



**REDMOND URBAN RENEWAL AGENCY**  
**CITY OF REDMOND**  
Community Development Department

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## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### MINUTES

**July 10, 2017**

Redmond City Hall, 411 SW 9<sup>th</sup> Street, Room 207, Redmond, Oregon

**DURAC Members Present:** Chair Donald Crouch, Vice-Chair Edwin Danielson, Neal Cross, Paul Hansen, Tom Kemper, Cheriee Perrine, Gib Stephens (*absent: Brad Smith; 1 vacancy*)

**Student Ex Officio Absent:** *Kirsten Ruben*

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Programs Assistant*; Jason Neff, *Budget Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Ginny McPherson, *City Council Liaison*; Jay Willett

**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 p.m. with a quorum of members (6 of 8) present. Mr. Kemper joined the meeting by phone at 5:04 p.m.

### **I. ACTION ITEMS**

#### **A. Façade Grant – Policy Decision**

Mr. Arnold discussed (staff report, PowerPoint) the background, staff recommendation, and fiscal impact of changing the policy on which properties were eligible for the façade rehabilitation grant funding. Following research, staff felt that concentrating investments downtown was consistent with the Downtown Urban Renewal Plan goal to create a “readily identifiable city center.” Staff also felt investments in a concentrated area would have a greater impact than if spread over a wider geographical area.

**Motion 1** (7/0/0): Mr. Cross moved to approve the policy change to the Façade Rehabilitation Grant Program that only projects in the Downtown Overlay District qualify. Mr. Kemper seconded the motion which passed unanimously.

### **II. APPROVAL OF MINUTES**

#### **A. June 12, 2017**

**Motion 2** (7/0/0): Mr. Hansen moved to approve the minutes from June 12, 2017, as written. Mr. Stephens seconded the motion which passed unanimously.

### **III. DISCUSSION ITEMS**

#### **A. Budget and 4<sup>th</sup> Quarter Financial Presentation**

Mr. Neff presented (PowerPoint) the draft Downtown Urban Renewal – Financial Overview for the 4<sup>th</sup> quarter of fiscal year 2016-2017. His summary covered key statistics, financial highlights, maximum indebtedness, and financial performance.

DURAC concerns included closing date of the 12<sup>th</sup> Amendment to the urban renewal plan, impact of figures that exceeded the budget, and the value of regular financial updates. Committee members generally agreed with the helpfulness of the quarterly report format.

B. Business and Property Owner Updates

Mr. Arnold discussed (memo, color photos, related materials) new businesses (Fairway Mortgage, Icon Heating & Air, Central Oregon Clock Repair), property transactions (Bank of America building, Cent Wise building, Parr Lumber building), and property improvements (Baba's Cuisine, Baldy's BBQ, Icon Heating & Air, The Odem Theatre, Robertson & Price, The Vault Taphouse).

Ms. Perrine announced Bend Burger Company was taking over Lifeline Taphouse.

Mr. Willett reported the recent purchase of Redmond Spa & Billiards which will be converted to a Japanese restaurant.

### **CITIZEN COMMENTS**

None.

### **STAFF COMMENTS**

Mr. Arnold announced Mr. Rayburn's one-year anniversary as a City employee.

Project updates:

- Centennial Park Expansion Task Force (article in June 2017 issue of *Redmond Magazine*): Mr. Rayburn summarized progress to date and reported good participation and community feedback at two open houses and in the online survey (over 400 submitted). The task force will hold its 3<sup>rd</sup>(final) open house on August 2, 4-6 p.m., in City Hall Room 207 and he invited DURAC members to attend. Councilor Joe Centanni, task force chair, is the point person for that group. Mr. Rayburn outlined DURAC's role for its August 14 meeting during the task force presentation and the possibility of public testimony being offered. He said the task force was very proud of holding costs down in the design for the expansion area.

Mr. Crouch said the review process had been transparent and inclusive with great input. Due to his task force role, he announced his intent to recuse himself from his DURAC role and asked Mr. Danielson to chair the task force part of the August 14 meeting.

