Urban Renewal Background

• The purpose of urban renewal is to improve certain areas that are poorly developed or underdeveloped.
• Urban renewal is implemented through an urban renewal agency. County Commission action on April 23, 2008.
• Types of typical urban renewal projects:
  – Construction or improvement or improvement of infrastructure
  – Assistance for rehabilitation or redevelopment of property
  – Acquisition of property
• Urban Renewal with Tax Increment Financing:
  – Frozen base established
  – Growth in assessed value over frozen base allocated to Area
  – Projects financed through taxes from growth in assessed value
Bend Municipal Airport

• Opportunity to further its role as an economic engine for the Bend Area.
• Infrastructure needs at the Airport to allow for expansion of existing businesses and recruiting of new businesses.
• Infrastructure needs to support increased tourism/recreation.
Area

526 acres including 22.63 acres of right of way
415 acres in Airport use
Remainder in Exclusive Farm Use (EFU)
Goals and Objectives

• **Economy:** Diversify the economic base in the Deschutes County and strengthen the Area’s role as a regional economic center.

• **Traffic and Transportation:** Implement transportation improvements that will maintain the ability of the Airport to serve general aviation and aviation-related development in Deschutes County, increase access to the Area and mitigate traffic impacts.

• **Land Use:** Ensure an adequate supply of appropriately zoned land to provide for the development of aviation uses.
Projects

Taxiway and Runway Improvements
1. Construct New Taxiway B
2. Reconstruct Taxiway A
3. Widen Runway
4. Lengthen Runway
5. Pavement Expansion: Westside Expand North Ramp
6. Pavement Expansion: Westside Expand South Ramp
7. Runway Upgrading

Aviation Safety Improvements
1. Air Traffic Control Tower
2. Compass Rose
3. Fencing Improvements: Powell Butte Highway
4. Fencing Improvements: Airport Frontage
5. Fencing Improvements: Install Perimeter Fencing
6. Auto Parking Improvements
7. Demolish Homes Acquired Inside 65 dBA DNL and 70 dBA DNL
Projects

Development
1. Construct Airport Facilities Building: Administration, Maintenance, Meeting/Conference Room and Classroom
2. Construct Hangars for Airport to Own and Lease
3. Expand Heliport/Helipad

Property Acquisition
1. Purchase Property Inside 65 dBA DNL and 70 dBA DNL for Additional Airport Development and for Noise Buffer

Planning
1. Airport Master Plan
2. Administration of Urban Renewal Plan
Projects

Public Safety Improvements.
1. Construct Fire Substation

Airport Area Infrastructure Improvements
1. Road Improvement: Powell Butte Highway at Butler Market Road
2. Road Improvements: Powell Butte Highway
Relationship to Local Goals and Objectives

Deschutes County Comprehensive Plan

– Economy
  • Jobs (diversify economy) /Tourism/Land

– Transportation
  • Internal transportation and external road
  ▪ Airport
    Protect the function and economic viability of the existing public-use airports, while ensuring public safety and compatibility between the airport uses and surrounding land uses for public use airports and for private airports with three or more based aircraft.

– Public Facilities and Services
– Recreation
– Agricultural Lands
– Citizen Involvement
Noise Contours and Ownership

Bend Airport
Noise db Area

Urban Renewal Area
Land Ownership

Bend Airport

CITY OF BEND

DESGRUTES COUNTY

GIBSON AIRPORT LLC
Maximum Indebtedness

- The maximum indebtedness for the Plan is Nine Million Seven Hundred Thousand Dollars ($9,700,000).
- A significant number of projects are funded with only 5% TI financing, the remainder coming from FAA financing.
- Plan expected to last approximately 25 years.
## Impacts on Other Taxing Districts

<table>
<thead>
<tr>
<th>Present Value Revenues Foregone, FY 09/10 - FY 35/36</th>
<th>Total</th>
<th>Average Annual</th>
<th>FY 07/08 Permanent Rate Levy</th>
<th>Avg. Revs. Foregone as % of FY 07/08 Levy</th>
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<tbody>
<tr>
<td>Deschutes Co</td>
<td>753,061</td>
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Districts made whole from revenues foregone FY 2043/2044

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<th>Present Value Gained, FY 35/36 - FY 43/44</th>
<th>Revenues Forgone</th>
<th>($ in thousands)</th>
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