



CITY OF BEND

Minutes

Bend Economic Development Advisory Board (BEDAB)

Thursday, August 3, 2020

Virtual Meeting-Via Webex

Staff Liaison: Ben Hemson

Noon BEDAB Meeting

Roll Call: Keith Dodge-Chair, Travis Davis-Vice Chair, Brecht Palombo, Brenda Speirs, Jamie Klopp, Kevin Cole, Stephanie Senner, and Wendy McGrane

Karen Koppel-Alternate

Jim Sansburn, Ken Betschart, Kevney Dugan; Don Myll- Ex Officio

Mayor Russell

1. Public Input

None.

2. Approve July 6 Meeting Minutes

Minutes approved.

3. COVID Response & Business Feedback | Emily Freeland & Group

Ben introduced Emily Freeland is from Health Department. What are they hearing? Anything that we can weigh into Council?

Biggest question is how to handle when an employee tests positive. How are high risk contacts defined? Health Department does not tell businesses they have to close. They don't have to close for two weeks, maybe a pause to clean and check contacts. There are letters available.

Any questions? How do you address an employee with symptoms who doesn't want to be tested? Response: is there another explanation for symptoms?. Might recommend a short pause. Two or more unexplained symptoms, would recommend testing. Especially if not resolving. A lot of screening questions. Need to go through their own primary physician. If have one sick employee, should I test staff? Self quarantine if a close contact. False negative is 30%. Depends on timing. People should not change their behavior if negative. Is there good information or decision tree? No, there are so many variables. Recommend that reach out to Health Department. Question asked about multiple businesses in a building? Is there a protocol to alert other tenants and landlord. Depends on sanitizing, social distancing, masks, how long person was in the building. Contact tracers will help. What you are legally required, best practices, what public thinks you should do. Typically not a

need for public notification. Behavior shouldn't change. Are there common themes about transmissions in Central Oregon? Families, some work space, gatherings. A lot of people who work together socialize together. Question about children. They are spreading the disease. Challenges that schools will face is very different based on ages and schools.

Even with a negative test, need to quarantine if had a contact.

What is turnaround time on testing? Rapid testing is 12-24 hours. Other testing is 4-7 days.

Is troubling how much we are putting on business owners to manage this. Important that provide clear guidelines. As heading into now school time, there is an idea of pods. To what degree could schools or someone facilitate so people can be back to work at least for a short time. Response: cohorts for schools make sense but logistics are tough. Pod logistics may be easier.

Katy Brooks – re: childcare. There are people going out and organizing pods and even hiring someone to teach them. Childcare accelerator – trying to get microcenters running. Providers would run several small centers by voluntarily providing space. Trying to get funding from state for pilot. Would have to be scalable. Met with school district and talked to see if any teachers could help since they are being paid. There is going to be a significant lack of childcare until schools are back in session. Maybe create a resource on how to create on own. Concerns about equity issues about private pods. Be careful on what we put out.

Carolyn: would be just forming, Kids Inc, Scouts, etc. will coordinate.

4. Council Discussion on Lodging Guidelines | Ben Hemson

Came out of a special Council Meeting. They wanted to look at regulations and asked staff to look at what coastal communities were doing. Council implemented a travel advisory a while ago and wanted to update. Ben saw a draft last week and has since talked with industry.

Lodging regulations:

- Follow OHA Guidelines
- Maintain adequate supplies of PPE for staff
- Notify guests of mask and distancing requirements
- Maintain a guest log.
- Send an email to guests 48 hours ahead of their visit with COVID related questions and best practices. (may not have contact info depending on how booked)
- Maintain a minimum 24 hour turnaround time between guests (this will be a challenge (ADA rooms, national booking sites, less cleaning which might cause staff to be let go. There is a real difference in cleaning practices by type of provider.) Suggestion to have two tracks. Give clear criteria to bigger lodgers that they need to follow. Could be a checklist. Have a plan for exposure.

Smaller – if can't maintain cleanliness at higher levels then require 24 hour pause between guests.

- No indoor social gatherings of more than 10 people.

Tourism is not key driver of spread. Some people are being aggressive towards out of state vehicles, providers, cleaners. 50% capacity during week. Increase on Friday and Saturdays, 85-88%. Stephanie asked what goals is. Separate from telling people not to come. Keeping visitors and staff safe. Travel advisory does not have teeth. Very difficult for patchwork of regulations. Statewide policy makes more sense. More rooms in other areas of county. Kevin – how would it be enforced? Response: would be code enforcement. Maybe other ways to check.

Goal of Council – to increase safety. Advisory – to reduce number of visitors.

Do we want to weigh in? Ben will share information from providers and BEDAB.

Kevney – is a tough spot to be in. Excited to be heard from. For original travel advisory, they were caught off guard. Did not get to weigh in. Honestly – some of things talking about here would be where we would have ended up if part of decision. Lodging industry is worried about safety too. There is a willingness to come to table and work on these things. Balance between public health and economy (keeping workers employed). High Desert Museum and Mt Bachelor haven't had issues so far. No contract tracers are contacting them. Locals go elsewhere and come back with virus.

5. Urban Renewal & Juniper Ridge Update | Matt Stuart

Update on Core Area TIF. Going before Council on Wednesday. Also Juniper Ridge and Murphy Crossing. Matt gave background, TIF in Bend, Boundary Map, steps to adoption, BEDAB's role.

