

Memo

To: CAAB members

From: CAAB Chair Corie Harlan, CAAB Vice-Chair Dale Van Valkenburg

CAAB Liaison/BURA Staff: Jonathan Taylor

Date: August 21, 2025

Subject: **DRAFT CAAB Goals, Recommendations & Work Plan for discussion**

Highlights

- Outlines potential CAAB goals, priorities, projects, and work plan for next two years that increase redevelopment & TIF generation in Core Area

Purpose

- Guide the formation and creation of CAAB Work Plan/Monthly Agendas
- Assist CAAB in providing recommendations to BURA (and City as needed)
- Provide a framework for BURA and Urban Renewal Staff for Core Area Development

Outcome

- A BURA adopted Core Area Advisory Board Work Plan and Core Area Investment Strategy

Possible approaches for CAAB to take to increase Core Area redevelopment & TIF

1. CAAB GOALS: CAAB will work with BURA to accomplish the following over the next two years

- Assist as needed with relocation of the bottle drop (City in lead)
- Get 3-5 projects under construction in the BCD. Ideally, most/all are residential; at least one is mixed use; at least one includes affordable units
- Any project(s) that assists in increasing assessed value generation to 3% (currently 1.25%).

2. CAAB PRIORITIES: Direct Private Development (90% of TIF Funding)

- CAAB's key priority for the next two years will be Direct Private Development (CAAB Recommended on June 26, 2025)
- Core Area Public Infrastructure investments continue to be vital. CAAB recommends the City prioritize specific Core Area needs and projects - see recommendations below.

3. LEVEL OF INVESTMENT

- Based on CAAB goals and prioritizing discussion.

4. EXAMPLE CAAB WORK PLAN & PROJECTS:

- **Enhance Private Development Assistance & Incentives**
 - Work with urban renewal staff to enhance development incentives (e.g. grants, RLF, rebates, acquisition)
 - Determine criteria for types of projects CAAB/BURA wish to support
 - Determine what levels of incentives are needed for the first few projects (e.g. X% of development costs)
 - Administer Facade Grant Program (CAAB Administered)
 - Make recommendations to BURA on Development Assistance for specific projects
 - Property acquisition and development
 - Continue advising on Core Area Plan implementation
- **Identify 'High Value' Properties in Core Area**
 - Work with urban renewal staff to identify, refine and recommend project and acquisition investments to BURA that maximize TIF and serve as catalyst developments
 - Includes developing and refining a map and engagement plan for "High Value" target properties in the Bend Central District and larger Core Area
 - Recommend BURA/City pair these work products with a staff function that is 'out there hustling' and engaging directly with Core Area property owners. See below.
- **Provide recommendations on key Core Area investments & actions to BURA and City**
 - Includes input on upcoming City Council discussion re: Franklin Ave design and Midtown Crossings; other identified infrastructure projects and priorities.
- **Support and encourage actions by City Council that further Core Area redevelopment**

- Includes City working in partnership with the site owner to explore and advance the relocation of Bottle Drop facility; Providing additional incentives for redevelopment (SDC waivers/CIP); and Prioritizing Core Area public infrastructure investments (Hawthorne corridor beyond the bridge landings, city owned properties, sewer)

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BURA Recommendations:

- TBD based on CAAB meetings

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City Recommendations

- **Prioritize these Core Area needs and Public Infrastructure projects:**
 - Work in partnership with site owner to relocate Bottle Drop site
 - Plan, design and build Drake to Juniper Route (Hawthorne Corridor) via Hawthorne Bridge
 - Clarify redevelopment plan, timeline and resources for all City-owned properties, including findings of City Hall relocation study
 - Open Space/Park development
 - Sewer infrastructure
- **Support CAAB and BURA's efforts to identify 'High Value' Core Area properties by adding an 'out there hustling' function to city staff to engage directly with property owners.**

CAAB's proposed approach would create an inventory of 10-20 sites in the Core Area with the most TIF generating/return potential (based on zoning, current assessed value, location). The City could best support this work by adding an 'out there hustling' function to City staff focused on proactively engaging directly with owners of 'High Value' properties identified, as well as other Core Area property owners. Includes discussing site-specific barriers and needs to spark redevelopment, as well as outlining enhanced development assistance and incentives available.

- **Enhance Core Area development incentives, including SDC waivers and CIP Assistance**

- **Consider additional administrative and structural changes**
 - Rolling application windows for business and development assistance (open for business 24/7)
 - Increase internal risk tolerance
 - Separate Council-appointed BURA