Mr. Arnold summarized the review process DURAC could expect at its August 14 meeting.

- Parking Utilization Study: Mr. Arnold reported a contract had recently been executed with the consultant. A subcommittee will be needed to help with the process including public meetings.
- Housing Request for Proposals: Mr. Arnold summarized progress to date and reviewed the process and timeline. The RFP (Request for Proposals) went out to about 150 development-related parties plus listservs and builders (sample list provided). The developer tour went extremely well; he thanked Mr. Rayburn who organized the tour. Developer questions and other information related to this RFP will be posted at <http://redmondurbanrenewal.com>. The subcommittee (Crouch, Hansen, Kemper) will evaluate the proposals – due by July 27, 2017 – from July 31 through August 4. Staff are working toward the goal of having a developer selected by mid-September 2017.
- Redmond Hotel: Mr. Arnold (June 15, 2017, article in *The Bulletin*) reported staff was working with outside legal counsel on the term sheet and development agreement to protect as much as

possible the funding committed to this project by DURAC and Redmond Urban Renewal Agency (URA). The development partner (Alpha Wave Investors) is looking to close on the property by July 21, 2017. Construction is expected to start in the first quarter of 2019. DURAC will have the opportunity to review the development agreement before it goes to the URA.

- Evergreen Gym: Mr. Arnold said two parties – FFA from Portland, Oregon, which worked on the new city hall and R&H Construction – on what it will take to protect this asset and make it usable again. The next step will be to issue an RFP to figure out what the community would like to use this building for.
- Swine and Spirits BBQ Festival: Mr. Arnold shared an announcement about the Swine and Spirits BBQ Festival to be held at American Legion Park on July 22 and 23, 2017. He has been working with Mr. Lee Perry for about a year to develop a Redmond event. There has been some concern this festival might be confused with a similar event sponsored by Redmond Chamber of Commerce a week later and a brew fest in August. He said the good news was that outside companies were interested in doing events and investing resources in Redmond.
- Nonforming Pole Signs: Mr. Arnold said Council recently directed staff to get the remaining owners of nonconforming pole signs within the Downtown Overlay District to comply with the 2008 sign code change. Financial assistance is still available. A final deadline for compliance has not yet been determined. Consequences of noncompliance could include fines.
- Kaye Eberhard Memorial Sculpture: Mr. Rayburn said the new statue, recently installed in the courtyard on the west site of city hall, will eventually be moved to the Centennial Park expansion area. The statue was purchased with private funds raised by Leadership Redmond and Redmond Chamber of Commerce.
- Potential Redevelopment of U.S. National Bank Building: Mr. Arnold reported speaking with a proposed purchaser who indicated interest in turning it back into a restaurant. More details will be provided to DURAC when they become available.

#### **DURAC COMMENTS**

Chair Crouch announced Sam Blackwell's resignation and commended Mr. Blackwell for the valuable input he provided during his time on DURAC. Chair Crouch asked members to help recruit new members to fill Mr. Blackwell's position and others which may occur. Having a pool of applicants would enable DURAC to fill openings more quickly.

Chair Crouch requested two volunteers to work on the Joint Parking Subcommittee. He noted Mr. Hansen had previously expressed interest in this activity. Those interested should contact Chair Crouch or Mr. Arnold.

Mr. Kemper commended Mr. Arnold for his efforts to move the Redmond Hotel project forward.

#### **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 6:08 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 6:44 p.m.

**V. MOTIONS AS A RESULT OF EXECUTIVE SESSION**

None.

Next meeting: Monday, August 14, 2017, 5 p.m.

**ADJOURN**

With no further business, Chair Crouch adjourned the meeting at 6:47 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
\_\_\_\_ 11th \_\_\_\_ day of \_\_\_\_ September \_\_\_\_, 2017.

ATTEST:

\_\_\_\_ /s/ Donald Crouch \_\_\_\_\_  
Donald Crouch  
Chair

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