



**REDMOND URBAN RENEWAL AGENCY**  
**CITY OF REDMOND**  
Community Development Department

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**MINUTES**  
**August 8, 2016**

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

**Advisory Members Present:** Vice-Chair Edwin Danielson, Sam Blackwell, Paul Hansen, Trish Pinkerton, Gib Stephens (*absent: Chair Don Crouch, Tom Kemper, Brad Smith; 1 vacancy*)

**Student Ex Officio:** David Purkey

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Program Assistant*; Jodi Burch, *Co-Finance Director*; Cameron Prow, *TYPE-Write II*

**Visitors:** Karen Friend, *Transportation Manager, Cascades East Transit (CET) Interim Director, Central Oregon Intergovernmental Council (COIC)*; Jennifer Limoges, *Broker, NAI Cascade*

**Media:** Dave Morgan, *RedmondNewsToday.com*

*(The 3 digits after a motion title show the number of members voting in favor/opposed/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Vice-Chair Danielson called the regular session of the Downtown Urban Renewal Advisory Committee (DURAC) meeting to order at 5:04 p.m. without a quorum of members (4 of 8) present.

**V. DISCUSSION ITEMS**

**A. Budget Allocations and Acquisitions**

Mr. Arnold presented Expenditures by Activity for the Downtown Urban Renewal Development Fund. He summarized prior concerns expressed by committee members. He said this report was a work-in-progress which he will continue to massage to meet DURAC's needs for a standardized quarterly report.

DURAC members requested adding two columns – “FY 2016/17” (current fiscal year) and “Encumbered” or “Pending” (funding not yet incurred) and asked for a profit-and-loss format (coming in, budgeted, going out). Other concerns included budget percentages (City General Fund vs. Redmond Urban Renewal Agency) for the new City Hall project.

Ms. Burch and Mr. Arnold responded to DURAC concerns. Funding of the new City Hall for FY 2016/17 is running at 80% City budget to 20% urban renewal budget.

**B. Transit Hub Project**

Mr. Arnold presented the “Central Station Project Overview & Update” which was included in the meeting packet.

Ms. Friend's overview of the Central Station project included the background, project scope, vision, conceptual design, amenities, phasing, budget and financing, and construction timeline. Moving the transit hub from Redmond Public Library to a new, permanent location on Kalama Avenue is intended to improve transit, bike, and pedestrian access in the City and regionally. Phase I will cover land acquisition, restrooms, bus pullouts, transit shelters and

stops, park-and-ride lot, covered bike parking and lockers, bike/pedestrian connectivity and wayfinding, security and lighting systems, landscaping, stormwater management, and utilities. Phase II is planning to add a building (up to 4,000 square feet) containing a public lobby, more restrooms, dispatch center, and offices. The project cost will be funded by a combination of revenue sources. This project, scored #2 statewide by the regional solutions team, is being considered for a Connect Oregon VI grant this month. Upon funding, construction is expected to start in spring 2017.

Mr. Arnold summarized the City's role in determining the project location. Key elements in the discussion were the visibility of this site and its proximity to housing and shopping and the impact of this project on the Homestead Trail. Match dollars contributed by the Urban Renewal Agency came from the activity fund of the alternative mobility project.

DURAC concerns included CET's vision of a fixed-route transit system in Redmond, life expectancy of the Kalama Avenue site, and expansion potential.

Ms. Friend responded to DURAC concerns.

Vice-Chair Danielson acknowledged Mr. Stephens' arrival at 5:25 p.m., constituting a quorum.

### III. ACTION ITEMS

None.

### IV. APPROVAL OF MINUTES

A. May 9, 2016

B. June 13, 2016

C. July 11, 2016

**Motion 1** (5/0/0): Ms. Pinkerton moved to approve the minutes from May 9, June 13, and July 11, 2016, as written. Mr. Hansen seconded the motion which passed unanimously.

