

**Mirror Pond Ad Hoc Committee
Minutes
November 7, 2014**

Committee Members Present:

Scott Wallace, Mirror Pond Ad Hoc Committee Chair, BPRD Board
Ted Schoenborn, BPRD Board
Don Horton, Executive Director BPRD
Victor Chudowsky, City Councilor
Mark Capell, City Councilor
Mel Oberst, City Community Development Director
Ned Dempsey, Citizen Member

BPRD Staff Present: Michelle Healy, Planning & Design Director; Jim Figurski, Mirror Pond Project Manager; Jan Taylor, Community Relations Manager; Vanessa DeMoe, Executive Assistant; Dan Fishkin, BPRD Board of Directors

Media Present: Scott Hammers, The Bulletin; KTVZ.

Chair Scott Wallace convened the meeting at 1:05 pm.

Item 1) May Meeting Minutes

Victor Chudowsky moved to approve the minutes. Ned Dempsey seconded the motion. The motion passed by a unanimous vote.

Item 2) Presentation: Mirror Pond Vision Proposal, presented by Don Horton

Don Horton gave a presentation to the Committee on the Mirror Pond & Downtown Redevelopment Concept. Mr. Horton started by thanking the Committee for their help in getting the concept to where it is today. He stated that what he was about to share was a proposed vision for Mirror Pond and the surrounding area. Mr. Horton said that part of the process is to share this vision with the community and get feedback to see if we are headed in the right direction. He explained that in order to do that, the alternates that had been presented so far needed to be refined to come up with one that we believe can carry the project forward. Mr. Horton also shared that this was the first time the Committee had seen this presentation as a group.

Highlights of the presentation and discussion included:

- Current Condition
 - addressing the issues and what it looks like today
- A Future for Mirror Pond
 - community interest; the public process
- The Redevelopment Concept
- Funding Priorities
- Financing Concept

- Moving the Project Forward

The full presentation and overview is available at:

<http://www.mirrorpondbend.com/Visions.php>

The Committee briefly touched on the following aspects of the concept:

- Sediment buildup
- Development
- Parking
- PacifiCorp/Pacific Power
- Financing

The Committee discussion included thoughts on the importance and timeliness of sediment removal, the critical need to address parking issues, removal of the dam and ideas for the substation, complexities of funding and the public/private partnership, and the creation of a Development Commission.

Committee members also shared their thoughts on development and what the concept could accomplish:

- Create a nicer entrance to downtown
- Encourage property owners to upgrade
- Improve parking
- Make the river front the front door to downtown
- Create connection with the river and downtown
- Improve and expand downtown and access to the river
- Maintain the special aspects of Drake Park
- Support passive recreation

Item 3) Miscellaneous Items

The Committee did not have any miscellaneous business to discuss.

Item 4) Public Comment Period

Spencer Dahl – Mr. Dahl provided comment on the conditions of the pond, he said that the conditions in the pond were the best he had seen this past summer. Mr. Dahl also commented on the need to consider water rights, the lack of need to dredge, and the concerns about the spotted frog. He stated that if the spotted frog was a concern, the upper pond would have to be dredged first because the pond is all one pond.

Jayson Bowerman – Mr. Bowerman provided comment regarding the development plan, the opportunity for economic development and addressed the technical questions related to the dam removal and sediment. He said that this was an amazingly developed concept, and was most excited for the opportunity of economic redevelopment. He stated that the removal of the dam and powerhouse provides an opportunity to reclaim the heart of downtown.

Chuck Arnold – Mr. Arnold shared that the Downtown Business Association was very excited about this concept. He said that dialogue about this concept with downtown will be extensive and thorough. He stated that he would like to see a phasing approach that works downstream to upstream; this would help address parking and to balance the addition of more facilities with capacity. Mr. Arnold said that as more public become engaged in Drake Park, he hoped that there will be a better connection between recreation, downtown and the river.

Dan Fishkin – Mr. Fishkin stated that he was in support of the concept. He said that it was a wonderful proposal that met the needs of the community on many different levels. Mr. Fishkin stated that he believed one of the parties to the concept was not represented, the developer. He said the developer will be the indispensable element of the concept working and suggested that before we get too far down the road setting up the entire structure, it is important to get the private developer on board.

Mike Riley – Mr. Riley said he was speaking on behalf of the Bend 2030 Board. He stated that this is a positive step forward in terms of helping the community develop a vision. He commended the Committee on a very forward thinking, creative, outside the box approach. He said that this is what we needed to bring people together to see how we can move forward. Mr. Riley stated that this concept really connects, and is consistent with, the 2030 vision. As a citizen, he stated that he believes that this concept is going to draw people downstream and increase recreational use; he stated that how the increased use will be dealt should be considered.

Chair Wallace shared that there will be additional ways for the public to engage and provide comment on the concept. The District web site, along with other media outlets will provide information on how to get involved and provide input. He shared that the first community meeting will be on December 4, one meeting in the afternoon and one in the evening at the District office. Details will be provided through the website and media.

The meeting was concluded at 2:33 pm.

EXECUTIVE SESSION

Chair Scott Wallace convened an executive session at 2:50 pm pursuant to ORS 192.660(2)(e) for the purpose of discussing real property transactions.

Prepared by,

Vanessa DeMoe
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Bend Park & Recreation District