



CITY OF BEND

BEND ECONOMIC DEVELOPMENT ADVISORY BOARD

Subject: MINUTES

Meeting date: December 2, 2016

The Bend Economic Development Advisory Board held its regular meeting on Friday, December 2, 2016 in the Council Chambers at 710 NW Wall, Bend, OR. The meeting was called to order at 10:03 AM by Vice-Chair Schultz.

Those present included:

Committee: Erich Schultz
Dale VanValkenburg
Jamie Klopp
Katie Tank
Douglas Downs
Will Warne
Tom Rowley
Jamie Christman
Kevney Dugan
Steve Curley

Staff: Ben Hemson, Bend Business Advocate; Ian Leitheiser, City Attorney; Joshua Romero, Community Relations Manager; Kathy Montgomery, Administrative Specialist

Public Input

Justin Gottlieb commented that there is a crisis with homelessness and that communication is lacking and that they are trying to be known and need help. Ron Boozell voiced his concern that no Councilors are attending these meetings.

Approve November Meeting Minutes

Minutes approved as written.

Elect BEDAB Chair & Vice Chair

Ben asked who was interested. Erich had indicated interest for Chair and Katie for Vice Chair. Chair signs off on comments, runs meetings, reviews agenda, attends Council as necessary. Dale moved to appoint Erich and Katie. Jamie seconded. All voted in favor.

90 Day No-Cause Evictions Proposal | Kerri Standerwick, Kristin Chatfield & Ian Leitheiser

Council asked Affordable Housing Advisory Committee (AHAC) to look at policy. Ian provided legal advice to committee and Council. On agenda for December 7th. Is a policy choice. Not

many legal issues. AHAC represents many different interests. On November 16th, Kerri Standerwick, Kristin Chatfield, and Kathleen Leppert gave presentation to Council.

Question is whether BEDAB wants to weigh in. Current law: On a month to month during the first 12 months, tenants can be given 30 day notice at no cause. After first year, requires 60 days notice for no cause. AHAC was asked by Council to look at changing from 30 day notice to 90 day notice across the board.

Ian provided background. Base requirements are required by state law. Month to month only. Lease is different. Bend currently meets state base. Portland made change 1 year ago and Milwaukee earlier this year. 90 days notice in month to month regardless of how long been there. Council was inclined to change to 90 days. Since original discussion, Council has discussed and come up with two versions. Version 1 – 90 days regardless of time of occupancy. Version 2 – would not do anything in first year of occupancy, after one year, then 90 days.

Will asked what is driving the change. Pointed out that doesn't make more housing available. Want to give people more time in a constrained market. However, if creates more instability for landlords, then might increase deposits. Ian said coming up with data with what this change does is difficult. Portland – possibility some unintended consequences. Think there may have been an increase in no cause notices before new regulation went into effect. Also think may have caused deposit increases.

Erich, would policy change if market changes? Ian said this is a valid question. Would have to be changed by another ordinance or could have a sunset clause built in. Will – why 90 days? Ian – there is an undefined horizon beyond which couldn't go. 90 days is safe.

Ian – will be a work session at 5pm to discuss before meeting. Should BEDAB do something? If yes, then how much and who it affects.

Kristin mentioned that at first glance sounded great. Then had public comment session and possible impact of unintended consequences was raised. 30 day notice is currently often being used in place of for cause eviction. Kerri mentioned that landlords said they will take certain tenants with 30 day exposure that they wouldn't with longer exposure. Increases financial risk, might lead to increased security deposits, increased rent, or may potentially stop renting to less desirable tenants. Raised a red flag to AHAC. It was noted that if a place is being sold, would still remain 30 days even if regulations changed. Could potentially cause sales of property because isn't worth it to landlord and thus reduce inventories. Ian – existence of real data is limited. Portland has not seen this they say.

AHAC recommendation to Council was to shelve due to lack of available data and to wait to see what going to be done at state level.

