



Board of Directors

December 5, 2023

District Office Building | 799 SW Columbia | Bend, Oregon



A video of the regular board meeting can be viewed on the website:

<https://www.bendparksandrec.org/about/board-meeting-videos/>

BOARD PRESENT

Nathan Hovekamp
Donna Owens
Deb Schoen
Jodie Barram
Zavier Borja - virtual

STAFF PRESENT

Don Horton, Executive Director
Michelle Healy, Deputy Executive Director
Matt Mercer, Director of Recreation
Brian Hudspeth, Development Manager
Rachel Colton, Planner
Ian Isaacson, Landscape Architect

WORK SESSION

1. Community Stakeholder Input on the Executive Director Search

Community stakeholders present:

Romy Mortensen, Brooks Resources and Art in Public Places
Kris Knight, Upper Deschutes Watershed Council
Ted Schoenborn, Former BPRD Board Member and BPRD Foundation Board Member
Eric Kropp, Deschutes County
Molly Cogswell Kelly, BPRD Foundation Board Member
Beau Eastes, Old Mill Properties
Joanne Mathews, BPRD Budget Committee
Todd Dunkelberg, Deschutes County Library
Jerry Jones, Macher Management

The board of directors met with the stakeholders to receive feedback on the search for the next executive director for the park district. Director Schoen introduced the topic of discussion to the group. She explained that two board members met with staff initially to discuss the staff concerns about the change of leadership in the district. She shared some of the staff input with the group. She summed up the final takeaways from staff for the next director as someone that is a strong leader, relationship builder and equity minded in the community. She explained that the board decided to begin with an internal recruitment and of the applicants, one candidate met minimum qualifications and will be interviewed.

Director Schoen asked the following questions of the group:

1. What do you see as challenges for the district (or community) over the next 10 years
2. What specific skills or characteristics do you think a new Executive Director should possess to lead the organization?
3. Is there anything you would like the board to know about what's working well, or is a current issue, with your relationship to the park district?

The stakeholder's responses included maintaining a good supply of land for future parks and supporting housing with SDC waivers with considerations of the impacts to the district, taking care of the existing properties and facilities, maintaining a strong financial system, coping with growth and continuing to serve the growth with existing properties and new ones, building new and maintaining partnering relationships in the community. Characteristics that were noted as important included relationship builder, visionary, even tempered, trustworthy, someone who understands the district and Oregon Special Districts, self-aware and team builder, and can manage an elected board well. Some of the partners in the room shared their successes in working with the district and expressed desire to have an executive director that will continue to work with the partners.

Director Schoen explained that the candidate will be interviewed later this month. She added that if they have the right candidate, the board will go into negotiations in January or begin an external search. The group expressed their support for the process that the board chose to follow for this recruitment.

Director Schoen thanked everyone for their time and committed to following up with everyone on the search.

VISITORS

Scarlet Heylin: Miss Heylin said she likes the parks!

John Heylin: Mr. Heylin advocated for the multi-unit property tax exemption (MUPTE) on the Jackstraw project. He said his staff is stressed about housing and with more available housing the costs may go down. He added he is in favor of the South UGB bridge and recommends serving beer and food in the parks.

Katy Brooks: Ms. Brooks advocated in favor of the MUPTE Jackstraw project. She said there is a housing shortage in Bend and this will help. She said the financial exemption is necessary to make this project work.

Horatio Echevarria: Mr. Echevarria said he is in favor of the South UGB bridge and completing the river trail in the south. He said with the bridge there will be less cars on the road and easier access to public recreation.

Roberta Silverman: Ms. Silverman introduced herself as the acting chair and land use chair of the Southern Crossing Neighborhood District. She said she supports the Jackstraw MUPTE, she said this project stands out for its sustainability and includes affordable housing and childcare. She said she hopes BPRD will support the project.

David Welton: Mr. Welton from Bend YIMBY, said housing is so critical for the area. He shared his concerns about the impact on the environment from commuting from Redmond because people are

getting pushed out of the Bend market. He said people must leave because they can't afford to live here. He said the board has an opportunity to help make a small dent in the housing issue. He added that this project helps to bring more housing to Bend and asked the board for their support.

CONSENT AGENDA

1. Minutes: 11/21/2023

Director Barram made a motion to approve the consent agenda. Director Schoen seconded. The motion was approved unanimously, 5-0.

BUSINESS SESSION

1. Resolution No. 2023-10, Approving an Affordable Housing System Development Charge Waiver for the Expansion of Veterans Village – *Michelle Healy*

Ms. Healy explained that Veterans Village would like to expand and have requested additional system development charge (SDC) waivers for temporary housing for homeless veterans. She commented that this has been a successful project. She said that this program did not fit the district's deed restrictions for SDC waivers when the district was first asked, it was requested that the district make an exception which was granted. This time, it still does not meet the district SDC waiver criteria and now does not meet the deed restrictions for the city this time due to a change to their waiver program. Due to the changes, the county will pay the SDCs to the city and the city will give credit for the SDCs to the county for future developments. Staff recommends that the board approve the SDC waivers for the Veterans Village program.

The board agreed that this is a good exception to the rule and remarked that it is easy to support non-profit waivers and affordability.

Director Schoen made a motion to adopt Resolution No. 2023–10 waiving SDCs for the expansion of Veterans Village. Director Owens seconded. The motion was approved unanimously, 5-0.

2. MUPTTE Project Review, Jackstraw Mixed-Use Project – *Rachel Colton and Applicant*

Ms. Colton introduced the Jackstraw project review, gave the history of the project beginning in 2022 and said it is under construction and vertical at this time. She said the developers have indicated that without this exemption, construction will have to stop. She explained the other agencies that will also vote on the exemption and when. She added that this project is in the core tax increment financing (TIF) area and approving this has no direct impact to the district, but there is potential indirect impact. She said the exemption is \$10.6 million over ten years.

