



CITY OF BEND

Meeting Summary

Bend Economic Development Advisory Board (BEDAB)

Monday, October 2, 2017

12:04 pm BEDAB Meeting

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

Jamie Christman, Kevney Dugan, Kip Barrett, Steve Curley - ex officio

1. Public Input

None.

2. Approve September 11 Meeting Minutes

Approved.

3. Bend Enterprise Zone Expansion Proposal | Kip Barrett

Provides property tax abatement for new equipment and real property. Traded sector target. 80% more of services/commodities are based outside of community. Typically higher than average wages. Helps level out recessionary impacts. Provides hubs of economic community. Also multiplier effect. 10% employment growth. \$50k worth of investments.

Bend applied and received designation in 2010. Amended in 2012. Sunsets in June of 2021. So far 40 companies expected to invest. \$149,500,000 in facilities and increased employment of 584 employees versus a statutory requirement of 119.

Retail separated out from manufacturing. 100% abatement for 3 years. More requirements for 5 year.

Will Warne questioned if a company like 10 Barrel wouldn't stay here anyway. Also do we need more breweries. Kip Barrett – traded sector only can't specify.

Shows businesses that Bend as a government cares about business. 77% growth in breweries rather than 27% other.

Katie Tank: who oversees? EDCO manages but City sponsors. City has to approve the 5 year exemption only. For the rest, EDCO works with County. EDCO makes sure companies hit targets. Are required to report. What other segments have taken advantage? Also technology, biopharma, in addition to food and beverage. Steve

Curley: what is timeframe to add jobs? April 1st of filing year when equipment goes into use.

Tom Rowley: One didn't go through with planned expansion. Another laid off staff because didn't get state contract. Very few have not hit targets.

Katie Tank: is there a particular zoning that goes along with it? Kip Barrett: Is an overlay. Does not change zoning. Proposed expansion. Overlays all available light industrial and commercial properties including new UGB areas. County has agreed on these areas.

Dale VanValkenburg: Includes COCC land. Is zoned for those types of uses.

Ask of City – Resolution to include areas in presentation in expansion of enterprise zone. If not done now, opportunity would be lost due to improvement in economic numbers.

Dale VanValkenburg: Advocacy does not see a downside. Kip Barrett: Public notice provided. Did a while ago and will do again. Katie Tank: also a tool to recruit businesses. Steve Curley: only resolution by City. Kip Barrett: City as sponsor. Asking state to include the additional areas. Spoken with State and is ready to go. Worksession on October 18th at Council. County has already signed resolution.

Kip Barrett noted that the Bend airport is part of County rural enterprise zone.

Dale moved to approve. Keith Dodge seconded. All in favor.

4. Bend Municipal Airport Update | Gary Judd

Airport part of Economic Development. No commercial service. General aviation airport. Emergency Services is a key. Airlink is based in Bend. Is a big plus to the airport. Critical events like Cascadia and forest fires.

400 jobs, Airport payrolls \$17M/year.
Experimental airplanes. Aviation program with COCC. 120-150 actively flying.
Airplanes, helicopters and unmanned area system students. Shortage of pilots and crew.

FAA funding. Airport only pays 10%. \$27million in past 10-20 years. Try to come up with grant for our 10%. Connect Oregon.

Helicopter operations, separate helicopter from fixed wing area.

West Ramp rebuild/resurface. End of 2018.
\$1.3 million in pilot related fees. Independent of general fund. Grants go to building not operations.

5. Affordable Housing Code Change Recommendations | Ben Hemson

Recommendations to CC:

- **SDCs: exempt all for Affordable Housing. 80% AMI. Requested Council to meet with Park's Board to see if would exempt.**
- **4 plexes: calculate sewer and water SDC same as single family.**
- **Remove open space requirement. On multifamily. More than 20 units. Align with smaller. 15%.**
- **Planning: reduce lot size requirements for duplex, triplex and fourplex.**
- **Planning: calculate density as single family.**

Erich Schultz: Asked about checks and balances.

Lynne McConnell: All are deed restricted. Rental properties are under property management companies. Checks are done once a year. Most funded by tax credits so there would be state and federal oversight. 30% of someone's income is considered affordable. In theory permanently restricted.

Ben Hemson will keep BEDAB in loop.

6. Upcoming Issues & Agenda Items | Group

Potential topics: Bring up any that come up.

- Urban renewal areas – November and Central area
- Calculation of SDCs.
- Development Code changes.
- Juniper Ridge Advisory Group.
- Visit Bend Reserve Fund.
- Strategic Plan update due.
- Missing Middle initiative.
- Annexation policies.
- Transportation System Plan.

Advocacy:

- Noise and events.
- Temporary change of occupancy.
- Recession and contingency planning within City especially CDD.

Any others?

Will Warne asked about City Charter. Councilor Russell sat in on most recent. On agenda for Wednesday. Concluded that wards are direction moving in. Looking for examples of transition. Most information is from places that had wards for long time. What wards could look like. Transition also. How, order and when. Lots of work to be done. In agreement that mayor should be elected but what are parameters and timing.

Desired end results need to be scoped out prior to acting.
New charter by end of year if to hit May ballot.

Wendy McGrane asked what Ben Hemson felt is important. In talk with businesses, workforce housing, winter operations, UGB implementation/annexation have come up. Keith Dodge wants more regarding UGB process. Kip Barrett: Legislative rezone.

Will Warne: how does City evaluate areas like KorPine. Carolyn Eagan: Part with UGB adoption. Required to Master Plan due to size. Adopted into development code. Would go through Council approval. Will asked if there is a weigh in regarding design. Response: No.

7. Adjourned at 1:45 pm.