



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES
March 13, 2017

446 SW 7th Street, Redmond Chamber of Commerce Conference Room, Redmond, Oregon

Advisory Members Present: Chair Don Crouch, Vice-Chair Edwin Danielson, Sam Blackwell, Neal Cross, Paul Hansen, Tom Kemper, Cherree Perrine, Gib Stephens (*absent: Brad Smith*)

Student Ex Officio: Vacant

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

Visitor: Ginny McPherson, *City Council Liaison*

Media: None

(The 3-digit number after a motion title shows the number of members voting in favor/opposed/abstaining. Agenda items in the minutes appear in the order they were discussed.)

CALL TO ORDER – INTRODUCTIONS

Chair Crouch called the regular session of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:07 p.m. with a quorum of members (8 of 9) present.

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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.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 regular session and opened the executive session at 5:09 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 6:22 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

III. ACTION ITEMS

A. Work Plan Adoption

Mr. Arnold thanked Mr. Rayburn and Ms. Porsche for adding page numbers to the meeting packet and agenda. He presented the draft 2017-2018 Work Plan. Each project included a description, milestones this fiscal year, staff, and timeline for each. Per state budget law, the budget amounts were omitted since they must be seen first by the Budget Committee.

Motion 1 (8/0/0): Mr. Kemper moved to adopt the 2017-2018 Work Plan with the two changes discussed – correcting the timeline for “Redmond Hotel/Renovation begins” to 3/31/18 and correcting the timeline for “Family Recreation Center/Pursue site control” to 7/1/17. Ms. Perrine seconded the motion which passed unanimously.

B. Transfer of Funds for Negus Overpass Art Project

Mr. Arnold presented the staff report and summarized the background, fiscal impact, and options available to DURAC. He and Ms. Porsche explained the accounting discrepancy that resulted in this request to transfer \$45,000 from the Redevelopment Opportunity Fund to the Highway 97 Beautification Fund. Without this funding, the Request for Proposals (RFP) issued by the Redmond Committee for Art in Public Places (RCAPP) will be suspended and this last beautification project on the re-route will not proceed.

DURAC concerns included why the amount set aside for Highway 97 beautification projects could not cover this project, why this amount wasn't coming out of the RCAPP budget, and consequences of DURAC not recommending this funding transfer.

Motion 2 (8/0/0): Mr. Cross moved to recommend the Urban Renewal Agency *not* transfer \$45,000 of funds from the Redevelopment Opportunity Fund to the Highway 97 Reroute Beautification Fund for the purposes of developing the Negus Overpass Art Project.. Mr. Kemper seconded the motion which passed unanimously.

Mr. Blackwell left the meeting and returned after approval of the minutes.

IV. **APPROVAL OF MINUTES**

Motion 3 (7/0/0): Mr. Kemper moved to approve the minutes from February 13, 2017. Mr. Stephens seconded the motion which passed unanimously.

V. **DISCUSSION ITEMS**

A. Next Steps for Professional Business Medical District

Mr. Arnold summarized the background of work done, originally by a DURAC subcommittee and later by a private property owners association. The property owners association eventually recommended doing a streetscape project. That project did not go forward due to lack of a workable agreement for streetscape maintenance between the hospital (St. Charles Medical Center) and the private property owners. He noted the hospital had indicated interest in working with the City to determine the next steps. He outlined the boundaries of the Professional Business Medical District: Greenwood Avenue (south), Maple Avenue (north), Highway 97 (east), and 6th Street (west). Staff are seeking guidance on how to utilize the funds the urban renewal plan allocated for this district.

DURAC discussion covered the hospital's level of interest and participation, City's need for site control in this district, type of use that would best fit in this area, next steps the City could take, feasibility of siting medical uses in this area, and the possibility of funding reallocation from this district to Midtown site control efforts.

Mr. Arnold said he would gather more information and report at the next DURAC meeting.

B. Open Space Project Funding

Mr. Arnold and Ms. Porsche discussed budget concerns. The urban renewal plan allocated \$3.2 million for a passive open-space park at the doorstep of the new city hall (old Evergreen Elementary). Land acquisition required \$900,000, leaving \$2.3 million for infrastructure improvements. Staff will research funding options, but developing the “L” part of the expansion area would require another \$800,000.

Mr. Rayburn presented several visual aids (aerial map of Centennial Park Plaza and expansion area; urban renewal project analysis from December 2010; March 13, 2017, memo from Szabo Landscape Architecture regarding use of catalytic project site; information boards). He reviewed the background of this project, outreach efforts to date, and recommendations from the consultant. Chair Crouch is serving as the DURAC liaison with the Centennial Park Expansion Task Force which met for the first time on March 3. The next meeting of the task force will be on March 29.

Mr. Blackwell declared a potential conflict of interest due to his property interests near the expansion area.

DURAC concerns about the expansion area covered budget (potential public and private partners), configuration/layout, possibility of the City's purchasing the two adjacent parcels, zoning, vacating 8th Street between Centennial Park and expansion area, potential to add parking on the east side of 9th Street, roles of DURAC and the task force, need for more open space downtown, and assuring a pedestrian-friendly corridor between Centennial Park and the new city hall. Following discussion, DURAC members generally agreed the Urban Renewal Agency should stick with its existing budget and consider phased development.

CITIZEN COMMENTS

None.

STAFF COMMENTS

Mr. Arnold offered DURAC members unable to attend the ethics training a glass mug with the City logo.

DURAC COMMENTS

Mr. Blackwell asked what the Redmond Housing and Community Development Committee (HCDC) did. Mr. Arnold and Ms. Porsche responded with a summary of the purpose and responsibilities of that committee. Mr. Arnold said an HCDC presentation was scheduled for DURAC's August meeting.

Next meeting: Monday, April 10, 2017, 5 p.m.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 7:50 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this

10 day of April , 2017.

ATTEST:

/s/ Donald Crouch
Donald Crouch
Chair

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