



CITY OF BEND

## Meeting Summary

**Bend Economic Development Advisory Board (BEDAB)**

**Monday, September 11, 2017**

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### **BEDAB Meeting 12:05pm**

**Roll Call:** Erich Schultz-Chair, Katie Tank-Vice Chair, Dale VanValkenburg, Jamie Klopp, Keith Dodge, Stephanie Senner, Wendy McGrane, and Will Warne

Jamie Christman, Kip Barrett, - ex officio

Councilor Russell

#### **1. Public Input**

Tim Conlon – SCORE Central Oregon: Mission foster vibrant small business communities through mentoring and education. Vision: Every person has the support necessary to thrive as a small business owner. Funding from SBA. Wants to explore a closer relationship with BEDAB. How can SCORE be a resource to City?

#### **2. Approve August 7 Meeting Minutes**

Approved.

#### **3. Juniper Ridge Process Changes & Next Steps | Jon Skidmore**

Jon Skidmore pointed out that Council Goals do not include Juniper Ridge. They include implementing UGB, opportunity areas, master plans, affordable housing, and transportation. Also City does not have staff assigned to Juniper Ridge. Is not a core service City focusses on but an important one.

It is important that City figures out game plan for future of Juniper Ridge. City still has a financial obligation to put in certain streets. Should City get street constructed since we have to and would open up opportunity for more lots? Could hire a market analysis firm to figure out market and lot sizes. Or work with engineering firm to plat out area. At very least if city wants to keep up with development. Would need knowledgeable senior level person.

Will Warne asked what Council wants from BEDAB. Jon Skidmore mentioned that BEDAB is interested in developing industrial land. Land put to better use based on market demand. Jon Skidmore said he was here to answer questions raised at last BEDAB meeting. Erich Schultz asked shouldn't dispositional alternatives be discussed and chosen before City builds road. Jon Skidmore's response was City is

obligated to construct road to property. Erich Schultz asked about timing obligation of building road. City currently getting one year extensions.

Stephanie Senner asked if Juniper Ridge is related to opportunity area goal. Councilor Russell: tangentially does. Feels timing is right to rethink what best way to manage going forward.

Dale VanValkenburg asked what actual obligation is. Jon Skidmore said nothing specific. Dale VanValkenburg suggested since Pacific Power has no immediate plans, why not wait and get more extensions? Erich Schultz asked if City had explored buying lot back. Consider using the money from selling lots instead of building road, consider buying back.

Jon Skidmore said if BEDAB wants to take on, he suggested coming up with 3 or 4 solid options to get political and community leverage. Think through some options and look at more in depth. Maybe create a sub-committee.

Jon proceeded to answer questions that were provided brought up in previous meeting.

Options for land outside city limit: There are limited development options. Would need to come back to UGB. Give back to county? There are reversionary clauses.

Is there a script when things would be triggered at certain levels? Yes, see ODOT Intergovernmental Agreement (IGA) document. Number of peak hour trips triggers things. IGA in need of revisiting. Probably wouldn't reach peak hours. But need to revisit due to 97 and Cooley changes. Sewer: need to look at. Are in design of north interception. No heavy users yet.

What needs to be done to move forward?; All EcoNorthwest options have some merit. Will Warne: do potential buyers ever collaborate on a master plan together. Dale VanValkenburg: Not usually but can occur.

What does enforcement for Juniper Ridge Transportation Management Association (TMA) look like? Committee exists but is dormant. Makes sense to hire an expert to work with TMA. Les Schwab and Suterra are part of association.

Is there potential to sell rest of land all at once? Strategy worth considering if buyer came up.

City financed majority of development of Juniper Ridge by debt. Carolyn tasked to revise plan regarding infrastructure requirements. It is currently too specific. BEDAB might help as well as BURA.

Money from sale of lands:

20% management of urban renewal districts. 8% Juniper Ridge construction fund. Stephanie Senner: People in City paying moneys toward nothing, just sitting there.

Should do something. Is money available to figure out? Jon Skidmore— better define how use we use urban renewal dollars. TIF (tax increment financing) money but land sales are different pot of money. Could use funds from lot sales to come up with a concrete plan.

Councilor Russell: basic question long term - does city want to be in this business? Unravel City's role. Will Warne: By default City is in business because collecting money. What would happen to money if City not managing.

Jon Skidmore: Sophisticated development arrangement for Bend. Get advice of those who have done and set up in past. Involving a developer, proceeds from urban renewal dollars funds, backbone of infrastructure built, developer has something to work from. Relatively routine in other larger metropolitan areas. What are incentive packages; how to use urban renewal; how to make sure infrastructure is in place. Might be appropriate here.

Katie Tank thinks BEDAB should spearhead a subcommittee to drive this otherwise nothing will happened. Can set up an ADHOC committee with others.

