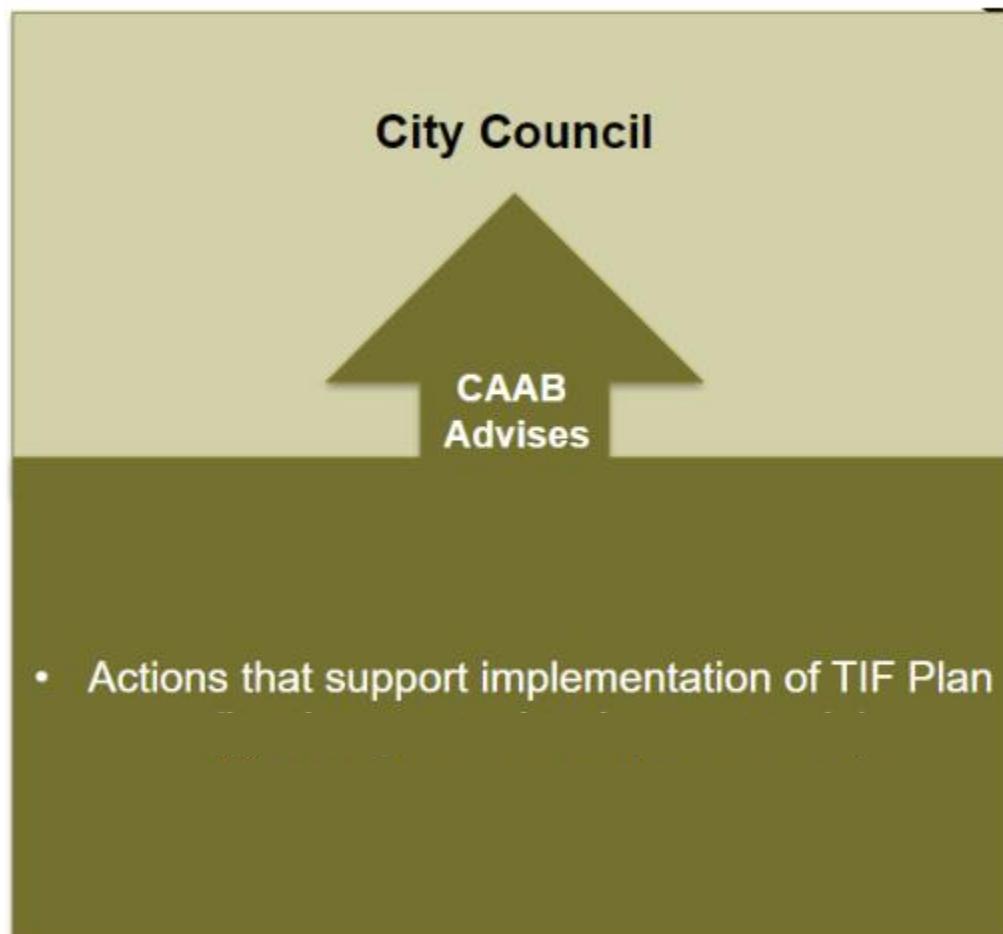
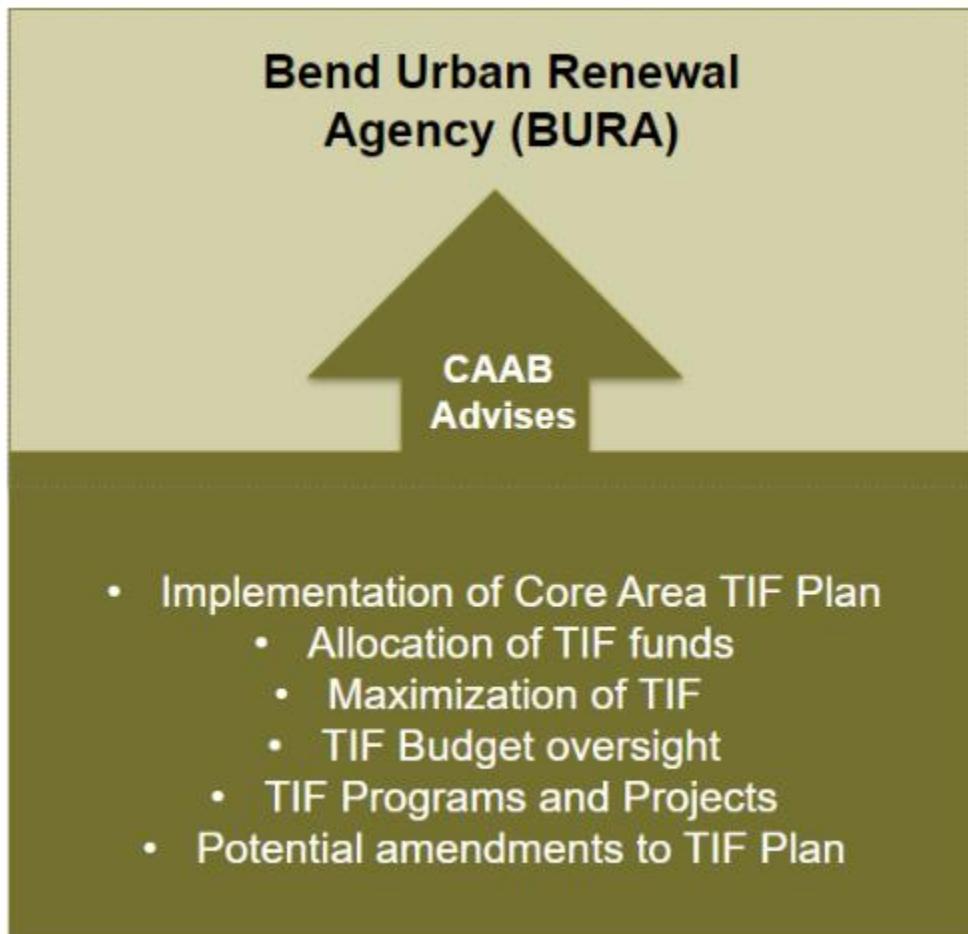
This area incorporates sustainable and low impact development principles and practices.

