



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-2242

Phone **541-923-7756**
Fax 541-548-0706

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES
December 12, 2016

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

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

Student Ex Officio: Vacant

City Staff: Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Programs Assistant*; Kate Porsche, *Community Development Director*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Jackson Lester, Judy Watts, Karen Friend, and Scott Aycock, *Central Oregon Intergovernmental Council (COIC)*

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

Chair Crouch called the regular session of the Redmond Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:02 p.m. with a quorum of members (6 of 8) present. Following introductions, he reordered the agenda to accommodate the guests.

III. ACTION ITEMS

A. City Hall – 716 SW Evergreen Acquisition

Mr. Arnold summarized (staff report, PowerPoint) the background, purpose, and fiscal impact of the proposed sale of the current city hall property. The real property has been appraised at \$1.7 million. The cost to demolish the current building has been estimated at \$400,000. The recommended sale price is \$1.3 million. Selling this property to Redmond Urban Renewal Agency (URA) will help meet Council Goals 4 and 9 to redevelop this site and further the Redevelopment Opportunity Project in the Redmond Downtown Urban Renewal Plan.

Mr. Arnold responded to DURAC concerns about how long the URA intended to hold this property and the likelihood of gaining site control of the property on this block occupied by Redmond Proficiency Academy.

Motion 1 (6/0/0): Mr. Kemper moved to recommend the Urban Renewal Agency approve the purchase of four properties from the City of Redmond: Tax Lots 1513-16AC-01000 (parking lot), 1513-16AC-00600 (716 SW Evergreen Avenue), 1513-16AC-00700 (523 SW 7th Street), and 1513-16AC-00800 (541 SW 7th Street), known as City Hall. Mr. Blackwell seconded the motion which passed unanimously.

B. Surplus of URA Property

Mr. Rayburn summarized (staff report, PowerPoint) the background, purpose, and impact of surplussing the URA-owned house on Tax Lot 1513-16AB-09800. This action is crucial to move Centennial Park Phase 2 forward to meet Council Goals 3, 6, and 9. This 1910 house is a good example of a Four-Square Craftsman-style house, but no local or national protections are in place. Six people have expressed interest in purchasing the house, relocating it, and restoring its historical integrity. The URA will consider surplussing this property at its December 20 meeting.

Mr. Rayburn responded to DURAC concerns about marketing, preserving the historic character, and timeframe for relocating the house.

Motion 2 (6/0/0): Mr. Kemper moved to recommend the Urban Renewal Agency approve the surplus of house located at 433 SW 8th Street, Tax Lot 1513-16AB-09800. Mr. Stephens seconded the motion which passed unanimously.

C. Wayfinding Sign Color Decision

Mr. Rayburn summarized (staff report, PowerPoint) the background, outreach, stakeholder input, fiscal impact, and budget. The City is partnering with Redmond Chamber of Commerce, Travel Oregon, and Central Oregon Visitors Association to increase directional signage to business, civic, and public amenities. Desirable points of interest included downtown, City Hall, Centennial Park, Redmond Police Department, Chamber of Commerce/Visitor Information, Redmond Public Library, Dry Canyon, and Hope Playground. The URA will contribute \$18,500 of the total \$28,250 cost. Moving this project forward will help meet Council Goals 3, 6, and 9.

Ms. Porsche discussed the qualifications of the wayfinding design consultant and the influence of Redmond's Art Moderne architectural style on the proposed color palettes. ODOT (Oregon Department of Transportation), a partner on highway frontages, has approved the font style and lettering size.

DURAC discussion covered the most effective colors, citizen input, coordinating downtown wayfinding with other City district signs, and night visibility.

Motion 3 (6/0/0): Mr. Blackwell moved to recommend the Urban Renewal Agency adopt Color Palette Option 3a. Ms. Pinkerton seconded the motion which passed unanimously.

IV. APPROVAL OF MINUTES

Motion 4 (5/0/1): Ms. Pinkerton moved to approve the minutes for the meetings of October 10 and November 14, 2016. Mr. Hansen seconded the motion which passed with Mr. Blackwell, Mr. Crouch, Mr. Hansen, Ms. Pinkerton, and Mr. Stephens voting in favor, none opposed, and Mr. Kemper abstaining due to his absence from the October and November meetings.