Ben Hemson said could make a motion for BEDAB to go forward to set up a subcommittee.

Stephanie – hears it more of a distraction for City. No one advocating. EDCO is. If plan to move forward, need a resource with lots of experience – Jon Skidmore.

**Katie Tank made a motion that BEDAB create a subcommittee to study options for Juniper Ridge and report back to full BEDAB on recommendations. Stephanie Senner seconded. All approved.**

**Erich Schultz, Dale VanValkenburg and KatieTank indicated interest in being members of subcommittee. Also Kip Barrett of EDCO.** Bring in others with expertise from the community.

#### **4. Collaborative Housing Workgroup Recommendations | Erin Foote-Morgan**

Ben Hemson provided some background. Council requested updates quarterly from Planning Commission, BEDAB and Affordable Housing Advisory Committee (AHAC). Council empowered AHAC to weigh in on recommendations presented to Council by the Collaborative Housing Workgroup. They are weighing in on tools 5, 6, 9, 10,11, and 12. Will keep BEDAB informed and in the loop.

Erin Foote-Morgan gave background. Collaborative projects to define real solutions. Bend Collaborative Housing Work Group. Started in June 2016 at Livability Conference. New policy to remove barriers for incentives for middle market/workforce housing.

Goal to research, recommend and advocate for more policy tools. 80-175% AMI, \$40-90K/year. Tools have been created and presented to Council on July 17<sup>th</sup>.

BEDAB to think about whether they want to weigh in. Middle Housing costs but also housing types.

Tool 1: Align zoning and comprehensive plans. Around UGB implementation. Council and Planning Commission must initiate. Comprehensive plan updated but not zoning plan. UGB and Comp plan have to be approved by state. State will look at what we have done and how City has not followed Comp Plan. Karna Gustafson: Public hearing would have to occur but one time only. Stephanie Senner asked how can citizens help if agree. Erin: workgroup could request of Council. Wendy McGrane: for everyone or only housing projects? How would it impact existing land owners? Jon Skidmore: could fall into category as non-conforming use. Can retain what have but could change future plans. Comment made that this would happen anyway. Change in one fell swoop vs piece by piece because must conform to comp plan. Biggest tool and feel is most important.

Tool 2: Mixed use urban transportation corridors. To be addressed in transportation plan update.

Tool 3: Incentivize area planning. Only tool not moving forward at this time. 3-5 years out with master planning of UGB areas.

Tool 4: Prioritize transportation spending that leads to middle housing. To transportation planning.

Tool 5: Rework system development charges. AHAC. Would like deferral increased to up to 125% AMI. Currently 80%. Also change the way City calculates SDCs. Currently per units. Make simpler and fairer. Small units pay same as larger units. Roger Lee: Was it just for residential? Answer is yes.

Councilor Russell: Wants to make sure everyone knows including community members and developers. Parks is largest chunk. 40% to Parks. 60% goes to City. City collects all. 1/3 of 1% goes to AF. Limited amounts of SDC deferrals for affordable housing.

Tool 6: Allow parking districts and reduce parking requirements. Parking study and TSP update.

Tool 7: Allow vertical housing tax exemption. Create an area of town where would apply. Bonuses for extra floors and also for affordable housing units. Maybe Central District or KorPine area. Could City afford to implement? Suggest doing a study.

Tool 8: New urban renewal areas. Do study.

Tool 9: Calculating density differently. AHAC looking at. Density currently calculated by acre not radius.

Tool 10: Allow fourplexes in standard residential zone. AHAC looking at. Carolyn Eagan said likely to be considered in next code update.

Tool 11: Link open space requirement to nearby parks. AHAC looking at.

Tool 12: Increase allowable lot coverage for multifamily housing. AHAC looking at. 40 currently. Considering 50. Want 60. Could be part of new code update.

Is there a role for BEDAB? Advocacy can discuss and take on if desired.

Councilor Russell: where do dollars for infrastructure come from with tremendous growth.

#### **5. BBA Budget Snapshot | Ben Hemson**

Will send update on Friday. Revenue is up. Ahead of pace from last fiscal year.

#### **6. Citywide Transportation Committee | Ben Hemson**

Committee announcement not yet online. Ben Hemson would like BEDAB to share and spread the word. Ben will work to keep BEDAB in loop as to what is going on in other committees.

Other items:

Stephanie Senner would like BEDAB to set aside a couple of hours to make sure BEDAB goals are aligned with Council goals. Ben Hemson mentioned that the strategic plan is also expiring and needs to be updated. Previously agreed upon Outcomes can be built into plan. Also need to update website.

Reminder that the Small Business Administration Ombudsman in town on Friday. Must register online. Ben Hemson will send Outlook invitation again. State will also have representative there.

#### **7. Adjourned 2:03 pm.**