Project Category	Percent Allocation	Project Cost (Approx)
Transportation, Streetscape & Utility Infrastructure	40%-50%	~\$95 million
Affordable Housing Development	15%-25%	~\$35 million
Business Development	15%-20%	~\$40 million
Open Space	10%	~\$20 million
Administration	5%	~\$10 million



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Core Area Advisory Board



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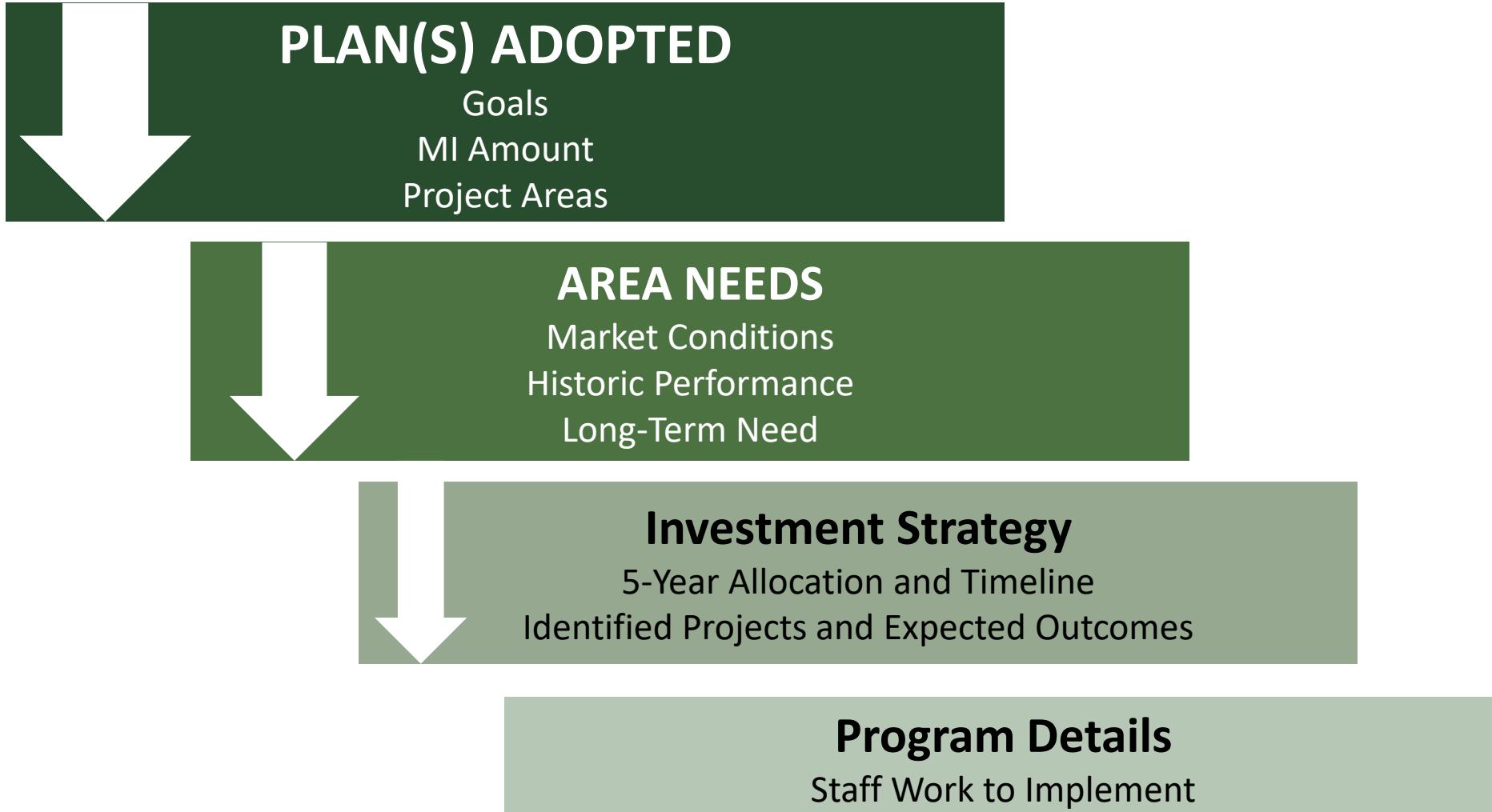


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Core Area 2030 Strategic Investment Plan

