



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

June 12, 2017

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

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

Youth Ex Officio: Kirsten Ruben

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

Visitors: Ginny McPherson, *City Council Liaison*; Dan Steelhammer; Jay Willett; Ken Cruse, *Alpha Wave Investors*; Ken Streater; Michael Brown

Media: Dave Morgan, *RedmondNewsToday.com*

(Agenda items appear in the order discussed. The 3 digits after a motion title show the number of committee members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Crouch called the regular session of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:03 p.m. with a quorum of members (7 of 9) present.

Chair Crouch welcomed Ms. Ruben and invited her to introduce herself.

Ms. Ruben, a student at Redmond Proficiency Academy, explained why she joined DURAC.

I. ACTION ITEMS

A. Parking Utilization Study

Mr. Arnold reviewed (staff report, PowerPoint) the background, prior DURAC discussions about the need to update the 2012 parking utilization study, and fiscal impact. The cost of the study, estimated at \$29,784, would be drawn from the Public Parking Fund. The Public Parking Fund balance is \$9,967,719. Rick Williams & Associates, a Portland (Oregon) parking consultant, has conducted previous parking studies for the City. This firm's familiarity with Redmond is expected to result in cost savings for the Redmond Urban Renewal Agency. The study would be completed in fall 2017. Staff would like to engage DURAC on a subcommittee level to oversee performance of the City's preferred contractor.

DURAC concerns included why the City wanted to use the 2012 contractor, responsiveness to DURAC concerns during prior studies by Rick Williams & Associates, study model, if on-street parking inventory would be included, and if there was a shared parking plan.

Ms. Ruben asked if the study would consider parking utilization by students and seniors.

Mr. Danielson said he would vote NO on fiscal matters until DURAC had the opportunity to review the quarterly financial report and the urban renewal budget for fiscal year 2017-2018. Two other DURAC members expressed support for seeing regular quarterly financial reports and having the opportunity to review the 2017-2018 budget at the July meeting.

Mr. Arnold explained Budget Manager Jason Neff was unable to discuss financial matters at DURAC's May meeting as he was on vacation at that time. Ms. Porsche stated the City supported providing a quarterly fiscal report to DURAC. She noted the 2017-2018 urban renewal budget was scheduled to be approved on June 13, 2017.

Motion 1 (6/1/0): Mr. Smith moved to recommend to the Urban Renewal Agency to approve the authorization of the \$29,784 of funds from the Public Parking Fund to conduct a Downtown Parking Utilization Study. Mr. Cross seconded the motion which passed with Mr. Blackwell, Mr. Cross, Mr. Crouch, Mr. Hansen, Mr. Smith, and Mr. Stephens voting in favor, Mr. Danielson opposed, and none abstaining.

APPROVAL OF MINUTES

A. May 8, 2017

Motion 2 (6/0/1): Mr. Crouch moved to approve the minutes from May 8, 2017, as written. Mr. Hansen seconded the motion which passed with Mr. Blackwell, Mr. Cross, Mr. Crouch, Mr. Danielson, Mr. Hansen, and Mr. Stephens voting in favor, none opposed, and Mr. Smith abstaining due to his absence from the May meeting.

III. DISCUSSION ITEMS

A. Deschutes Avenue – Quiet Street

Mr. Arnold reported DURAC staff, City planning staff, and Redmond Bicycle and Pedestrian Advisory Committee (BPAC) have been working on an alternative mobility project in the urban renewal plan. A proposal will be presented for this demonstration project at the July meeting.

Mr. Woodford, BPAC staff liaison, summarized (staff report, signage examples, draft Redmond Bicycle Network Improvements Plan, PowerPoint) BPAC's proposal for converting part of Deschutes to a Quiet Street (bike boulevard). He outlined the project goal, proposed route, selection criteria, potential locations of other "quiet streets," infrastructure changes and education needed for implementation. He will provide an update at the July meeting.

DURAC concerns covered safety improvement (stopping bikers from passing cars on right as cars are turning right), impact on parking along Deschutes, impact on vehicle parking from lane-sharing bikes and cars, and encouraging more bike- and pedestrian-friendly travel on east-west corridors between downtown and other destinations.

B. Downtown Historic District

Mr. Woodford, staff liaison to the Redmond Historic Landmarks Commission (HLC), discussed (boundary map, public hearing agenda, PowerPoint) the proposed downtown historic district. Included in his summary were the number and type of properties (contributing, noncontributing), public outreach, financial advantages to properties included in the downtown historic district, review process, and timeline. If approved by the State Advisory Committee on Historic Preservation, the downtown historic district would not require additional design review requirements, but commercial properties within the proposed district would still have to comply with City codes.

DURAC comments covered whether the historic district boundary could be modified in the future and impact on tax increment revenue within the urban renewal district.

Ms. Porsche responded to DURAC concerns about the effect of the proposed historic district on property tax revenue within the urban renewal district.

C. Façade Grant – Policy Discussion

Mr. Rayburn reported (PowerPoint) he and Mr. Arnold received their first districtwide façade grant application outside the downtown overlay district. He expressed concern about the impact on downtown improvements if the program were expanded. He asked DURAC to clarify the direction and intent of this program. Mr. Arnold said the policy did not clearly define the impacted area as being only downtown.