Ben asked if BEDAB wants to weigh in and if so, how and what does it look like. Ian mentioned that Council has not asked for input.

Ian mentioned that will be discussed at a work session. Then the first reading of an ordinance at meeting. Current version of ordinance has an emergency clause (would have to be passed unanimously). Need to weigh in now and before first meeting.

Erich recapped that BEDAB can weigh in, can support AHAC's recommendations or not weigh in at all. **Dale: motion to support AHAC's recommendations. Doug seconded. All in favor.**

Special Events Meeting Review | Stephanie Senner & Dale Van Valkenburg

Follow up meeting held: issue of communications. Broad spectrum of event coordinators attended. Question as to whether right kind of forum. Biggest issue that came up is lack of space to do events. Events get pushed in City's right of way. Parks and Rec limits locations and times. Jon Skidmore set up meeting between City and Rec staff. Will be held next Monday. Dale is attending. In anticipation of December meeting, Kevney gave information to promoters on how to track impact of events. Meeting went well. Kevney agreed that all felt going in right direction. Consensus that meetings are helpful. Ben will convene a small group to discuss all feedback. All types. Continue conversation until no longer needed/wanted.

BBA Budget Check-In | Ben Hemson

Run through quickly. CEDR will convene in the new year. New biennial. Ben explained how business revenue comes in. Right now averages in budget. Will work on getting actuals monthly numbers. \$316k revenue for year budgeted. Ahead every month versus last year. 3% off target for year. Enterprise funds can only be used for BEDAB agreed to items. 6,000-6,500 businesses have registrations. Estimate that there are 8,000 businesses. As software gets updated will catch more. Value to business as opposed to punitive.

Leverage pockets of extra money as opposed to simply who asked first. Possibly create performance metrics of how use budget. CEDR to work on. Question was asked as to how transfer dollars are calculated. **Ben will look into.**

Ben wanted to plant seeds for long term. As systems upgrade to electronic based systems there potentially could be money savings which could be used in future for other things. Calendar for next budget cycle. Ben developing framework. Feb/March – CEDR then BEDAB sign off. March and April City looks at. May and June – City Council and Budget Committee. Adopted in June.

Tom introduced Teri Hockett, the new Tech and Bio Industry Coordinator. Tom is working with the Outdoor industry. Food coordinator being worked on.

Community Relations Manager Introduction | Joshua Romero

Joshua just joined City. Has a diverse background, medical/university/community relations. Joshua is curious to hear from this group early on in his position. He has heard from neighborhood associations. They have asked how to engage business. Scope of his job – work with neighborhood associations. Also how to tell City's story. Context. More educational approach. How community can be involved and engaged with Council in making decisions and policy. Also works with Anne Aurand. Counterpart of Ben with citizens.

Dale suggested getting people from other areas than west side to engage with city and on boards and commissions and working groups. Joshua agreed. Joshua mentioned that Anne is keeping Council contact role. There are 13 neighborhoods in Bend. Self-initiated neighborhood associations. Typically monthly meetings and one annual. Only 10 active now. Promote how they matter. Seek out leadership in associations that aren't active.

Bend 2030 held trainings for neighborhood associations and how to be effective. Mostly done over summer. Winding down. Handbook being created and website too.

Will asked if there is an opportunity to promote what good is happening in the City. Joshua – proactively trickle out information instead of being reactive. Building trust with community. Take ownership of work being done. Be proud of it.

2017 Meetings Day & Time | Group

Fridays 10 am -12 pm through December. Does this day and time work going forward? Doug as long as consistent. Check in with those not here. Will said Mondays or Fridays are best for him. In meantime continue with first Friday of month.

If things want to hear about, let Ben know. Dale – talk about upcoming Council goal setting session. Do we have any recommendations from BEDAB? Bring someone in to discuss Also UGB. Prioritization from Council. Reducing density of vacation rentals came up. Talked to City staff. Won't be addressed until after goal setting.

Adjournment

Vice Chair Schultz adjourned the meeting at 11:55 AM.