Racheal Baker: Ms. Baker said Bend has a shortage of every type of housing. She said that people cannot move up and make housing available for others without more housing. She explained that Oregon has produced a lower level of housing than the US average, causing a severe shortage and rent burden in Oregon.

Cate Schneider: Ms. Schneider said this project meets all the MUPTE program requirements and has been reviewed by a third-party financial review that agrees that this project is not viable without the exemption. She explained the estimated exemption and financial considerations for the exemption.

Michi Slick: Ms. Slick introduced Killian Pacific as a developer in Portland and Bend. She said they plan their projects with sustainability and long-term investments in a community and embrace creative expression, sustainability and diversity, equity and inclusion.

She described the Jackstraw project as 313 units, with a walkable location, she described the location, and the infrastructure improvements, the development includes retail on round floor, multimodal use street and plaza space with public art.

Ms. Slick spoke about the public benefits: Leed Platinum, mobility supportive amenities, wrapped parking structure, childcare facilities, energy efficient requirements with Energy Trust of Oregon, ground floor commercial, stormwater treatment, EV charging stations, all electric building, future proofed for solar array, open space and public space, natural habitat, pollinator program, inclusive contracting and diverse workforce development and jobsite culture, income restricted apartments, public art, events and activations.

Ms. Slick shared the financial analysis of the project and stated that without the MUPTE the project is not financially feasible and with the MUPTE it is almost feasible. She said the building climate has changed enough in the Bend market that this project would have to stop without the tax exemption because the lender will not lend on the project without it. The board asked why they waited so long to apply for the exemption, she replied that they were under the impression that it was secured and recently learned that the other taxing districts would vote on the approval. She added that property tax that will be paid on this project annually and almost \$2 million to parks in SDC fees.

Ms. Barram asked about additional fees like parking fees for residents. Ms. Slick said there are add ons, but would follow the deed restriction guidelines. The board asked for clarification on direct and indirect impact on the district. It was explained that because it is in the TIF, the taxes are already not going to the district and the indirect impact would be that there would be less money in the TIF area to develop things like parks. The board expressed their support for several features of the project.

Director Schoen made a motion to support a ten-year tax abatement for the Jackstraw Project at 310 and 350 SW Industrial Avenue as part of the City of Bend's MUPTE program. Director Barram seconded. The motion was approved unanimously, 5-0.

Mayor Kebler made some comments, she thanked the board for their vote and spoke about her goal of creating more certainty on these types of projects that meet the criteria for the program.

3. Award Professional Services Contract for the Hollinshead Park Improvement Project – *Ian Isaacson*

Mr. Isaacson described the location of Hollinhead Park as the “banana belt” of Bend. He spoke about the current features of the park including the barn and historic house. He explained the project information and said the improvement would be funded with SDCs, General Fund and grants. He said the budgetary impact is \$1 million for this project and additional funds as part of the 2023-27 CIP. He

said the project scope includes permanent park restrooms, ADA upgrades to pathways to and around the barn, renovation of the parking area, enclose the off-leash area, creation of a history walk, and preparation of a maintenance report of the park's historic structures. He said the kickoff for the project is this winter, design, public outreach and permitting this spring and construction in 2025.

Director Owens made a motion to authorize the executive director to award a professional services contract for the Hollinshead Park Improvement Project to Flagline Engineering with a cost not to exceed \$217,166, and to approve an additional 10% contingency of \$21,716, for a total design budget not to exceed \$238,882. Director Borja seconded. The motion was approved unanimously, 5-0.

4. Approve Resolution No. 2023-11 for authorizing SDCs for commercial to residential uses –
Michelle Healy

Ms. Healy said this is a housekeeping item. She said last year the legislation passed a bill allowing commercial property to be zoned as residential. She explained that the district can only charge the SDC fees for residential conversions if the board passes a resolution by end of 2023. She said the resolution would allow the district to charge appropriate residential SDC fees on commercial to residential conversions.

Director Schoen made a to approve Resolution No. 2023–11 adopting a policy on SDCs for conversions from commercial to residential uses. Director Barram seconded. The motion was approved unanimously, 5-0.

EXECUTIVE DIRECTOR'S REPORT

Executive Director Horton shared the following:

- The city is getting close to settling on the tree preservation recommendations. He passed out a handout to the board (attachment to the minutes). Sara Anselment added that the goal was to strike a balance and said there is a flowchart for developers to follow. He said a draft code will go out in public outreach in January with the intent of having a work sessions and public hearings over the next year.
- Recreation Immunity Act is under threat again. He said he is working with a group of other parks districts with Senator Prozanski's office to add some protective language to protect park trails.

BOARD MEETINGS CALENDAR REVIEW

GOOD OF THE ORDER

- Director Borja thanked everyone for the grace shown to him as he is in his new work role.
- Director Schoen commented about the recreation report and the number of individuals that the district serves. She also acknowledged the sustainability grant that Rachel Colton was able to secure for the district. She said the stakeholder session earlier today was great with a lot of positive comments. She said there is some graffiti on the new Drake Park trail on the rocks. She said a local group offered their assistance in cleaning it up.
- Director Barram said she was in a meeting with the city this week to further discussions on the MUPTE and she is hoping to attend the Hollinshead Holiday open house.

ADJOURN 8:21pm



Prepared by,


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Nathan Hovekamp, Chair


Jodie Barram, Vice-Chair


Donna Owens


Zavier Borja


Deb Schoen