Ms. Porsche said the original intent of the façade grant program was confusing. If properties outside downtown were eligible, would recipients have to comply with the downtown architectural design standards? She outlined DURAC's options.

DURAC concerns included program effectiveness, budget (program dollars invested inside/outside the downtown core to date, remaining funds), identifying an area to improve if not evaluating projects on a site-by-site basis, precedent set by expanding the program's reach outside downtown, advantages and disadvantages of program expansion, value of a concentrated approach in the downtown core, responding to the request according to the existing language, and considering program expansion in the future. Following discussion, DURAC members agreed by consensus to table discussion on the current application to their July meeting.

D. Housing RFP

Mr. Arnold summarized (staff report, PowerPoint) the request for proposals (RFP) for the old city hall property including property details and process timeline. Staff worked with a consultant on design elements and has been distributing the RFP to developers throughout the West Coast. He stated Mr. Rayburn did a phenomenal job in setting up a new page on the City website for resource information: www.RedmondUrbanRenewal.com. He requested DURAC assistance in marketing this opportunity. Proposals are due by July 27, 2017.

DURAC discussion covered outreach demographics. Members commended staff for the quality of the proposal.

Chair Crouch congratulated the Housing Subcommittee for producing a stellar document.

E. Evergreen Gym

Mr. Arnold summarized community interest in re-using the gym building and structural challenges. The City requested and received a proposal from FFA, the architectural firm that worked on the new city hall, about what would be required to make the gym building safe again. The bare-bones analysis option offered by FFA would cost approximately \$18,000. The urban renewal plan allocated about \$750,000 toward revitalizing the gym. However, those dollars would not be available in the 2017-2018 budget. Per discussions with the mayor and City Council, any project would have to be self-sustaining. He recommended DURAC discuss the proposal and options for moving forward at its July meeting.

DURAC members commented on safety concerns (asbestos removal), interested groups (High Desert Society of the Arts' desire for a cultural arts center, other ideas), if the gym was part of the new city hall property or a separate parcel, and potential funding resources.

I. ACTION ITEMS (continued)

B. Redmond Hotel Proposal

Ms. Porsche summarized (staff report of June 12, 2017, addendum, PowerPoint) the background, current proposal from Alpha Wave Investors, financing structure, and need for catalyst projects downtown. She discussed her experience with state and federal tax credit programs. At its June 1 meeting, the Hotel Subcommittee indicated its support of the financing structure outlined in the June 12 staff report. *Next steps* included review by the Urban Renewal Board on June 13, 2017.

Mr. Cruse outlined his business's goals for the hotel property, incremental plans, current proposal, and potential return on investment.

Mr. Arnold expressed concern about protecting the City's interests, specifically, how long this property would remain a hotel.

Members discussed DURAC involvement in this new proposal compared to the last one. Additional concerns included quality of build-out (price points), maintaining the historic theme, how this property would be marketed, plans for spaces currently occupied by Oishi and Red Martini, degree of accuracy in this proposal, City's need to address parking now, due diligence requirements, impact of the proposed project on prevailing wages, forgivable loan repayment loophole, and how the applicant learned about this opportunity.

Mr. Danielson announced his intent to abstain from voting on the motion, based on the concerns he identified in Agenda Item I.A above.

Motion 3 (6/0/1): Mr. Cross moved to recommend to the Urban Renewal Agency to approve the authorization of \$1,000,000 from the Redevelopment Opportunity Fund for the revitalization of the Historic Redmond Hotel and to authorize staff to finalize terms of agreement. Mr. Smith seconded the motion which passed with Mr. Blackwell, Mr. Cross, Mr. Crouch, Mr. Hansen, Mr. Smith, and Mr. Stephens voting in favor, none opposed; and Mr. Danielson abstaining.

II. CITIZEN COMMENTS

None.

STAFF COMMENTS

Mr. Arnold discussed the City's intent to support activities in Centennial Park by granting \$1,000 to the downtown Farmers Market in 2017. The Farmers Market is working with a local marketing agency. The Urban Renewal Agency has paid the purchase price of the former Grant property in full and has decided to demolish an old metal storage shack on the Ryan's Produce site. He welcomed Ms. Ruben. He said Mr. Willett, a downtown property owner, was interested in joining DURAC.

Ms. Porsche commended Mr. Arnold and Mr. Rayburn for their hard work on the newest proposal for the Old Redmond Hotel. She reported celebrating her eight-month anniversary with the City of Redmond.

DURAC COMMENTS

Chair Crouch thanked urban renewal staff for their great work in putting the current hotel project together in a short timeframe, enabling DURAC to make an intelligent decision on the newest proposal.

Mr. Blackwell said the hotel proposal was a strong project and held the potential for a significant catalytic impact downtown. He urged the City to tackle a long-term solution for parking as its next catalytic project.

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

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 7:32 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 8:23 p.m.

V. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 8:24 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this
____10____ day of ____July____, 2017.

ATTEST:

_____/s/ Donald Crouch_____
Donald Crouch
Chair

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