



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, November 13, 2012

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

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

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

Visitors: Jon Stark, *Redmond Economic Development Inc.*; Leslie Pugmire Hole, *Redmond Spokesman*

(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting.)

CALL TO ORDER – INTRODUCTIONS

Mr. Williams called the meeting to order at 5:09 p.m. without a quorum present.

DISCUSSION/ACTION ITEMS

A. Action Items

1. Central Oregon Truck Industrial Opportunity Fund Loan

Mr. Williams (PowerPoint) said that Central Oregon Trucking (COT) has applied for a \$112,500 loan through the newly created Industrial Opportunity Fund. The loan would be forgivable over five years as COT meets its employment thresholds. COT's relocation of its headquarters from Prineville to 394 NE Hemlock Avenue will bring 49 permanent jobs to Redmond. He discussed the project's background, eligibility, loan value, site summary, sponsorship, project financing, satisfaction of program requirements, loan review process, and fiscal impact. Total contracted value of COT's improvements including site work will be \$3,514,000. Construction is underway and should be completed in mid-December 2012. He requested guidance on the project's satisfaction of program criteria and urban renewal goals and DURAC's acceptance of loan risks.

Following discussion, Mr. Crouch, Ms. Hylkema, Ms. McPherson, and Ms. Nelson individually agreed with Alternative Course of Action 1: recommend that the Urban Renewal Board consider and approve the Industrial Opportunity Fund Loan to Central Oregon Trucking in an amount of \$112,500. Mr. Williams reported receiving e-mails on November 13, 2012, from Mr. Boothroyd, Mr. Gomes, and Mr. Smith, indicating their individual support for Alternative Course of Action 1.

Mr. Stark commended DURAC, City of Redmond, Business Oregon, Economic Development for Central Oregon, REDI, and Oregon Department of Transportation (ODOT) for their forward-thinking approach and willingness to work together. Their joint efforts persuaded COT to relocate to Redmond instead of outside Oregon and enabled transportation improvements to Highways 126 and 97. He stated this effort was an excellent example of how public agencies and private interests could work together for Oregon's benefit.

2. Homestead Trail Design and Budget

Mr. Williams (PowerPoint) reported the results of staff research into DURAC's proposal at the last meeting. Paving a 10-foot trail right-of-way from Veterans Way to Maple Avenue along the Pilot Butte Canal (10,800 feet) would cost \$641,000 to \$841,000. (Extending this path from Maple Avenue to Quince Avenue, outside the Downtown Urban Renewal District, would cost an extra \$157,000.) He summarized the project's background, context, design options, input from ODOT, fiscal impact/financing, and next steps. This path is part of a long-term plan to provide a continuous recreational trail from the south end of Redmond northward to downtown and east to Smith Rock. He requested guidance on the appropriate budget amount for crossing designs (Evergreen, Highland, and Glacier Avenue intersections) and directing trail users into downtown, and requested DURAC support to move forward with the project.

Ms. Richards discussed related concerns including corridor utility and mobility. The City is applying for a grant to extend the trail from Veterans to Odem Medo (Phase 2). Staff will continue exploring affordable design options and will present results at the next meeting.

Mr. Crouch stated his support for a multi-use trail, noting that families are more likely to utilize it if user conflicts and traffic impacts are minimized. Ms. McPherson expressed concern about public safety, especially for children using the trail. Mr. Crouch, Ms. Hylkema, Ms. McPherson, and Ms. Nelson individually indicated their approval of Alternative Course of Action 1: support budgeting \$641,000-\$841,000 to fund design and construction of the Homestead Trail segments between Veterans Way and Maple Avenue, utilizing \$135,000 from Professional Business Medical District line items and \$706,000 from the Alternative Mobility line item. Mr. Williams reported receiving e-mails on November 13, 2012, from Mr. Boothroyd, Mr. Gomes, and Mr. Smith, indicating their individual support for Alternative Course of Action 1.

3. Center City Housing Strategy

Ms. Williams (PowerPoint) said that the City has grown dramatically in the past 20 years. However, the urban renewal district has lower density than peripheral areas which is an inefficient use of public infrastructure. He summarized the background, goal, strategic elements (baseline conditions, recommendations, expected return on investment), next steps, and fiscal impact. Approval of this contract would allow disbursement of up to \$100,000 from the \$7 million Housing Development Opportunity Fund line item of the City's Urban Renewal Plan. The review team selected Johnson Reid to develop a Center City Housing Strategy. This contractor's primary focus is real estate market analysis and economic development consulting. Johnson Reid did a housing study for downtown Salem (Oregon) that is similar to what Redmond hopes to do here and is experienced in working with private developers. He requested guidance on the scope of work and a volunteer to replace Ms. McPherson on the Project Advisory Committee. The PAC will begin meeting in December 2012 and wrap up in late spring 2013.

Ms. McPherson said that she liked the project's phased approach (short-, medium-, and long-term). Mr. Crouch volunteered to serve on the PAC. Mr. Crouch, Ms. Hylkema, Ms. McPherson, and Ms. Nelson individually indicated their approval of Alternative Course of Action 1: recommend that the Redmond Urban Renewal Board approve awarding a professional services contract to Johnson Reid to prepare a Center City Housing Strategy for an amount not to exceed \$100,000. Mr. Williams reported receiving e-mails on November 13, 2012, from Mr. Boothroyd, Mr. Gomes, and Mr. Smith, indicating their individual support for Alternative Course of Action 1.

4. Historic New Redmond Hotel Highest-and-Best-Use Study

Mr. Williams discussed (PowerPoint) the background, study scope, market demand, financial feasibility, economic development impact, and next steps. He requested guidance on whether DURAC should move forward with redevelopment of the hotel at this time.

Following discussion, Mr. Crouch, Ms. Hylkema, Ms. McPherson, and Ms. Nelson individually indicated their approval of Alternative Course of Action 1: move that DURAC form a subcommittee to further explore redevelopment of the Historic New Redmond Hotel. Ms. Hylkema and Ms. Nelson volunteered to serve on the subcommittee.

5. Professional Business Medical District Master Plan and Development Strategy

Consideration of the proposed master plan was postponed due to lack of a quorum.

B. Discussion/Update

1. Downtown Parking Study

Mr. Williams summarized the background and preliminary results of the parking survey. Next steps include finalizing the report, evaluating the need for changes to the City's current parking policy, and sharing the findings with DURAC and the downtown merchants association.

C. Approval of Minutes

Approval of the October 8, 2012, minutes was postponed due to lack of a quorum.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards said the City is almost done with construction documents for wayfinding signage. She met with Redmond School District about two weeks ago; administrators and teachers are excited about this project and working to modify the curriculum to allow students to fabricate the signs. Sign installation is expected in late spring 2013. She will keep DURAC informed. Ms. Richards requested assistance in recruiting five new DURAC members for 2013. The City is almost done with its studies and will be implementing projects soon.

DURAC COMMENTS (None)

ADJOURN

The next meeting is scheduled for December 10, 2012.

With no further business, Chair Boothroyd adjourned the meeting at 6:06 p.m.

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

ATTEST:

/s/ Heather Richards
Heather Richards, Community Development Director