



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, August 13, 2012

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

Advisory Members: Chair Steven Boothroyd, Donald Crouch, Heidi Hylkema, Ginny McPherson, Brad Smith (absent: *Carol Nelson, Ken Streater, Robert Gomes*; 1 position vacant)

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

Visitors: George Endicott, *Mayor*; Tory Allman, *City Councilor*; Brian Botkin, *Bend Bulletin*; 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 Boothroyd called the meeting to order at 5 p.m. without a quorum present. Mr. Smith arrived at establishing a quorum.

DISCUSSION AND ACTION ITEMS

A. Action Items

1. Swear in New Commissioners

Mayor Endicott administered the oath of office to new Commissioners Crouch and Hylkema.

B. Discussion/Update

1. Work Session – Professional Business Medical District Priorities and Budgeting

Mr. Williams presented (PowerPoint) the draft Master Plan and 20-year Development Strategy recommended by the consultant team. City consultants met with the Stakeholder Advisory Committee; property owners (including Robert Gomes, *St. Charles Medical Center*); Bill Smith, developer of Bend's Old Mill District; and the public on July 18, 2012. The final report presented for DURAC endorsement and recommendation to the urban renewal board will be based on feedback from the July meeting and staff comments. This area has a lot of development potential that could help Redmond capture a larger share of professional employment, improving the quality of life and increasing the City's tax base. If development occurs as projected, this plan will add 455,000 square feet of professional business and medical space to the City's inventory within 20 years, totaling 710,000 square feet at district build-out.

Ms. Richards discussed staff concerns about budget, phasing, and development strategies. Does the proposed PBMD master plan warrant greater City investment? Will such investment attract private investors, creating more jobs and tax revenue for the urban renewal district? Staff recommended refining urban renewal project screens to ensure PBMD investments are financially sustainable and generate the expected return on investment.

Mr. Williams presented staff recommendations to preserve cash flow for the urban renewal district. These included a value-engineered budget of \$9,394,820 (instead of the consultants' \$17,597,426), frontloading projects with the greatest catalytic impact, and postponing projects with less catalytic impact to a later phase.

DURAC members asked questions to clarify their understanding of the proposed PBMD and its impact on the rest of the urban renewal district. Following discussion, DURAC members indicated general agreement with staff-proposed, value-engineered changes to the consultants' Budget, Phasing, and Development Strategy recommendations. DURAC members recommended not specifying a dollar amount of funding for anchor tenants within the PBMD, moving the US Highway 97 access change into Phase 1, and requiring the consultants to follow through on their scope of work and provide specific recommendations about the most desirable types of anchor tenants.

Chair Boothroyd commended Mr. Williams for the quality of his presentation.

C. Approval of Minutes

Motion 1 (5/0/0): Ms. McPherson moved that DURAC approve the minutes from April 9 and June 11, 2012, as written. Mr. Crouch seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor Allman requested a copy of the Request for Proposals issued for the Professional Business Medical District. Council is expecting the consultant team to identify in its final "deliverable" the type of catalyst anchor tenants that would be appropriate for this district.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams welcomed the two new DURAC members.

Ms. Richards reported that City Manager David Brandt has tendered his resignation effective on August 30, 2012. He will be returning to work in his home town of Cupertino, California, the headquarters of Apple. The Mayor and Redmond City Council are working on a transition plan and are in the process of getting the best candidate to help Redmond move forward.

CHAIR COMMENTS

Chair Boothroyd requested a status report on the Eastern Y public art project. Ms. Richards responded that a 7-foot concrete pedestal has been added as a base for the 28-foot "Thoughts of Flight" sculpture to be installed by August 20, 2012. The cost of that artwork is covered by the 1% public art set-aside for the US Highway 97 urban renewal district in 2008. A ribbon-cutting and fund-raising event for public art will be held on September 29, 2012.

ADJOURN

With no further business, Chair Boothroyd adjourned the meeting at 6:18 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this
14th day of January, 2013.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director