



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-2242

Phone **541-923-7721**
Fax **541-548-0706**

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, February 13, 2012

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Advisory Members Present: Chair Tory Allman, Vice Chair Steven Boothroyd, Brad Smith, Ginny McPherson, and Ken Streater (*absent:* Carol Nelson, Rachel Winkler, Robert Gomes, and Will Van Vactor)

City Staff: Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Cameron Prow, TYPE-*Write II*

Visitors: Camden King, *City Councilor*; Trish Pinkerton, *Redmond Spokesman*

(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting. The three digits after the motion title show the number of members voting in favor/against/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Allman called the business meeting to order at 5:02 p.m. with a quorum present.

DISCUSSION AND ACTION ITEMS

A. Discussion/Update

1. Update on Business/Medical District Master Plan and Development Strategy

Mr. Williams said the consultants conducted a workshop with a large number of property owners in January 2012 and are preparing a report on their findings. A preliminary baseline market analysis is being reviewed by staff and the Technical Advisory Committee. Staff have met with 13 of the 35 affected property owners and talked to others at the workshop. Many owners (commercial and residential) want to continue the current use on their properties; others are interested in reinvestment opportunities. The consultants will hold a second workshop on April 4, 2012, to present three development concepts based on their findings. Workshop 2 will be open to the public and DURAC members are welcome to attend.

DURAC concerns included *cooperation among multiple landowners*.

2. Update on Wayfinding Planning

Mr. Williams said that he and Ms. Richards met with the consultant who will be designing the wayfinding system (directional signage and maps) which will be oriented for pedestrians and motorists. The consultant did an on-ground survey of the entire district. The City wants to maintain the Art Deco theme. Designs and specifications are expected to be ready for review in May 2012, with construction anticipated for late summer 2012.

3. Update on New Historic Redmond Hotel Analysis

Mr. Williams said he and Ms. Richards did a walk-through of the hotel with the consultant team a few days ago. In addition to the market study, the consultants will assess the building's architectural soundness and estimate the cost of renovations including code updates. Staff will

present a recommendation to DURAC after reviewing the consultant findings, which are expected to be available in April 2012. The hotel's owner is supportive of this process.

DURAC concerns covered *level of input for DURAC and property owner and cost of analysis.*

4. Overview of Public Open House

Mr. Williams summarized key components of the presentation he'll be making at the open house including an overview of urban renewal, the old plan, and the 2012 DURAC work plan. He has received 17 RSVPs so far.

B. Action Items

1. Approve Temporary Worker Policy for Industrial Opportunity Fund

Mr. Williams reminded DURAC members that the intent of the IOF is to encourage permanent family-wage jobs. The proposed staffing eligibility rules were based on research with Redmond Economic Development, Inc. (REDI), and Express Professional Staffing, plus review of Enterprise Zone Program requirements. The proposed policy changes have no direct fiscal impact.

Motion 1 (5/0/0): Mr. Smith moved to recommend that the Urban Renewal Agency adopt the staff-proposed policies for the Industrial Opportunity Fund. Ms. McPherson seconded the motion which passed unanimously.

C. Approval of Minutes

Motion 2 (5/0/0): Mr. Streater moved that DURAC approve the minutes from January 9, 2012, as written. Vice Chair Boothroyd seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor King said that the 2012-2013 budget cycle will start on February 16, 2012. Topics recently discussed by City Council: clarifying the Council liaison role, property maintenance code enforcement, and effect of the current economy on 12th Amendment projects. Contract negotiations with the artist who will be installing an art piece at the Eastern Y gateway are moving forward.

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

CHAIR COMMENTS (None)

ADJOURN

With no further business, Chair Allman adjourned the business meeting at 5:38 p.m.

* * *

Chair Allman called the public open house on DURAC's 2012 Work Plan to order at 6 p.m. Everyone present introduced themselves and summarized their interest in Redmond's downtown. Attending were Bill Hedegaard, B. J. and Dick Gretler, Brad and Sean Evert, Campbell, Diana Barker, Don Keith, Fred and Debbie Baldwin, James and Terry Diefenderfor, Jim Woltering, Kelly Avery, Larry and Win Larson, Linda and Rob Trout, Marion Tripp, *Opportunity Foundation*, Peter and Johna Murray, Shirlee and Ron Evans, Tim and Tana Flewelling, Utah and Bonnie Sullens. The media was represented by *The Bulletin* (Eric) and *Redmond Spokesman* (Trish Pinkerton).

Mr. Williams explained the purpose and function of urban renewal and how urban renewal investments will be funded. He summarized the history of the Downtown Urban Renewal District (DURD), the vision for the newest plan (12th Amendment) adopted in 2011, DURAC's role, and DURAC's 2012 Work Plan to provide a context for citizen questions and suggestions. The goal is to establish Redmond as the

first-choice community in Central Oregon for raising a family or building a business. Projects beginning in 2012 will include converting the old Evergreen Elementary School for use by City Hall, US Highway 97 reroute beautification, and a wayfinding program. Studies to be done in 2012 will include housing, circulation, Historic New Redmond Hotel, and a Medical District Business Park Master Plan. City staff assured citizens that urban renewal investments would NOT come from increasing property taxes.

Concerns, suggestions, and comments provided by citizens included the following:

- * What will happen to the vacant land around Lowe's?
- * Left-turn lane to access St. Charles Medical Center from Highway 97 Northbound.
- * Left-turn lane to access Antler Avenue from Highway 97 Southbound.
- * Railroad crossing to avoid conflict with other traffic.
- * 5th Street – change one-way travel to two-way travel.
- * Don't raise residential property taxes.
- * Current zoning and infrastructure requirements prevent redevelopment of residential land.
- * Why was one square block, bounded by 9th and 10th Streets and Forest and Glacier Avenues, omitted from the downtown district?
- * Will existing zoning remain the same?
- * Curb bulbs make it hard for trucks pulling trailers to access downtown from Evergreen Avenue.
- * No condemnation is allowed in the urban renewal district.
- * What is going to happen to 67.7 acres on the east side of Highway 97?
- * It's great to see families enjoying the expanded Centennial Park.
- * Need a better mix of retail businesses and other tenants renting vacant space downtown.
- * What does Redmond have to do to attract new private industry to the community?

Chair Allman thanked everyone for their feedback and adjourned the meeting at 7:18 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 9th day of April, 2012.

ATTEST:

/s/ Tory Allman
Tory Allman, Chair

/s/ Heather Richards
Heather Richards, Community Development Director