TIF has existed since 1949. 85 areas in Oregon. Is not a tax, it is a financing mechanism to implement plans. Works within existing tax measures (Measures 5 and 50). Only way would increase taxes is to make upgrades to property itself. Freeze base for 30 years. Increment goes into fund to improve area.

Bend Urban Renewal Agency (BURA) created in 1984. We currently have Juniper Ridge and Murphy Crossing. Juniper Ridge adopted in 2005, amended 2019. Maximum indebtedness of \$41 million. Existing debt \$5 million, annual revenue \$1.3 million as of 2019. End date 2035. Murphy Crossing adopted in 2008. 275 acres. Maximum indebtedness is \$52.6 million, existing debt \$2.8 million, annual revenue for 2019 \$600,000. End date: 2033.

Juniper Ridge Urban Renewal area – requires a lot of transportation projects. JRMAB has been looking at ways to improve governing documents. 18th Street, ODOT study of highway 97. Also north interceptor. Collector road will be on top of north interceptor. JRMAB came out of a BEDAB working group. Sell off chunks of land to developers. City focuses on main infrastructure. 5 currently platted. Platting 3 more. There is significant interest.

Core TIF includes 4 of the opportunity areas as part of UGB process. East Downtown,

KorPine, Inner Highway 20/Greenwood, Bend Central District.

Max indebtedness: \$195 million which does not include interest on paid on debt.
All cities granted under state law. 15% can be granted. 4.3% of AV, 7.67 of acreage.
Net TIF (YOE \$'s) equals \$237,334,824. Capacity (2020 \$'s) equals \$111,876,107.

Project category cost estimates: Transportation 52%, Affordable Housing/Redevelopment 18%, Business Re/Development Assistance 15%, Open Space/Facilities 10%, Plan Admin 5%.

Fund earlier than market would achieve on own.

Presentation listed 30 year impact to taxing districts if things go well. School is back funded by state school funds. Bend LaPine looked at and estimate would lose \$3-5 million over 30 years

- URAB recommendations:
No net loss housing policy
- Future advisory committee composition and compensation
- Prioritize affordable housing projects.

Currently in formal public comment process. Already transmitted to taxing districts, County Commission briefing, Planning Commission briefing, City Council hearing and vote non-emergency Ordinance on August 5th and 19th.

Role of BEDAB:

Business Redevelopment and Development Assistance, Partnership and Support:
Assist in development of grant or loan program to support new and existing local business/property owners in developing, redeveloping, or rehabilitating property.
Where best to put dollars to existing local businesses.

Travis – thank you. BEDAB should draft recommendation to Council to approve.
Anyone thinking anything else? Stephanie agrees.

County issued resolution to delay for 24 months, if move forward, would like size or duration reduced. Response: reminded them that will not affect budget. Has ability to do an under levy. Can hold on collecting. It does start the clock and begins building a funds. School Board is not formally commenting. Bend Parks and Recreation District is in favor.

Stephanie – can we provide information on how Bend businesses have grown due to Covid-19? Matt said is a longer strategy play. Can be an economic recovery tool. Also we can show state that we are using the land more efficiently and meeting UGB requirements.

Keith – transportation bond overlap? Response: TSP identified that this would help as a funding mechanism. Not being funded by bond: TIF could help service upgrades

that might otherwise couldn't be done. Offsite improvements working in tandem with bond. If doesn't pass, this will be sole funding source for these projects. Ability to provide growth needed to meet goals.

Motion: BEDAB to write a letter to Council to support Core Area TIF Plan. Draft a letter in support. Travis Davis made motion and Kevin Cole seconded. All in favor.

6. CARES Act Allocations | Katy Brooks & Ben Hemson

\$2.6 million CARES act funding coming from State for business and community support. Goal of BEDAB as oversight body. \$1 million to Chamber for business resiliency grants

\$600,000 in reimbursement for city costs directly related to Covid-19 including \$50,000 to NeighborImpact for childcare. \$300,000 for childcare to NeighborImpact. \$700,000 for assistance for vulnerable populations via United Way.

CRF funds must be to end user by December 30, 2020. Can't double dip on federal funding.

Timeline:

Grant agreement created in place with plans for expending in August. Program update to State due in October.

Katy said the Chamber is doing Covid-19 related business support, SOSBend, webinars, Boost Up Bend Funds, Welcome Back Campaign.

Resiliency Grants are part of Stabilization phase. Only for businesses registered and operating in Bend. 50 FTEs or less, \$5k - \$40k depending on need. Cannot duplicate with other federal funding.

Grant selection committee:

- COB Staff
- BEDAB member
- DEI Business Support
- BendNext Board Member
- Banking representative

Timeline

August - contract with City, call for applications out (2 weeks)

September – selection of first round of recipients

October – assess distribution rate and initiate support webinars

November – continue to assess/complete distribution/ support webinars

December – balance of funds allocated, support webinars

Need to track both for how businesses are using but success. Can we provide additional expertise that goes along with money? What is information gap that you need help with? Curate webinars based on what is needed. Monitor as a data point. Just for grant recipients.

Brecht – wants to go for productive use. Is amount of money enough? Compromise between amount given and numbers helped. \$1 million.

Will get word out to a lot of different groups.

7. Debrief of July Council Goals Check In | Stephanie Senner

Stephanie had to leave. She agreed with memo from Ben.

8. Business Advocacy Budget Update | Ben Hemson

Next month. Will share memo on budget between now and next meeting.

9. Adjourned at 2:03 pm.

rchristie@bendoregon.gov, or fax 385-6676. Providing at least 2 days-notice prior to the event will help ensure availability.