1/15/2026

Why This Strategy

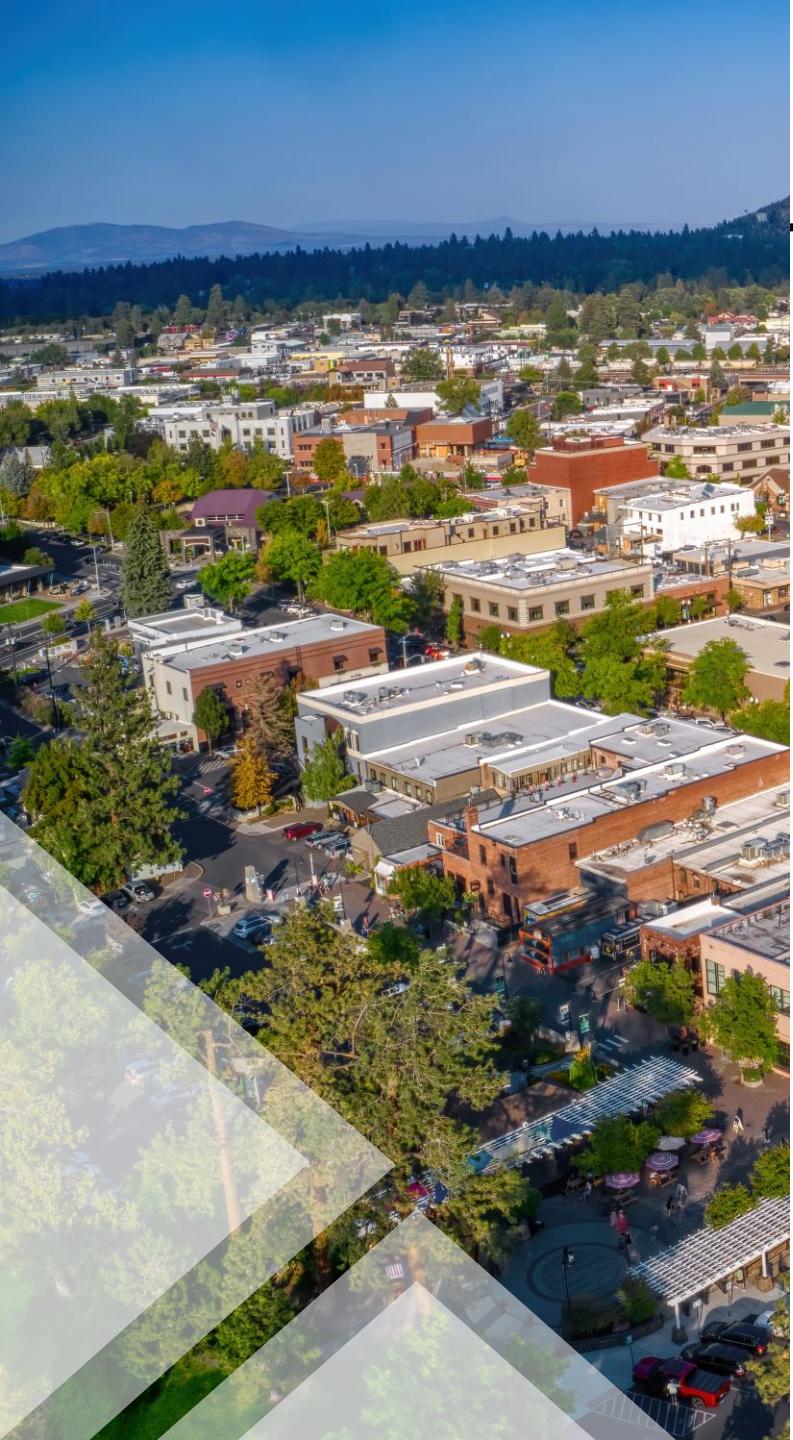


Public Outreach

1	BURA	February 2025
2	CORE AREA ADVISORY BOARD	June – Nov. 2025
3	INVEST BEND FOCUS GROUP	June – Oct. 2025
4	VISIT BEND/CHAMBER	September 2025
5	TIF AREAS OUTREACH	Mar, July, Oct. 2025



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Proposed BURA 5-Year Mission

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.

Extrapolated from 2025-2027 City Council Goal



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Proposed Investment Strategy Focus Areas



