



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

MINUTES

May 8, 2017

Redmond City Hall, 411 SW 9th Street, Room 207, Redmond, Oregon

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

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: Ginny McPherson, Jay Willett

Media: None

(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 of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:08 p.m. with a quorum of members (5 of 9) present.

I. ACTION ITEMS

A. US Highway 97 Beautification Funding

Mr. Arnold presented (staff report, PowerPoint, Google Street View) the Urban Renewal Agency (URA) request for DURAC to consider recommending approval of transferring \$125,000 from the Redevelopment Opportunity Project activity to the Highway 97 Reroute Beautification activity. His summary included the background, fiscal impact, and alternative courses of action. These funds would be used to complete final projects of the Highway 97 Reroute Beautification activity: (1) Negus Way/Highway 97 overpass (\$45,000) and (2) Highland/Glacier Pacificorp substation (\$80,000). DURAC considered a similar request at its March 2017 meeting. He noted the urban renewal board determined at its March 2017 meeting that these two projects were a priority for funding.

Ms. McPherson, URA Board member, explained that doing these two projects would complete the plan that stood 10 years ago.

Chair Crouch summarized DURAC's concern at its March meeting that more data was needed to make an informed decision. DURAC discussion covered which fiscal-year budget the funds would come from, impact of this project on the Professional Business Medical District, effectiveness of improving the aesthetics of the Negus overpass when it wasn't the actual entrance to Redmond, and why the URA couldn't approve this transfer without DURAC's recommendation.

Motion 1 (5/0/0): Mr. Crouch moved to recommend to the Urban Renewal Agency to approve the transfer of \$125,000 of funds from the Redevelopment Opportunity activity to the Highway 97 Reroute Beautification activity for the purposes of developing the Negus Overpass Art Project and the Highland Glacier Pacificorp Substation beautification project. Mr. Danielson seconded the motion which passed unanimously.

II. APPROVAL OF MINUTES

A. April 10, 2017

Motion 2 (5/0/0): Mr. Cross moved to approve the minutes from April 10, 2017. Mr. Hansen seconded the motion which passed unanimously.

III. DISCUSSION ITEMS

A. Agenda Planning

Mr. Arnold presented a worksheet showing agenda items scheduled for June 2017 through May 2018 and provided additional background on the issues.

DURAC members asked why Requests for Proposals were not listed and suggested adding the phrase “and Adopted Budget” to the June 2017 meeting agenda.

STAFF COMMENTS

Downtown Parking Study: Mr. Arnold and Ms. Porsche discussed issues to be addressed in updating the 2012 study: data collection, modeling, need for a parking garage, parking-in-lieu-of fee, and changes the City would need to make. The City plans to use the original consultant. The \$30,000 estimated cost of updating this study would be covered by City, not urban renewal, funds. A proposed scope of work for the update will be presented at the June 2017 meeting.

Nonconforming Signs: Mr. Arnold said staff were continuing to work with owners of nonconforming signs to identify obstacles and, as directed, to offer incentives to remove those signs. He and Mr. Rayburn were working on another communication to property owners and business owners and planned to go door to door. He was informed recently by Bob Eberhard that the nonconforming Sears sign on 5th Street had been taken down. Staff will provide an update at the June 2017 meeting.

Overlapping Taxing District Dialogues: Mr. Arnold said communicating with urban renewal partners about what the City is doing with tax-increment monies was an important tool in utilizing those resources. He made a presentation to the library district (Deschutes Public Library System) a few weeks ago and will make a presentation to the Redmond Fire District in a couple weeks. Ms. Porsche emphasized the importance of keeping the lines of communication open and reporting achievements. She said Mr. Arnold received a nice letter of thanks from library staff, complimenting him on the quality of his presentation.

New Youth Ex Officio Member: Mr. Arnold said the appointment of a Redmond Proficiency Academy senior who was very interested in public policy and local issues would be announced at the City Council meeting on May 9. The student is planning to attend the June meeting.

DURAC Vacancy: Mr. Arnold asked committee members to assist in recruiting a replacement for Brad Smith who announced his intention to resign at the April meeting.

System Development Charge Buy-Down Procedure: Mr. Arnold said staff would present a change to the SDC buy-down procedure to provide windfall protection for URA investments at the June 2017 meeting.

Property Purchase Update: Mr. Arnold said the URA purchased the Grant property in July 2016 on a monthly installment basis. Turning over the property for redevelopment is taking longer than expected. Since the URA has the funds, the Finance Department has recommended the URA pay off the balance of the \$675,000 loan to avoid additional interest charges.

Requests for Proposals: Mr. Arnold reported staff were preparing RFPs for housing opportunities in the downtown core (Grant property, former City Hall site) and planned to issue them in June 2017.

Centennial Park Expansion Update: Mr. Rayburn announced the next Task Force meeting would be on May 10 and a second public open house would be held on May 24. A public online survey generated over 400 responses in 2 weeks.

CITIZEN COMMENTS

None.

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 5:53 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 6:29 p.m.

V. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

DURAC COMMENTS

Next meeting: Monday, June 12, 2017, 5 p.m.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:30 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 12th day of June, 2017.

ATTEST:

/s/ Donald Crouch
Donald Crouch
Chair

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