



# URBAN RENEWAL ADVISORY BOARD

MEETING DATE: October 1, 2019

MEETING TIME: 12 p.m. to 3 p.m.

LOCATION: Council on Aging – 1036 5th Street Bend, OR 97701

STAFF LIAISONS: Matt Stuart, Urban Renewal Manager

Allison Platt, Senior Planner

## AGENDA

1. **Welcome, introductions (5 min)** – Co-Chair Whitney Swander
  - a. Approval of URAB 4 minutes
2. **Public Comment (10 min)** – Co-Chair Whitney Swander
3. **Where We are in the Process (5 min)** – Joe Dills
4. **Update on Legislation and Public Buildings (10 min)** – Lorelei Juntunen, Matt Stuart

*This is an informational item about recent legislative changes to the definition of public buildings and the process for including a public building in an urban renewal plan.*
5. **Preliminary TIF projections, Projects, and Timing (100 min, including a 10 minute break at about 1:30 PM)** – Becky Hewitt, Matt Stuart, Allison Platt

*This is an action item for URAB. Staff will provide a briefing on items a-e below – see packet materials for background information. URAB will provide direction and reach closure on each of the specific directional questions listed below under item “f”. Finally, staff would like the “overall” direction noted in item “g”.*

  - a. Initial revenue projections by growth scenario and plan duration
  - b. Introduction to potential Urban Renewal projects: overview of “best practices,” desired level of detail and project categories
  - c. Overview of non-transportation project categories: examples, preliminary allocation among categories, potential funding amounts
  - d. Strategies for funding transportation projects: types of transportation projects, options to “focus” or “spread” investments, coordination with the Bend Transportation Plan project list update, implementing the CAP Urban Design Framework, and identifying project priorities
  - e. Funding priorities for early years of URA: initial recommendations (information to be presented at the meeting)

- f. **Specific direction requested from URAB** that will guide the next technical work on Urban Renewal feasibility:
  - i. For forecasting revenue, what is URAB's direction regarding the growth rates and plan durations to be used to complete the financial analysis? See recommendations at the end of the memo by ECONorthwest.
  - ii. Does the Project Team's initial allocation of funds among project categories feel right or need refinement? See the table titled Urban Renewal Project Category and Project Outline, which is Preliminary.
  - iii. Does URAB support the transportation funding recommendations? See conclusions and questions for URAB in the Transportation Funding Strategy memo.
  - iv. Which transportation projects (or types of projects) should be the focus for UR funding?
  - v. Do the Project Team's initial recommendations for funding priorities in the early years (0-5 years, when revenue is limited) feel right or need refinement?
- g. **Overall direction requested from URAB:**
  - i. At this mid-point stage in the process, does URAB agree that the formation of an Urban Renewal District in the Core Area would have significant benefit in helping to achieve the vision and goals for the area? Staff would like to convey URAB's answer to this question in upcoming meetings with BURA/City Council, the taxing districts, and others.

**6. Direction on Development Code Updates (35 min)**

*This is a discussion and action item for URAB. See memo on code recommendations.*

**7. Ongoing coordination (5 min)**

**8. Public comment (10 min)**

**9. Next steps/close**



**Accessible Meeting Information**

This meeting/event location is accessible. Sign language interpreter service, assistive listening devices, materials in alternate format such as Braille, large print, electronic formats and CD Formats, or any other accommodations are available upon advance request. Please contact Allison Platt at [aplatt@bendoregon.gov](mailto:aplatt@bendoregon.gov) or 541-322-6394. Providing, at least, 3 days' notice prior to the event will help ensure availability.