



**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, August 8, 2011

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

**Advisory Members:** Chair Tory Allman, Vice Chair Steven Boothroyd, Susan Nobles, Brad Smith, Rachel Winkler (*absent:* Carol Nelson, Ken Streater, Will Van Vactor)

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

**Visitors:** Jon Stark, *Redmond Economic Development, Inc.*; 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 meeting to order at 5:04 p.m. with a quorum present.

### **DISCUSSION/ACTION ITEMS**

#### A. Discussion/Update

##### **1. Priorities for Industrial Development Opportunity Fund**

Mr. Williams presented his staff report via PowerPoint. The urban renewal plan set aside \$2 million for industrial development and industrial job creation, which are seen as key components of the revitalization strategy. Goals within the Redmond Enterprise Zone are to address blighted conditions, stimulate private investment and increase real property tax revenue, and attract family-wage jobs to Redmond. Development incentives should be tied to the number of jobs created. He summarized the background, goals, ideas, and next steps and requested input on program and funding criteria.

Ms. Richards discussed program objectives, job creation incentives, definition of "home run," and incentives for employers to create and sustain higher-wage jobs.

Mr. Stark discussed development incentives for capital improvements such as real property tax abatement, enterprise zone abatements/reductions, and reduced public improvement costs.

DURAC discussion covered *ways to attract new businesses, funding partners, new business paradigm of 6-8 employees per company, timing of urban renewal investments, and strategies for competing with Bend and Prineville.*

#### B. Action Items

##### **1. Review Parameters for Downtown Housing RFP and Select DURAC Representatives for Advisory Committee**

Mr. Williams presented his staff report (August 8, 2011, memo; PowerPoint) on the Downtown Housing Strategy. The urban renewal plan authorizes \$7 million to support housing development, which is seen as a "key to downtown revitalization." Goals include eliminating blighted conditions,

attracting/retaining residents, increasing the downtown customer base, and siting denser housing products in the core where utilities and transportation can be efficiently provided. He discussed background (population growth, median household income, lot sizes, housing unit density, housing trends), elements of strategy (current conditions, recommendations, return on investment), and selection criteria for a consultant. The City will be hiring a consultant to recommend strategies to create and strengthen residential neighborhoods by leveraging urban renewal and other policy tools. Staff will be applying for a grant to help fund up to \$50,000 of this project. Next steps include appointing DURAC representatives to an advisory committee to work with the consultant.

Ms. Richards said that the consultant will be working to define “urban housing” for Redmond, identify future trends, and identify the demographics needed to support a development paradigm of “core outward.”

DURAC discussion covered *siting criteria, investment timeline, vacancy rates, development capacity, pedestrian enhancements, and study partners* (Cyndy Cook re: affordable housing).

**Motion 1** (5/0/0): Mrs. Nobles moved that DURAC recommend that the Redmond Urban Renewal Agency authorize \$50,000-\$100,000 and issue a Request for Proposals for the Downtown Housing Strategy described in the staff report. Vice Chair Boothroyd seconded the motion which passed unanimously.

**By consensus**, DURAC members agreed to postpone appointing representatives to the Advisory Committee until more members are present.

**LIAISON COMMENTS** (None)

**CITIZEN COMMENTS** (None)

### **DURAC COMMENTS**

Ms. Nobles said that she is resigning from DURAC to pursue employment opportunities in the Puget Sound area.

### **STAFF COMMENTS**

Mr. Williams thanked Ms. Nobles for her service to DURAC and the Redmond community.

Ms. Richards reported that staff submitted the City’s Downtown Plan amendment for the League of Oregon Cities (LOC) award. LOC participants will be touring downtown Redmond. Several participants at the Oregon Mayors Conference held in Madras, Oregon, last weekend reported driving through downtown Redmond to see some of the changes they had heard about. She has been receiving random letters and e-mails from the public that comment favorably about the changes Redmond has implemented; she will forward these to DURAC.

### Upcoming meetings:

- \* League of Oregon Cities annual conference, Bend, Oregon (staff will e-mail information to DURAC)
- \* Association of Redevelopment Agencies

### **ADJOURN**

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

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS 12 DAY OF September, 2011.

ATTEST:

/s/ Tory Allman  
Tory Allman, Chair

/s/ Heather Richards  
Heather Richards, Community Development Director