



**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](http://www.ci.redmond.or.us)

## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### Meeting Minutes

Monday, January 11, 2011

City Hall, 716 SW Evergreen Avenue, Redmond, Oregon

**ADVISORY MEMBERS PRESENT:** Chair Tory Allman, Vice Chair Steven Boothroyd, Krista Beale (2010 Vice Chair), Carol Nelson, Susan Nobles, Ken Streater, Rachel Winkler

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

**CITY COUNCIL LIAISON:** Margie Dawson, Camden King

**OTHERS PRESENT:** George Endicott, *Mayor*; Trish Pinkerton, *Redmond Spokesman*; Nate Wyeth, *Boys & Girls Club of Central Oregon*

*(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**

Vice Chair Beale called the meeting to order at 5:35 p.m. with a quorum present. All members present introduced themselves.

Mayor Endicott administered the oath of office to Ms. Nobles.

Ms. Richards welcomed new DURAC member Susan Nobles and potential new member Will Van Vactor. He and potential new member Brad Smith (not present) will be sworn in at the next meeting, subsequent to their appointment by City Council.

Mr. Van Vactor said that he is an attorney. He applied for DURAC because he is interested in economic development. He also serves on Redmond Urban Area Planning Commission. Returning member Susan Nobles said that she had 10 years of experience in economic development as a certified bank street manager. She is now working as a clinical therapist in transition and life coaching.

### **DISCUSSION/ACTION ITEMS**

#### A. Election of Chair and Vice Chair

**Motion 1** (7/0/0): Ms. Nobles nominated Mr. Allman to serve as Chair for 2011. Mr. Allman agreed to serve. Mr. Streater seconded the motion which passed unanimously.

Vice Chair Beale passed control of the meeting to new Chair Allman.

**Motion 2** (7/0/0): Ms. Nelson nominated Mr. Boothroyd to serve as Vice Chair for 2011. Mr. Boothroyd agreed to serve. Ms. Beale seconded the motion which passed unanimously.

## B. 12<sup>th</sup> Amendment to Downtown Urban Renewal Plan

Ms. Richards made a PowerPoint presentation to facilitate discussion of the proposed amendment (Exhibit 1). Despite successful implementation of the US Highway 97 Reroute, Highland Avenue/Glacier Avenue couplet, 6<sup>th</sup> Street reconstruction project, and Centennial Park construction project, the Downtown Urban Renewal District (DURD) remains blighted. The amendment's purpose is to stimulate private investment, create jobs, and increase the property tax base in the DURD. If approved, this amendment will add 18 projects, expand the DURD from 599 to 688 acres, increase the District's maximum indebtedness from \$27,136,719 to \$120,717,081, and extend the bond payoff date to June 30, 2031. City staff and consultants have engaged in extensive review to determine how to help the DURD achieve its potential as the economic and social heart of Redmond. She summarized the timeline for outreach to the affected taxing districts and explained the public review process.

DURAC concerns included *timing of big-ticket projects, reliability of cost estimates, and timing of the Evergreen project* (new City Hall).

**Motion 3** (7/0/0): Ms. Beale moved to recommend that the Redmond Urban Renewal Agency consider adoption of the 12<sup>th</sup> Amendment to the Downtown Urban Renewal Plan as presented. Ms. Nobles seconded the motion which passed unanimously.

Ms. Richards assured DURAC members that they would have a chance to review the proposed 12<sup>th</sup> amendment if substantial changes are made to it during the public review process. Staff will bring new DURAC members up to speed on this project.

## C. Minutes

**Motion 4** (7/0/0): Ms. Beale moved to approve the November 8, 2010, meeting minutes (Exhibit 2) as presented. Mr. Streater seconded the motion which passed unanimously.

## **DURAC MEMBER COMMENTS**

Chair Allman thanked Ms. Richards and Mr. Williams for their hard work during the DURD amendment review process.

## **LIAISON COMMENTS**

Ms. Dawson commended Ms. Richards and Mr. Williams for the tremendous amount of time they have invested in moving the DURD Plan amendment forward.

Mr. King said most taxing districts generally support City Hall being moved to the old Evergreen school.

## **CITIZEN COMMENTS** (None)

## **STAFF COMMENTS**

DURD Design Review Committee: Ms. Richards said that Ms. Beale, Ms. Dawson, and Ms. Winkler represent DURAC on this committee. DURAC members need to nominate a replacement member for Ms. Dawson due to her leaving DURAC and becoming a City Councilor.

**Motion 5** (7/0/0): Ms. Winkler moved to nominate Ms. Nobles to serve on the DURD Design Review Committee which is working on façade improvement projects. Ms. Nobles agreed to serve. Ms. Beale seconded the motion which passed unanimously.

## **ADJOURN**

With no further business, Chair Allman adjourned the meeting at 6:36 p.m.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS 10th DAY OF May, 2011.

ATTEST:

/s/ Tory Allman  
Tory Allman, Chair

/s/ Heather Richards  
Heather Richards, Community Development Director