### V. DISCUSSION ITEMS (continued)

C. Flag Monument Update

Mr. Arnold explained (copy of PowerPoint, Google Maps) how the US 97 Beautification Plan – Public Priorities 1 and 2 tied into urban renewal. This monument will honor Redmond's "Flag City" status and serve as the southern gateway to downtown commercial district. He reviewed design concepts, activities, and timeline. Signs informing the public about what is happening have been added. The project is on budget and on schedule for completion in October 2016.

D. Circulation Study

Mr. Arnold presented his staff report and utilized Google Maps. He reviewed the background, budget/cost savings, project scope, outreach efforts including public workshops, and timeline of this project which will meet City Council Goals 4, 6, 7, and 9. The consultant (Kittelsohn & Associates) will start in early September 2016, concurrent with the City's Transportation System Plan update. He stated the importance of the consultant's work being able to look at the economic impacts of any changes. He has been working with Bruce Warner, temporary advisor during transition to a new Community Development Director; Deborah McMahon, Planning Manager; and Mike Caccavano, City Engineer.

E. Housing Update – Grant Property

Mr. Arnold reported the City's purchase of the Grant property closed on July 29. With control of a previously identified opportunity site, the City is working to determine the best development to generate catalytic activity for the rest of the community. He summarized

discussions at the Midtown Housing Jumpstart Subcommittee meeting a few weeks ago about the need for high-density, quality housing to create a tax base and being a good neighbor with existing uses. The City is working on a temporary lease agreement with Grocery Outlet for what might become a shared parking agreement. Leases with Ryan's Produce and Miller's Economy Auto Service have been transferred to the City. Staff are working with Encore Property Management and the City Finance Department to assure lease payments will be directed to the City. He said the City was working to get the RFP (Request for Proposals) out before the next DURAC meeting in September.

Mr. Rayburn discussed his research strategy regarding RFP templates, appropriate City processes, and outreach to surrounding property owners. He will present the results of his research at the next subcommittee meeting.

Mr. Hansen said he understood the subcommittee was recommending market-rate apartments for this site. Mr. Blackwell agreed with that assessment and asked staff to present the RFP to the subcommittee before releasing it.

Ms. Limoges said many of her clients were seeking this type of project. She discussed, in general, the benefits of hiring a broker to market this type of opportunity.

DURAC concerns included the development vision, using the Redmond Urban Renewal Agency's attorney instead of the City Attorney, marketing strategy, targeted developer outreach, and project timeline.

## **CITIZEN COMMENTS**

Ms. Limoges said the design of the flag monument as presented was beautiful.

Mr. Morgan requested clarification on when the City will know what this property will be used for.

## **STAFF COMMENTS**

Mr. Rayburn summarized planning efforts for Centennial Plaza Phase 2 including public outreach, phasing, and creation of a Public Outreach Task Force that would report back to DURAC.

DURAC concerns about the task force included its role and membership, DURAC's role, and when this task force would start work.

## **DURAC COMMENTS**

None.

### **I. EXECUTIVE SESSION**

Vice-Chair Danielson read aloud the following statement: Oregon Law permits public bodies to meet in executive session to discuss specific matters which are not open to the public. Final actions or decisions on these matters will be made during regular session. Under the provisions of the Oregon Public Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

Vice-Chair Danielson closed the regular session and opened the executive session at 6:25 p.m.

Vice-Chair Danielson closed the executive session and re-opened the regular session at 7:16 p.m.

### **II. MOTIONS AS A RESULT OF EXECUTIVE SESSION**

None.

**ADJOURN**

Next meeting: Monday, September 12, 2016, 5 p.m.

With no further business, Vice-Chair Danielson adjourned the meeting at 7:20 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
\_\_\_\_12th\_\_\_\_ day of \_\_\_\_\_September\_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_/s/ Donald Crouch\_\_\_\_\_  
Donald Crouch  
Chair

\_\_\_\_\_/s/ Chuck Arnold\_\_\_\_\_  
Chuck Arnold  
Economic Development/Urban Renewal Project Manager