V. DISCUSSION ITEMS

A. Transit Hub Presentation

Mr. Arnold outlined the background of this project which started a little over a year ago.

Mr. Lester discussed (PowerPoint) existing services, advantages to the new permanent site (Kalama Avenue and 6th Street), design requirements, project budget, and timeline. COIC closed on the property today and is expecting to open the new regional hub in mid-October 2017. He asked the City to include the regional transit hub in its wayfinding signage.

DURAC concerns included access/egress safety (traffic flow direction of bus lanes, left turns in/out of facility), bike security, and the likelihood of 9 busses using this site at the same time. Mr. Hansen commended the quality of the presentation. Mr. Kemper said he was excited by this proposal to improve transit in Redmond.

Mr. Arnold thanked Mr. Lester for his presentation and thanked the other COIC staff present.

B. Budget Discussion – What’s Important to Achieve in 2017-2018

Mr. Arnold requested additional time for staff to prepare a draft work plan for 2017-2018. Chair Crouch tabled discussion of this agenda item to the next meeting.

C. Membership – Thank You to David Purkey and Trish Pinkerton

Chair Crouch requested member assistance in filling the two committee positions and the youth ex officio position. He thanked Ms. Pinkerton for her service to DURAC. He also thanked David Purkey for serving as the first Youth Ex Officio in DURAC’s history. Suggestions for new members should be submitted to himself or Mr. Arnold.

Mr. Arnold said the City had received applications for one committee position and the youth ex officio position. He will report on the terms for each member at the next meeting. Mr. Danielson and Mr. Stephens have said they are willing to continue serving on DURAC.

D. RFP for 5th Street/Greenwood Avenue

Mr. Arnold presented information on the consultant (Teal Horsman, 3Pz) the City contracted with a few weeks ago to develop the Request for Proposals for this property. Staff will be responsible for making presentations to brokers.

Mr. Rayburn discussed the timeline to issue an RFP by mid-February 2017 and DURAC’s involvement in the selection process.

DURAC concerns included compensating brokers for their assistance in marketing the RFP, how the RFP will be marketed, scope of the consultant’s contract, potential contacts/cities (Portland and Seattle developers), requesting sample RFPs from applicants, creating a top-notch marketing package, using a different broker for this RFP, and selection criteria for evaluating proposals. Members and staff discussed the timeline needed to assure DURAC has the opportunity to review a draft RFP before it’s finalized.

Chair Crouch closed the regular session and opened the executive session at 6:34 p.m.

I. EXECUTIVE SESSION

Chair Crouch 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.

Chair Crouch closed the executive session and re-opened the regular session at 7:28 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

CITIZEN COMMENTS

None.

STAFF COMMENTS

Mr. Arnold said public meetings will not be held in the current city hall (716 SW Evergreen Avenue) after January 2017. He provided updates on the:

- Parking Study: Staff is looking at updating the 2012 parking utilization study downtown.
- Redmond Hotel: A new party is considering purchase of the hotel.
- Industrial Opportunity Fund: This fund has been inactive for some time. The City is discussing this situation with its partners and will present proposed changes to the eligibility requirements at a future meeting.

Mr. Rayburn provided a status report on other projects:

- Centennial Park Phase 2: The City has selected a landscape architect to assist the City with the development and public process needed to expand this park. The contract is expected to be effective by December 20, 2016.

Next meeting: Monday, January 9, 2017, 5 p.m., Redmond Chamber of Commerce, 446 SW 7th Street, Redmond, Oregon.

DURAC COMMENTS

Mr. Blackwell requested an update on the Printing Post location. Mr. Arnold said the Printing Post was actively looking for a new home; the City lease for its current location will expire on December 31, 2018. Staff are assisting in this effort.

Ms. Pinkerton said she enjoyed her time on DURAC but did not intend to apply for another term.

ADJOURN

With no further business, Chair Crouch adjourned the regular session at 7:32 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 13th day of February, 2017.

ATTEST:

/s/ Donald Crouch
Donald Crouch
Chair

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