



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

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## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### MINUTES

**August 14, 2017**

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

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

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

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Programs Assistant*; Annie McVay, *Parks/Public Works Administration Division Manager*; Hank Majetich, *Public Works*; Jason Neff, *Budget Manager*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Ginny McPherson, *City Council Liaison*; Hank Majetich, Joe Centanni, Katie Hammer, Paul Mercer, and Steve Boothroyd, *Centennial Park Expansion Task Force*; Arland Keeton, *Keeton & King*; Bill Schertzing; Brenda Turner; Brian Nierman and Mike Szabo, *Szabo Landscape Architecture*; Dan Steelhammer; Dolores Cooper; Fred Bray, *Redmond Bicycle and Pedestrian Advisory Committee (BPAC)*; Graham Fox, *Supervisor-Redmond Branch, Deschutes Public Library System*; Jim Cook; Jim Holm; Marion Tripp; Paul Honker; Shannon Witcraft

**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 5:04 p.m. with a quorum of members (6 of 8) present. Mr. Kemper attended via telephone. Mr. Cross arrived at 5:07 p.m., increasing the number of members present to seven.

Chair Crouch welcomed Mr. Willett to DURAC. Mr. Arnold said Mr. Willett was sworn in at last week's City Council meeting to fill the vacancy left by former DURAC member Brad Smith.

## **I. ACTION ITEMS**

### **A. Centennial Park**

Chair Crouch recused himself, citing a conflict of interest due to his membership on the Centennial Park Expansion Task Force. He passed control of the meeting to Vice-Chair Danielson.

Mr. Crouch summarized why he believed DURAC should support the task force recommendation.

Vice-Chair Danielson explained the rules for public testimony before DURAC and invited public comment.

Brenda Turner said she was a member of the Leadership Redmond project committee that purchased the Kaye Eberhard bronze memorial sculpture. She spoke in favor of the proposed park design which included a site for the memorial sculpture.

Graham Fox spoke in favor of the proposed design which he said would help build Redmond Public Library's mission to spread literacy throughout Redmond.

Fred Bray spoke in favor of the proposed design which included a site for BPAC's proposed bike fix-it station. He commended the task force's outreach efforts.

Marion Tripp spoke in favor of the proposed design. She thanked everyone involved in the proposed park design for their openness to community input.

Joe Centanni, Centennial Park Expansion Task Force Chair, commended staff and the landscape consultants for their good work. He introduced task force members present and identified absent members. His presentation included the background, need for more open space in the downtown core, design process, goals for the expansion area, community input, estimated cost/funding, and rationale for which design features were included and which were excluded.

Task force member Steve Boothroyd, land use developer, spoke in favor of the design, especially trees and underground utilities. He recommended buying the remaining non-City-owned lot on the corner of SW 9<sup>th</sup> and SW Deschutes Avenue as soon as possible and including it in the initial construction of the park expansion. The rationale behind his Task Force motion was it would be less expensive to acquire the property now and develop it at the same time than to acquire it piece-meal at some future date.

Mr. Rayburn presented the staff report (PowerPoint), schematic design plan, and opinion of probable construction costs. He said the task force worked hard to keep costs down. He commended the community's interest and input in the planning process.

DURAC comments and questions included:

- Commending Mr. Rayburn and Mr. Arnold for their management of the planning process for this project.
- Role of The Pig and Pound Public House in the park expansion project. Centennial Park Expansion Task Force member Paul Mercer was called on to share his vision for the partnership. Mr. Mercer said that while he owns The Pig and Pound Pub, Kelly Avery is the actual property owner and lives on-site in the converted garage behind the primary building. He said he was working to purchase the property from Ms. Avery and when he does it will receive a number of improvements or upgrades.

DURAC member Neal Cross asked what sort of involvement Ms. Avery had in the park expansion's public process. Mr. Rayburn replied he personally reached out to Ms. Avery on a number of occasions by e-mail and phone. He noted the City was clear that the existing alley would change from how it is now and that utility service would be interrupted during construction of the park expansion due to the need to move utility lines underground.

Mr. Rayburn used the existing lease between the City and Full Throttle (coffee/concessions café) on Centennial Park proper as an example of how the relationship could be finalized.

- Support from adjacent property owners.
- Security of hand tools on the bike repair station.
- Estimated fiscal impact of the expansion and development costs.
- Status of the landscape consultants.
- Accuracy of the construction cost estimate. Mr. Szabo explained the construction estimate was calculated based on his firm's experience with products and services, outreach to the City Engineering and Parks Departments, industry standards, schematic design, and current 2017 costs.

Mr. Rayburn said the next steps included meeting with the Urban Renewal Agency Board in September for approval of DURAC's recommendation, allowing Szabo Landscape Architecture the months of September through December 2017 to develop construction documents, and issuing a Request for Proposals (RFP) for construction services in winter 2018.

Mr. Rayburn noted the little green house on SW 9<sup>th</sup> Street was owned by Sam Blackwell who was planning to move it to another lot by March 2018. The owners of the Printing Post were expecting to move from their current location to their new property on the corner of 6<sup>th</sup> Street and Evergreen Avenue by mid-winter 2018. If all goes well, groundbreaking could start in spring 2018.