Economic Development



Housing



Infrastructure



Mobility



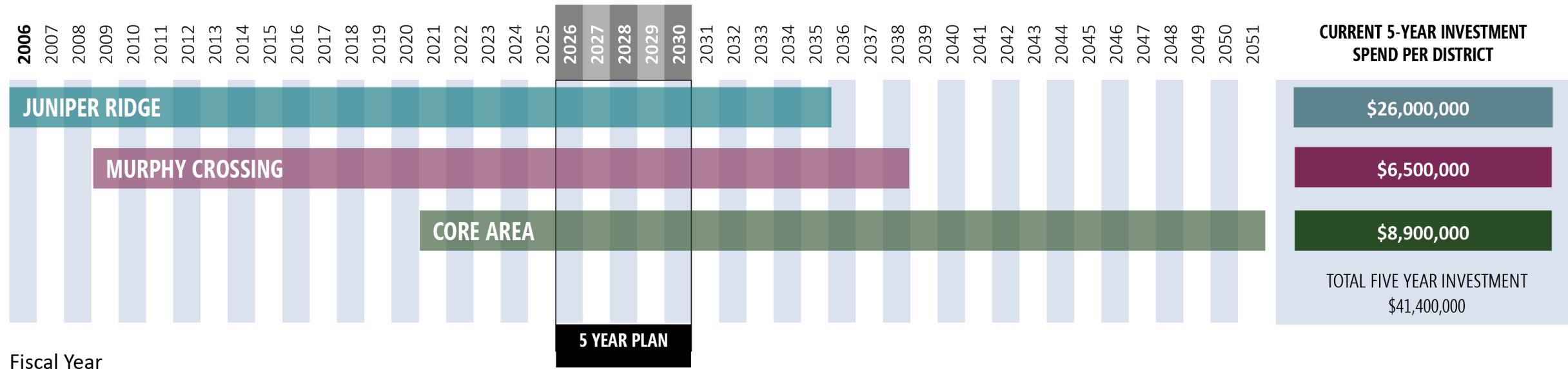
Placemaking



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Executive Summary

BURA DISTRICT LIFESPANS

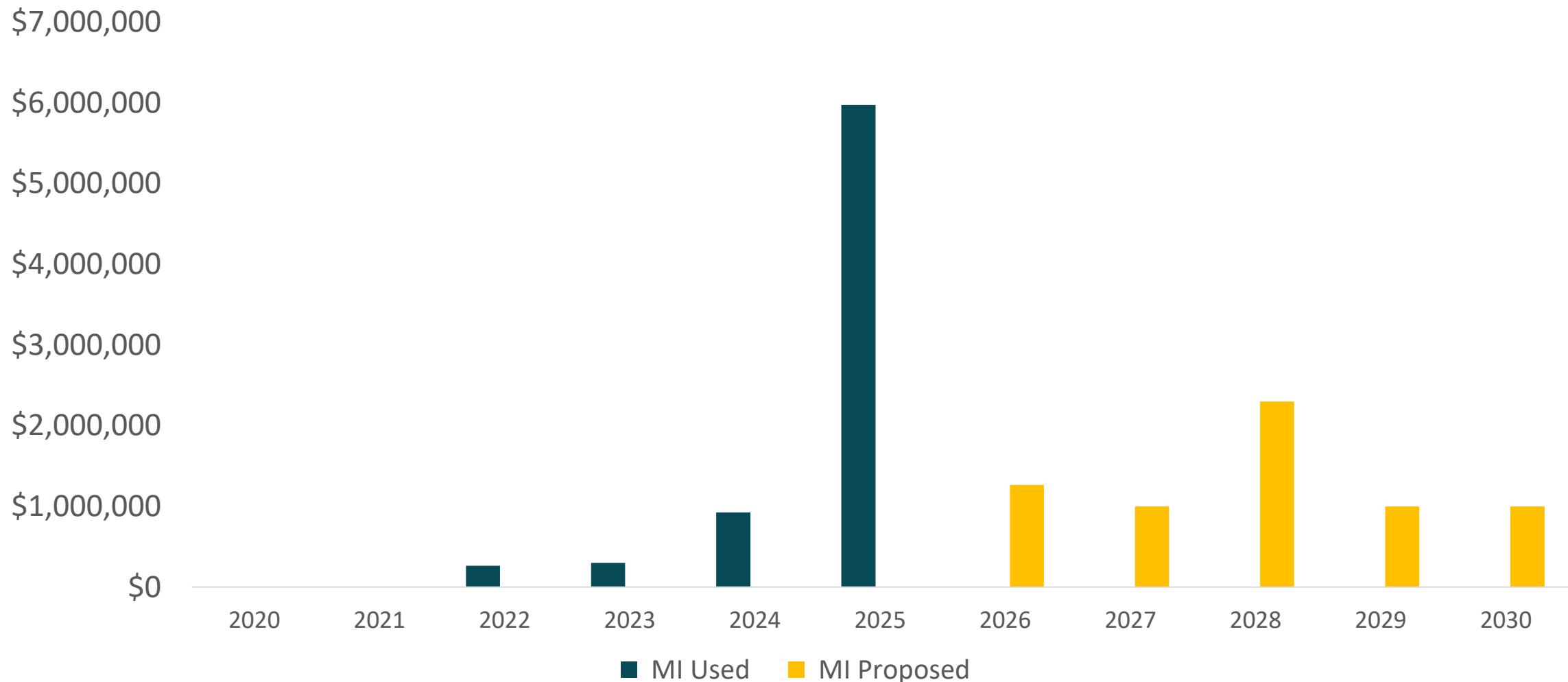


1. Build 1,000 multifamily housing units
2. Assist with the creation of 500 jobs
3. Develop 20-acres of land
4. Create at least 4-acres of parks, trails, open space
5. Assist 20 new small businesses
6. Improve 5,000sqft of business frontage
7. Construct 2,000 linear feet of public infrastructure
8. Generate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



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Core Area MI Utilization – 4% Total



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Core Area Investment Strategy Summary

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

FY 2026-2030 Investment Strategy Focus

Create Place &
Foster Vibrancy

Move the Market

Leverage and Deploy

FY 2026-2030 Investment Strategy Goal

Invest **\$8.9 million** to:

- Spur at least \$100 million in private development
- Build 100 housing units
- Increases frontage improvements and beautification
- Create more customer experience businesses
- Build at least 1-acre park



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Core Area Priorities

Create Place & Foster Vibrancy

Transform underperforming or aging commercial areas into vibrant, economically active, community-focused destinations.

