



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

City Hall Conference Room A, 716 SW Evergreen Avenue

Monday, April 8, 2013

5:00 – 7:00 PM

Agenda

		TIME		ITEM	
DURAC MEMBERS	MEETING OBJECTIVES				<ul style="list-style-type: none"> • Update DURAC on progress of Center City Housing Study • Discuss Urban Renewal Agency 5-year budget and priorities • Recommend downtown core parking management strategy to City Council
		Brad Smith Chair			
		5:00 PM		CALL TO ORDER / INTRODUCTIONS	
Donald Crouch				DISCUSSION / ACTION ITEMS	
	PROPOSED AGENDA	5:05 PM		A. Discussion / Update	
Edwin Danielson				1. Center City Housing Study Update	
				2. DURAC 5-Year Budget Discussion	
Robert Gomes				B. Action Items	
				1. Downtown core parking management strategy	
Anne Graham		5:30 PM		C. Approval of Minutes	
Heidi Hylkema				a. March 11, 2013	
		6:45 PM		LIAISON COMMENTS	
Trish Pinkerton		6:50 PM		CITIZEN COMMENTS	
		6:55 PM		STAFF COMMENTS	
Vacant				CHAIR COMMENTS	
Vacant		7:00 PM		ADJOURN	

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on Departments, Community Development, Planning Division, DURAC (under the Urban Renewal box at the bottom). You may also request a copy at City Hall from Heather Richards 923-7756 or Jackie Abslag 923-7763.

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



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DATE: April 8, 2013
TO: Downtown Urban Renewal Advisory Committee
FROM: Jon Williams, Economic Development Project Manager
THROUGH: Heather Richards, Community Development Director
SUBJECT: DURAC Priorities

Addresses Council/Agency Goals:

7. URBAN RENEWAL

Invest resources to encourage new business investment in designated blighted areas that will grow the job base and strengthen and diversify the tax base in that area.

A. Maintain and manage resources to ensure consistent program delivery and sufficient financial resources.

i. Align the use of Agency resources with objectives identified in the Downtown Urban Renewal Plan, and with priorities and tasks established in the Downtown Action Plan.

Report in Brief:

This report summarizes responses from a survey sent to DURAC members regarding the prioritization of urban renewal projects and their allocated funding. Three members recommended no changes, one member recommended higher prioritization and accelerated funding of projects related to the business medical district, and one member recommended reallocating funds from the restaurant capital improvement program to beautification of 6th Street and reallocating funds from the family entertainment center towards the creation of a permanent and larger sized ice skating rink.

Background:

DURAC is asked to approve a work plan to prioritize its efforts in implementing the Redmond Downtown Redmond Urban Renewal Plan for the upcoming year. After payment of administrative and debt service costs, the Urban Renewal Agency is expected to have available approximately \$3,173,000 from FY2014-FY2018 to fund projects. In contrast, the Plan calls for approximately \$16,628,467 of projects during that time. In addition to the \$16,628,467 of planned projects, there are approximately \$6,440,119 of other projects which are not planned for 2014-2018 but for which the Agency may wish to have the financial flexibility to implement if an attractive opportunity arises. A summary of the projects and their costs is presented in Table 1, on the next page.

Staff asked DURAC members to evaluate the existing planned projects and offer suggestions with regard to reprioritizing potential projects. Three members recommended no changes to the prioritization of projects. One member recommended prioritizing funding for the Professional Business Medical District. One member recommended reallocating funding from the Restaurant Capital Improvement Program toward beautification of 6th Street (enhanced light displays) and reallocating funding from the Family Entertainment Center to an expanded ice rink.

TABLE 1: POTENTIAL DURD PROJECTS 2014-2018

PROJECTS	<u>ADOPTED PLAN 2014- 2018</u>	<u>ADDITIONAL POTENTIAL PROJECTS</u>	<u>TOTAL</u>
Open Space - Park/Ice Rink Conversion	\$0	\$2,640,119	\$2,640,119
Business Medical District	\$3,978,785		\$3,978,785
Property Assistance	\$584,226		\$584,226
Housing Development Fund	\$1,096,978		\$1,096,978
Redevelopment Opportunity		\$500,000	\$500,000
Redmond Hotel		\$2,000,000	\$2,000,000
Family Entertainment		\$1,300,000	\$1,300,000
Family Recreation	\$7,500,000		\$7,500,000
City Hall	\$1,547,001		\$1,547,001
Industrial Opportunity	\$609,020		\$609,020
Trail/Alternative Mobility/Evergreen	\$780,632		\$780,632
Circulation Improvements	\$531,825		\$531,825
TOTAL	\$16,628,467	\$6,440,119	\$23,068,586

Discussion:

DURAC members are invited to discuss the following:

- Prioritization of projects over next five years
- Funding approaches for prioritized projects

Respectfully submitted,

Jon Williams
Economic Development Project Manager



DRAFT

EXHIBIT 2

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, March 11, 2013

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

Advisory Members: Vice-Chair Donald Crouch, Edwin Danielson, Anne Graham, Heidi Hylkema, Trish Pinkerton (absent: *Robert Gomes, Brad Smith*; 2 positions vacant)

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

Visitors: Tory Allman, *Council Liaison*

(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 Crouch called the meeting to order at 5:07 p.m. with a quorum present.

DISCUSSION – ACTION ITEMS

A. Discussion/Update

1. **2013-2018 Budget Priorities**

Mr. Williams said that the five-year plan is updated annually. He summarized how projects have been funded in the past and reported the financial status and anticipated expenses associated with projects for FY 2012-2013 and FY 2013-2014. The City's debt service is a little higher than anticipated and property tax revenues have been a little lower due to the recession. Moving projects with a longer-term priority forward sooner will require changing the City's pay-as-you-go practice to one that allows bonding.

DURAC concerns included *bonding vs. pay-as-you-go, projects with the best potential to create new jobs, bond costs, impact of existing inventory on new development potential, City's bond rating, what companies look for when moving to a new community, and impact of changing project rankings*. Members agreed to e-mail recommendations for ranking projects to Mr. Williams, who will synthesize the results for the April 8, 2013, meeting.

Ms. Graham volunteered to talk with Jon Stark about attracting new businesses to the Professional Business Medical District.

Ms. Richards reported that property owners in the Professional Business Medical District are working toward development of a business association. She recommended sharing the results of DURAC project ranking with that group.

B. Action Items

1. **Approval of Professional Services Contract for Family Recreation Center Feasibility Study**

Ms. Richards reported a flaw in the procurement process that will require reissuance of the Request for Proposals before a professional services contract can be approved.

Mr. Williams, project manager, will issue a new RFP based on professional qualifications, not lowest cost.

C. Approval of Minutes

Motion 1 (5/0/0): Ms. Graham moved to approve the minutes from February 11, 2013, as written. Ms. Pinkerton seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor Allman urged DURAC to take a careful look at bonding.

Mr. Danielson said that *Seattle Northwest* serves as a bonding agency for many school districts. It has excellent rates and is very knowledgeable.

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

CHAIR COMMENTS

Vice-Chair Crouch encouraged all DURAC members to attend as many meetings as possible because the impact DURAC can have on the City going forward is gigantic.

ADJOURN

Motion 2 (5/0/0): Mr. Danielson moved to adjourn the meeting. Ms. Pinkerton seconded the motion which passed unanimously.

With no further business, Vice-Chair Crouch adjourned the meeting at 5:59 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this _____ day of March, 2013.

ATTEST:

Donald Crouch, Vice-Chair

Heather Richards, Community Development Director