



CITY OF BEND

Minutes

Bend Economic Development Advisory Board (BEDAB)

Monday, July 9, 2018

12:06 pm BEDAB Meeting

Roll Call: Erich Schultz-Chair, Katie Tank-Vice Chair, Dale VanValkenburg, Keith Dodge, Travis Davis,

Jamie Christman, Jerry Schulz - ex officio

Councilor Russell.

1. Public Input

Chris Rudgrave, is part of an exploratory committee looking at possibility at bringing Performance Art Center to Central Oregon. Understand there had been discussion of a 10-12 acre parcel but can't find any paperwork. Will Juniper Ridge include any public areas? Erich Schultz- we don't know yet. Subcommittee trying to get things moving. Not into details yet.

2. Approve June 4 Meeting Minutes

Approved.

3. Juniper Ridge Working Group Recommendations | JR Working Group

Committee members:

Erich Schultz, Schultz CRE, BEDAB Chair; Katie Tank, Tank Law PC, BEDAB Member; Kevin Cole, Mid-Oregon Credit Union, BEDAB Member; Katie Anderson, Aperion Property Management; Kip Barrett, EDCO; Katy Brooks, Bend Chamber of Commerce; Craig Chenoweth, US Bank; Kirk Schueler, Brooks Resources

Not recommending a disposition strategy. That is for Board to do. A selloff of the remaining Juniper Ridge land is not marketable in current form.

Ben Hemson: how we got here. 3 of 7 lots have sold. September 2017 subgroup was formed. Subgroup reviewed history and documents. Port of Portland gave presentation. Came up with recommendations. If recommendations are approved, will share with Council on July 18th at Board/Commission update. Will likely need a work session later. Memo has been shared with Council already. Considered the alternatives set forth in EcoNW study. Felt city should not sell land. Should keep control because is valuable asset.

Felt that is important to leave flexible. But important that Council gives guidelines/vision. eg. Industrial, Jobs, housing, public aspect, economic expectations. Also questions of how you do it. All at once or incrementally. Vision. Need guidance from Council.

1. *Council should divest itself from the direct oversight of Juniper Ridge while endorsing a vision, retaining budget, and policy authority.* Discussion surrounded how much guidance and a vision was expected of Council. Want to keep at a high level. A slight change in wording of above recommendation to **add words “endorsing a vision”**.
2. *Assign the direct oversight of Juniper Ridge to a Council-appointed governing board tasked with the development and management of Juniper Ridge.*
3. *Council should approve an outcomes based framework to guide the future development of Juniper Ridge.*
4. *Council should allocate dedicated staffing to ensure implementation of these recommendations.*

BEDAB looked at recommendations in cover letter which were a summary of what was in memo as well as memo recommendations. Take 3 recommendations from July 3rd cover letter.

Recommendation #1: The Bend City Council should divest itself from direct oversight of Juniper Ridge. The history of this area tells us that decision making around Juniper Ridge is highly politicized which has not, and will not, lead to the best land development outcomes. Direct management of Juniper Ridge should be assigned to a Council appointed Governing Board.

Recommendation #2: The Governing Board should be tasked with creating an outcomes based framework to guide the future development of Juniper Ridge. This board should also review the existing guiding documents regulating Juniper Ridge and make near-term recommendations to Council on how to best modernize these adopted documents.

Recommendation #3: Allocate staff in the Economic Development Department to Juniper Ridge. This person should be knowledgeable about current and future market conditions, understand land development in Oregon, and have the authority and autonomy to make recommendations to the Governing Board and ultimately to Council.

Motion: Katie Tank moved to approve memo for Council’s endorsement. Dale VanValkenburg seconded. All in favor.

4. CEDR Subcommittee Recommendations | Ben Hemson

Recommendations from CEDR regarding finances and possible grants. First question: is there money there? Started with how to allocate funds, then realized that not comfortable giving out business registration funds at this time. Allocations in past were one time funds not business registration funds.

Work possible funding of grants into budget process. Look at end of biennium if funds are left. Notion of RFP process. Create two buckets, strategic investment vs RFP bucket.

Need to look at cost of businesses who don't register or re-register. Look at how to implement additional fee. Is in fee structure already. Hold money for now. Look at for future.

Katie Tank – moves to approve recommendations s made by CEDR. Keith Dodge seconds. All in favor.

5. Childcare Policy Discussions | Carolyn Eagan

Advocacy: Met to figure out barriers. Chamber did survey. Would like to keep working on and follow up. Goal is a work session with Council. Are there any local rules/regulations that could be waived for a while?

Historically – in home providers. Has lessened. Haven't created a pipeline. Talk to those who indicated interest and find out what stopped them. Invite others into conversation – Parks and Rec, employers who might have space. COCC - possibly align with studies. Travis Davis – need to make sure in-home is represented. Mentorship.

6. Opportunity Zone Next Steps | Ben Hemson

Federal program. 3 tracts in Bend approved by state. Downtown, Larkspur area, Kor-Pine. Still in rule making. If interested, spin off working group. As rules come out, maybe opportunity for open house. Keith Dodge interested. Erich Schultz too.

7. Bend Chamber of Commerce Update | Katy Brooks

Child Care Survey: 33 employee responses, 128 employers. Take away: difficult to find and if find is unaffordable. For many, can be 25-50% of income. Smaller businesses being more heavily impacted. Employer issues: Attendance, productivity, retention, recruitment.

Working group – conveners. Includes education, childcare providers, agencies, employers. Incentivize and subsidize. Not just government. Need employers, need philanthropists. No one answer. Erich – would like to continue with efforts. Carolyn – how many slots are needed? 1,500 slots conservatively.

Other Chamber updates: 3 year plan. At start of implementation phase.

Connections, advocacy, resources, and leadership.

Connections – revamping. Is it providing value?

Advocacy – 2019 platform. Connecting with CO Business Council. Brownfield redevelopment. Land use. Workforce. Housing. Watch legislation. Including local.

Resources – insurance pool growing. Is impacting market.

Leadership – Young professional network conference. Leadership Bend. High school students to shadow.

Branding innovation district – proclamation by the city. Banners, material.

Thank you to Dale Van Valkenburg and Katie Tank for their service on BEDAB.
Councilor Russell thanked them too.

8. Adjourned at 2 pm.