Move the Market

Reduce the financial barriers to development by implementing targeted incentives that catalyze redevelopment in the Area.

Leverage and Deploy

Maximize the economic impact of the Core Area TIF District by leveraging investments.

EVIDENCE

- Limited experiences
- Minimal Trip Generation
- No parks, trails or open spaces.

- Economic conditions
- Declining permits
- Limited AV growth

- Opportunities to leverage
- BCDBA EID opportunity



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Core Area 2030 Investment Strategy

	CAAB Initiative Recommendations	Investment Amount	Staff Recommended Direction	Estimated Next BURA Check-In
Create Place & Foster Vibrancy	Retail & Restaurant Market Analysis	\$75,000	Conduct analysis	None
	Catalyst Site Map	--	Proceed with formation and development	None
	Green Space Development	\$700,000	Allocate proposed dollars and proceed	2027
Move the Market	Development Assistance Program	\$5,325,000	Develop new assistance programs	March 2026 June 2026
	Property Acquisition Strategy	--	Develop strategy, comeback with amendment(s) to allow acquisition	August 2026
	Property Acquisition	\$1,300,000	Allocate proposed dollars for future efforts	2027
Leverage & Deploy	Public Infrastructure – Franklin	\$1,500,000	Continue as planned	TBD
	Total	\$8,925,000		



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Core Area Advisory Board 2026-2027 Work Plan

