



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, July 11, 2011

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

ADVISORY MEMBERS PRESENT: Vice Chair Steven Boothroyd, Krista Beale, Carol Nelson, Will Van Vactor, Rachel Winkler (*absent: Tory Allman, Susan Nobles, Brad Smith, Ken Streater*)

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

CITY COUNCIL LIAISON: Margie Dawson, Camden King

OTHERS PRESENT: Lori Colnin; 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

Vice Chair Boothroyd called the meeting to order at 5 p.m. with a quorum present.

DISCUSSION/ACTION ITEMS

A. Action Items

1. Review parameters for Business Park Master Plan RFP; select DURAC representatives for Stakeholders Advisory Committee

Mr. Williams presented his staff report (July 11, 2011, memo; PowerPoint). Staff will be issuing a Request for Proposal to prepare the master plan authorized by the 12th Amendment to the Redmond Downtown Urban Renewal Plan. The goal is to develop an office and medical employment district anchored by St. Charles Medical Center. Preparing a successful master plan will require extensive stakeholder involvement due to the number of property owners controlling the about 78-acre area. He discussed key elements of the master plan (infrastructure, amenities, market demand, level of rents needed to justify new construction, implementation strategy), consultant selection criteria, and next steps. The consultant selection committee will include DURAC members. He requested DURAC guidance on the scope of work.

DURAC concerns included *consultant selection criteria, in-house resources, and build-out timing.*

Motion 1 (5/0/0): Ms. Beale moved to approve the City of Redmond's issuance of a Request for Proposals for the Business Park Master Plan as described in the staff report. Ms. Nelson seconded the motion which passed unanimously.

Motion 2 (5/0/0): Ms. Beale moved that DURAC appoint Mr. Allman, Mr. Streater, and Mr. Van Vactor to serve on the Consultant Review Subcommittee. Ms. Nelson seconded the motion which passed unanimously.

2. Review parameters for Redevelopment Opportunity Fund Program

Mr. Williams presented his staff report (July 11, 2011, memo). The Downtown Redmond Urban Renewal Development Strategy recommended five “catalyst” projects: historic new Redmond Hotel project, family entertainment center, family recreation project, hotel/conference facility, and performing arts facility. Staff recommended developing a Catalyst Project Loan Program (\$14.5 million) plus an Opportunity Project Revolving Loan Program (\$5.6 million) to support a broader range of development activity. DURAC would serve as the Loan Review Committee. He discussed the proposed program criteria including background, objectives, approach, loan criteria and major financing terms, project review criteria, and the anticipated review process.

Ms. Richards said that the Property Assistance Program would still be available to help with smaller projects such as tenant improvements.

DURAC concerns included *attracting talent and creativity to the area* and *property owner compliance with the intent of the loan program*.

Motion 3 (5/0/0): Ms. Beale moved that DURAC recommend the proposed program criteria for the Redevelopment Opportunity Fund Program to the Redmond Urban Renewal Board with the modifications suggested. Ms. Winkler seconded the motion which passed unanimously.

B. Discussion/Update

2. Eastern Y Gateway (subcommittee: Smith, Van Vactor, Winkler)

Ms. Richards summarized the public art review process and passed around the results of the public opinion on the five art models displayed at Redmond Public Library. The selection committee recommended the highest-scoring piece (submitted by Jerry Werner) to the Redmond Commission for Art in Public Places (RCAPP).

Discussion covered *compatibility* (new sculpture vs. other artwork and the area), *target audience*, and *appropriateness of the kinetic part of the Werner sculpture*. DURAC members agreed **by consensus** that RCAPP should make the final recommendation to the Redmond Urban Renewal Board on which art piece should be installed at the Eastern Y. DURAC members further directed that RCAPP ask the artist to consider changing the “spoon words” to images of the railroad, airport, and other concepts that are reflective of Redmond.

3. Seasonal Ice Rink

Ms. Richards summarized the history of the project to install a portable ice rink in Centennial Park. Staff will present a proposed budget for DURAC approval so the project can move into the bid process as soon as possible.

Following discussion, DURAC members agreed **by consensus** that this project was a great idea that would attract people to the downtown area.

1. Highway 97 Reroute Beautification Project – Priorities for Urban Renewal Support

Ms. Richards presented a slide show of projects from the beautification plan including a retaining wall at Highland and Evergreen Avenues, Maple Avenue bridge, and South End Gateway. She will get pricing estimates on four projects for the August 2011 meeting.

DURAC concerns included *cost-effective use of the \$250,000 available*.

LIAISON COMMENTS

Ms. Dawson thanked Ms. Beale for all her hard work and for serving as Vice Chair in the past.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams said the City has received an application for a painting façade grant on a building at the corner of 7th Street/Glacier Avenue. This building was residential but has been used for commercial purposes since the early 1980s without going through the commercial conversion process. It is not ADA (Americans with Disabilities Act)-compatible. To date, urban renewal funds have been used only for buildings that meet the City’s commercial standards. Ms. Richards explained the commercial conversion process which requires on-site parking and accessibility improvements such as an ADA ramp. Staff is comfortable with the current uses in this building.

Ms. Colnin said the current owner was one of the tenants before he bought the building in 1994.

Discussion covered *code enforcement, change of use, and the precedent of using public funds for a noncommercial structure.* DURAC members agreed **by consensus** that urban renewal funds cannot be invested in façade improvements for noncommercial structures that don’t meet commercial codes and standards. They further agreed to explore ways to help small business conversions through the Property Assistance Program.

Mr. Williams commended all the volunteers for their beautification efforts at the Eastern Y. Chair Allman provided refreshments.

DURAC COMMENTS

Ms. Beale said that this was her last meeting as she is moving to Wyoming. She has enjoyed serving the Redmond community through DURAC. Ms. Richards urged everyone to assist in recruiting another DURAC member.

Vice Chair Boothroyd reported hearing many positive comments on the flowers planted at the Eastern Y and on the artwork.

ADJOURN

With no further business, Vice Chair Boothroyd adjourned the meeting at 6:52 p.m.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS 14th DAY OF November, 2011.

ATTEST:

/s/ Steven Boothroyd
Steven Boothroyd, Vice Chair

/s/ Heather Richards
Heather Richards, Community Development Director