**Motion 1** (6/0/1): Ms. Perrine moved that we, the Downtown Urban Renewal Advisory Committee, approve the recommendation from the Centennial Park Expansion Task Force to accept the preferred park design and authorize funding in the amount of \$2,531,832 to construct the Centennial Park Expansion Project. Mr. Willett seconded the motion. Following discussion, Vice-Chair Danielson requested correction of the funding amount to a "probable and estimated amount of \$2,531,832.17." The motion passed with Mr. Cross, Mr. Danielson, Mr. Hansen, Mr. Kemper, Ms. Perrine, and Mr. Willett voting in favor, none opposed, and Mr. Crouch abstaining due to his stated conflict of interest.

Ms. Tripp said she and Ms. Cooper were unable to hear DURAC and staff discussion.

Vice-Chair Danielson returned control of the meeting to Chair Crouch.

## II. APPROVAL OF MINUTES

### A. July 10, 2017

**Motion 2** (7/0/0): Mr. Danielson moved to approve the minutes from July 10, 2017, as written. Mr. Hansen seconded the motion which passed unanimously.

## III. DISCUSSION ITEMS

### A. Hotel Development Term Sheet Update

Mr. Arnold presented the staff report (PowerPoint) and summarized the status of the New Redmond Historic Hotel development agreement summary. He discussed the background, elements of the agreement, and timelines of the current project. He said staff were

negotiating with the new owner on loan-default provisions to protect City interests and public dollars. The owner closed on the property on July 20, 2017, and indicated his intent to retain the current tenants. Mr. Arnold cautioned there was still a long way to go.

DURAC concerns covered the City's due diligence (validating background and construction management experience of the hotel owners and developer), parking options (whether the owner could walk if the City couldn't provide needed parking), and tenor of negotiations. Mr. Arnold responded to members' concerns.

**B. Housing RFP Update**

Mr. Arnold said staff issued an RFP for housing for the old city hall site (716 SW Evergreen Avenue) in early June. A subcommittee (Cross, Hansen, Kemper) arranged the process, designed the RFP, and evaluated one proposal. Developers who did not submit proposals shared their reasons with Mr. Arnold: construction cost too high, inadequate time to respond, lack of skill to construct market-rate units, and need for more specifics on incentives.

Mr. Cross, Mr. Hansen, and Mr. Kemper reported what they liked and disliked about the proposal. Pros included the design and its proposed tie-in to Centennial Park. Cons included the proposal's not meeting essential criteria (investor's financial capacity, marketing plan, level of commercial activity on the ground floor), poor streetscape, and too many one-bedroom condos.

DURAC concerns included potential impacts of the hotel redevelopment on the housing project, if the subcommittee could talk to the developers who did not submit proposals, and what steps to take next. Following discussion, Housing Subcommittee members agreed they needed another meeting to discuss next steps.

**C. Parking Study Update**

Mr. Arnold said the goal of updating the parking study was to refresh the utilization numbers, recommendations, and steps to take moving forward. He stated the 2012 study did not indicate the City had a critical mass problem that required immediate actions.

Mr. Rayburn reported the City had contracted with Rick Williams Consulting, which did the 2012 study, to conduct the update study. The consultant would like to meet with a stakeholders group of local businesspeople to hear their concerns. Potential members for this group included Soup 2 Nuts (owner), Redmond Chamber of Commerce (Executive Director Eric Sande), Red Martini (Suzanne), Alpha Wave Investors (Ken Cruse), and Polar Bear Gas & Wash (Dave). He requested DURAC volunteers to join the stakeholders group.

**D. Subcommittee Roster Update**

Chair Crouch reviewed membership of current subcommittees and asked members interested in filling the vacant positions to let him know:

- **Family Entertainment Center** (Kemper): 2 vacancies.
- **Family Recreation Center** (Danielson, Hansen): 1 vacancy.
- **Hotel Subcommittee** (Crouch, Kemper): 1 vacancy.
- **Housing Subcommittee** (Cross, Hansen, Kemper).
- **Parking Subcommittee**: Mr. Crouch, Ms. Perrine, and Mr. Willett volunteered.

**CITIZEN COMMENTS**

Mr. Schertzinger said he was one of the proposers on the Housing RFP. He presented a partial model of his proposed project. He said he and his partners wanted the opportunity to work with the Housing Subcommittee but needed about two months to do the studies that would show what the community could support.

**STAFF COMMENTS**

Mr. Rayburn thanked DURAC members for their support of the Centennial Park Expansion Project.

Mr. Arnold discussed potential topics for the September meeting which could include a redevelopment proposal for the Evergreen Gym building.

**DURAC COMMENTS**

Chair Crouch thanked Mr. Centanni and the Centennial Park Expansion Task Force for their service.

Mr. Kemper left the meeting at 6:55 p.m., reducing the number of members present to six.

Mr. Danielson recommended DURAC review the quarterly report at the September meeting.

**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 6:57 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 7:23 p.m.

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

None.

**ADJOURN**

Next meeting: Monday, September 11, 2017, 5 p.m.

With no further business, Chair Crouch adjourned the meeting at 7:23 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