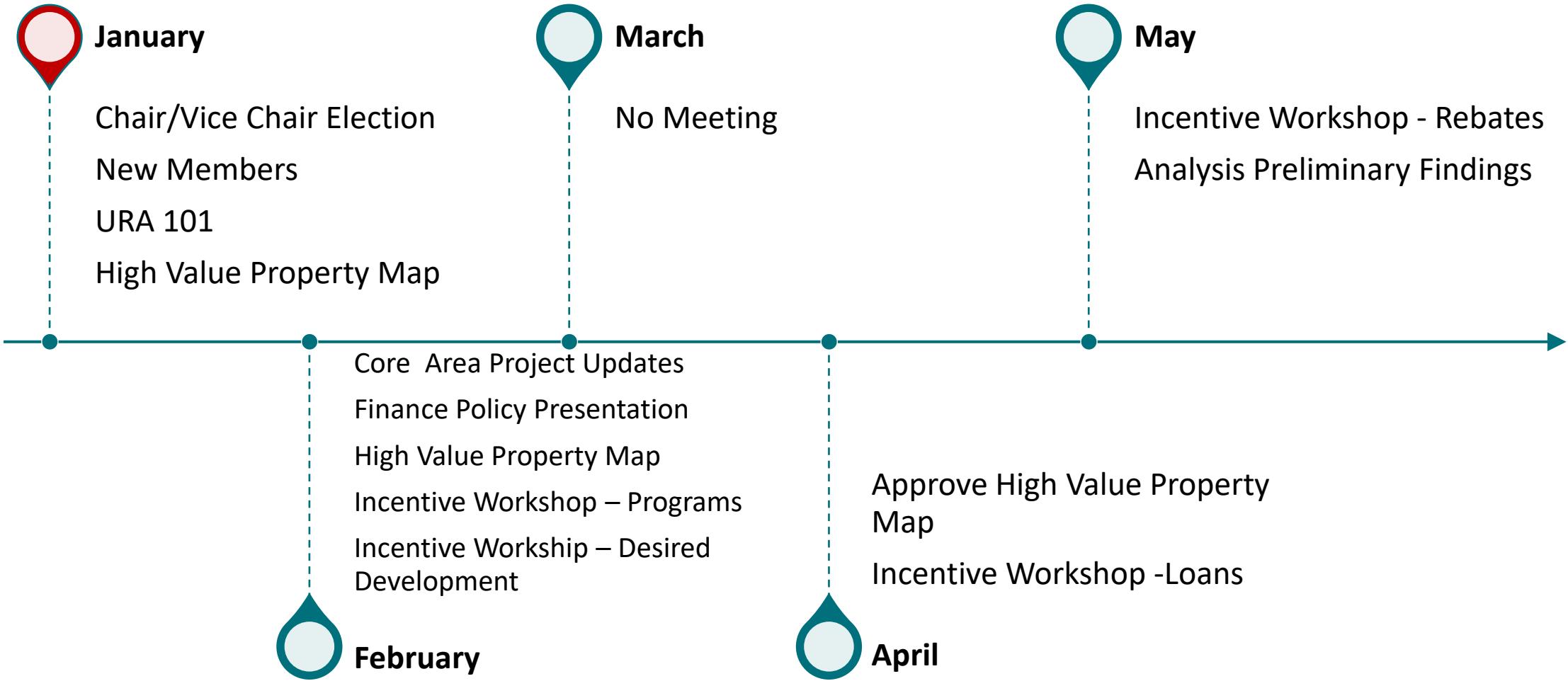
CAAB Work Plan

- Work on Financial Policy Updates
- Retail and Restaurant Market Analysis – Review Findings
- Make policy recommendations on adaptive reuse standards
- Develop Catalyst Site Map
- Administer the Core Area Revitalization Effort Program
- Advise on the development of new development assistance program(s)
- Advise BURA on land acquisition strategy and property acquisition in the Core Area
- Support the establishment of an economic improvement district in the Core Area
- Make budget recommendations on Core Area TIF



