



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7761**
Fax 541-548-0706

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES
April 10, 2017

411 SW 9th Street, Redmond City Hall Room 134, Redmond, Oregon

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

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: Dwayne Wellette, *Timbergon Inc.*; Ginny McPherson, *City Council Liaison*

Media: Dave Morgan, *RedmondNewsToday.com*

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

CALL TO ORDER – INTRODUCTIONS

Chair Crouch called the regular session to order at 5:03 p.m. with a quorum of members (8 of 9) present. He requested everyone sign the attendance sheet.

Mr. Arnold discussed meeting room options in the new city hall.

I. ACTION ITEMS

A. Antler Apartments SDC Buydown

Mr. Arnold outlined (staff report, PowerPoint) Timbergon Inc.'s proposal to build six multi-family residential units in two 2-story buildings on a vacant lot at 738 West Antler Avenue. His summary included the background, criteria, fiscal impact, and DURAC's alternative courses of action. The applicant has been working with the Urban Renewal Agency (URA) on the Antler Apartments project since 2015. Total cost of the 7,418-square-foot project is \$750,000. Timbergon has applied for \$30,000 from the URA's Housing SDC Buydown Program. Housing SDC Buydown Program funds are currently allocated in the URA's fiscal year (FY) 2016-2017 budget. The URA will also partner with the applicant on a Small Projects Grant to improve sidewalks around this project. Staff has found that the proposed project will benefit the urban renewal district economically, socially, and aesthetically.

Mr. Wellette (applicant) summarized the background and construction plans for the property he has owned for 15 years.

DURAC concerns included time constraints of the Housing SDC Buydown Program, siding and roof materials, other two-story buildings in this area, building access points, site plan, and number of parking spaces.

Motion 1 (8/0/0): Mr. Smith moved to extend the opportunity to do the SDC buydown program for this project. Mr. Kemper seconded the motion which passed unanimously.

II. APPROVAL OF MINUTES

A. March 13, 2017

Motion 2 (8/0/0): Mr. Kemper moved to approve the minutes from March 13, 2017. Mr. Cross seconded the motion which passed unanimously.

V. DISCUSSION ITEMS

A. Business and Property Changes

Mr. Arnold presented updates and color photos of a new business (Central Oregon Pharmacy & Compounding), property transaction (The Vault Taphouse), and property improvements (Ada Chao, 8th & Antler Apartments, Becerra, Blackwell Development, Carlson, Jersey Boys, Redmond Auto Service).

IV. EXECUTIVE SESSION – REAL ESTATE

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 5:42 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 6:52 p.m.

V. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

CITIZEN COMMENTS

None.

STAFF COMMENTS

Ms. McPherson commended DURAC members for their work on behalf of the Urban Renewal Agency.

URA Board Member McPherson said the Board reviewed DURAC recommendations. She noted, however, the URA Board felt completing US 97 beautification projects (Negus Overpass and Pacific Power Substation) and the Centennial Park expansion were URA priorities and longstanding projects that were very important to the city of Redmond.

Committee members recapped discussion at their March meeting about the park expansion and beautification projects. Mr. Witcosky and Ms. Porsche responded to committee concerns.

Committee members also expressed concern about DURAC quarterly reports and when FY 2017-2018 budget figures would be available. Mr. Arnold responded to committee concerns.

Ms. McPherson stated the URA Board asked staff to present the reallocation proposal to DURAC again and report back.

Mr. Arnold said staff would present a proposal for reallocation of URA funds to complete US 97 beautification projects (Negus Overpass and Pacific Power Substation) and expansion of Centennial Park at DURAC's May meeting.

DURAC COMMENTS

Mr. Smith announced his intent to resign due to health reasons but said he would stay on until the City could find a replacement.

Next meeting: Monday, May 8, 2017, 5 p.m.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 7:24 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this
_____ 9th day of _____ May _____, 2017.

ATTEST:

/s/ Donald Crouch
Donald Crouch
Chair

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