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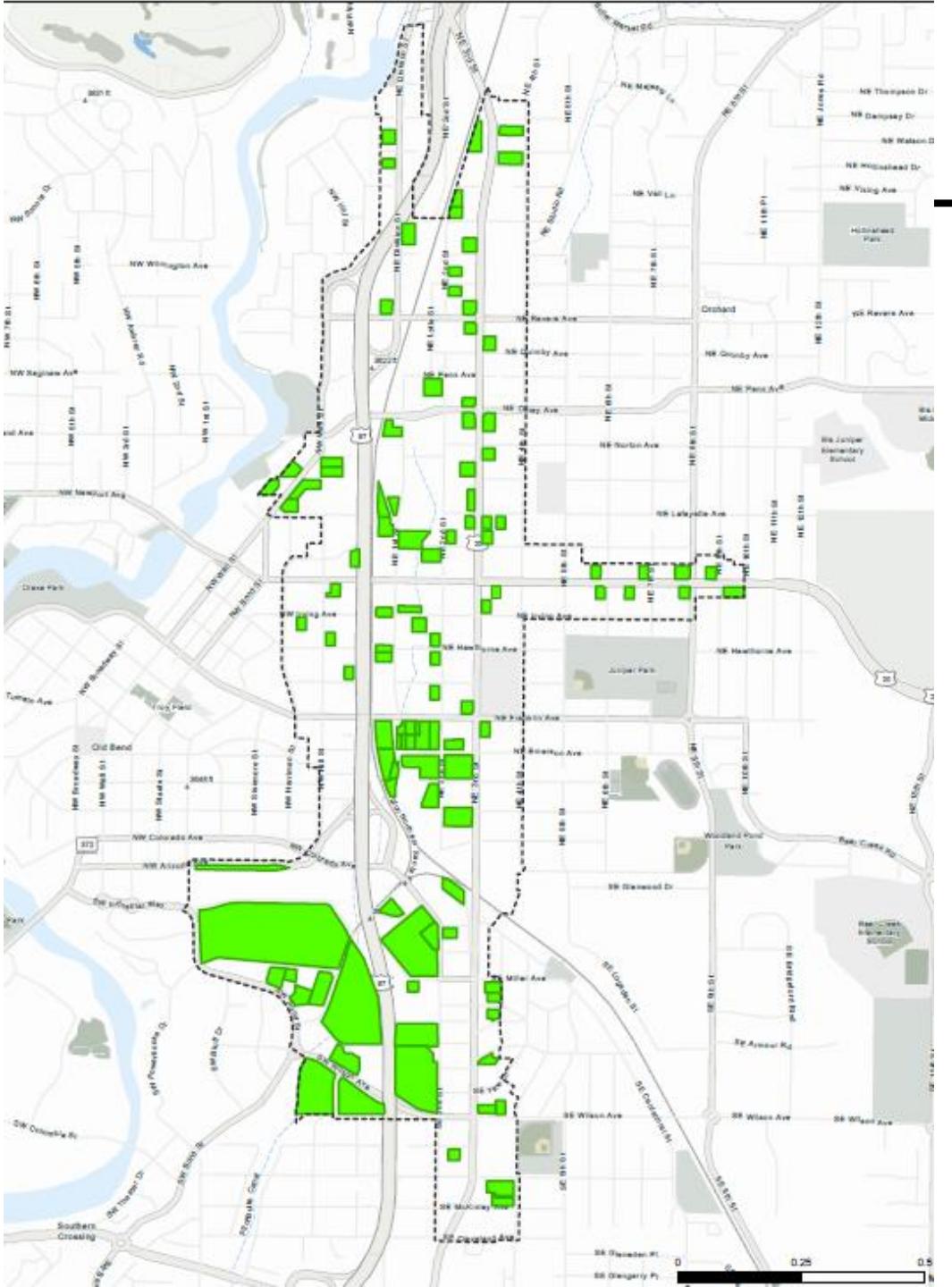
Roadwork Map



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High-Value Property Map Discussion

High Value Property Map



- **Base Analysis**
 - Real Market Value vs. Assessed Value (<50%)
 - Next analysis: Properties 3 acres +
- **Policy Questions**
 - What is the purpose?
 - What additional analysis should be conducted?
 - Examples:
 - Primary Frontage
 - Near Planned Infrastructure Improvements
 - What are other considerations?



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