



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

MINUTES

September 11, 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, Tom Kemper, Cheriee Perrine, Jay Willett, Gib Stephens (*1 vacancy*)

Student Ex Officio: Kirsten Ruben

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

Visitors: Bill Schertzinger, Teal Horsman

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 (7 of 8) present. Mr. Kemper joined the meeting via telephone. Vice-Chair Danielson arrived at approximately 5:05 p.m. after approval of the minutes.

Chair Crouch asked everyone to share a moment of silence in honor of those lost on September 11, 2001, as well as to honor all those lost since then in the battle against terrorism.

I. ACTION ITEMS

A. None

II. APPROVAL OF MINUTES

A. August 14, 2017

Motion 1 (7/0/0): Mr. Cross moved to approve the minutes from August 14, 2017, as written. Mr. Kemper seconded the motion which passed unanimously.

III. DISCUSSION ITEMS

A. Housing and Community Development Committee Update

Mr. Arnold discussed the importance of coordinating DURAC activities with those of other City committees. A collaborative meeting has been held previously with the Bicycle and Pedestrian Advisory Committee.

Ms. McDonald (PowerPoint) provided an update on the role and achievements of the Housing and Community Development Committee (HCDC). Her summary covered the background, purpose of the Community Development Block Grant program, consolidated plan goals, funding received, projects completed to date, affordable housing (partnerships, policies, creating opportunities), and fair housing. She discussed policy changes the HCDC

recommended to remove barriers to affordable housing and the impact of density overlay zones on the urban renewal area. To date, the City has allocated a total of \$844,376. HCDC has been working on a substantial amendment to the 2014-2018 consolidated plan to broaden the scope for eligible projects. Once HUD (federal Housing and Urban Development) approval is received, the City will issue another Request for Proposals for unallocated funds of \$144,000.

DURAC concerns included making the best use of the unallocated funds for program year 2017-2018 and other barriers the City could remove.

B. Hotel Development Update

Mr. Arnold (staff report) summarized progress made since Alpha Wave Investors (developer) purchased the Redmond Hotel in July 2017. He reviewed terms of the Loan and Development Agreement between the developer and the Redmond Urban Renewal Agency (RURA), especially the terms needed to protect the City's investment in this project. He also discussed RURA goals, developer obligations, financing, developer's need for parking within two blocks (26 more off-street spaces and 2 on-street spaces directly in front of the hotel), and project key dates. Changes from the original proposal included upgrading the target average daily rate from \$122 to \$131 per night. The developer's final project budget is expected soon. The Inter-Creditor Agreement was received on September 11. The loan and Development Agreement will be reviewed by DURAC on October 9 and by the RURA Board on October 10. Construction could begin on November 1 and, if all goes well, the Redmond Hotel would reopen in 2019.

DURAC concerns included what would happen if the developer defaulted on the Loan and Development Agreement. Following discussion, members requested regular progress (draw) reports from Alpha Wave Investors.

C. Business and Property Owner Changes

Mr. Arnold congratulated Housing Works for its opening of Cook Crossing, a senior housing project of 48 units on top of Mosaic Medical. He (staff report) discussed new businesses (Cook Crossing, Garage Fitness, Redmond Burger Company, SI Fresh Delights, The Vault Taphouse & Westside Tacos), property transactions (New Redmond Historic Hotel), and property improvements (1st National Bank Building, Best Care, Lauri Dahl, Diamond Refrigeration, Redmond Auto Service, Redmond Burger Company, David Schalock).

DURAC concerns included status of the old Rite Aid building. Mr. Arnold said it was likely a new retail business would go in there.

D. Member Satisfaction and Terms

Mr. Arnold presented a list of DURAC members from the City Recorder, last updated August 16, 2017. Brad Smith's position is currently vacant and Mr. Kemper's term will expire on December 31, 2017. Mr. Arnold asked DURAC members to complete the annual member satisfaction survey and to help recruit new members.

E. Housing Subcommittee Update

Mr. Hansen said the subcommittee discussed a number of ideas and would meet again.

Mr. Cross said one of the topics discussed by subcommittee members was dedicating 26 spaces to the Redmond Hotel. He asked about the potential of Alpha Wave Investors to partner with the RURA to address parking concerns. Mr. Arnold said the developer had earmarked funds in its budget.

CITIZEN COMMENTS

Mr. Schertzinger said he really wanted to meet with the old city hall redevelopment committee. He reported four to five investors were interested but needed time to perform their due diligence.

Mr. Arnold said the subcommittee had discussed meeting with Mr. Schertzinger and his team and staff was coordinating the scheduling.

Mr. Cross said subcommittee members agreed unanimously that they wanted to meet with Mr. Schertzinger, but wanted to discuss this with DURAC before moving forward.

STAFF COMMENTS

Mr. Rayburn provided updates on the following topics:

- Old Evergreen Gym: The RURA entered into a contract with FFA Architecture & Interiors, Inc., on September 11 to do an initial structural assessment. The next step would be to work with the contractor for the new city hall to do more specific testing on that building. He reported many people were interested in future uses for this facility. He asked DURAC to refer all inquiries on this topic to him to ensure a consistent message. Mr. Arnold discussed potential next steps for the old gym which was zoned Public Facilities.
- Centennial Park Expansion Task Force: This project will be presented to the RURA Board on September 11, 2017.
- Parking Study: The contractor has been doing its initial assessment and will return to Redmond for further studies. RURA will convene a stakeholders advisory committee (SAC) on October 12, 11 a.m. SAC members will include DURAC representatives (Mr. Crouch, Ms. Perrine, Mr. Willett) and community members (Ken Cruse, *Alpha Wave Investors*; Suzanne, *Red Martini*; Dave Stanowick, *Polar Gas*; and Eric Sande, *Redmond Chamber of Commerce*).

Mr. Arnold discussed RURA involvement with the Bicycle and Pedestrian Advisory Committee. DURAC will support the "Deschutes Avenue Quiet Street" proposal by using a small amount of alternate mobility funds to pay for signage and paint. The bike fix-it station being added to Centennial Park as part of the "quiet street" demonstration project will be funded by donations being funneled through the Bicycle and Pedestrian Advisory Committee.

Mr. Arnold said the RURA Board had requested a joint meeting with DURAC in November to talk about long-range goals and objectives.

Mr. Kemper left the meeting at 5:56 p.m.

DURAC COMMENTS

None.

ADJOURN

Upcoming meetings:

- Monday, **October 9**, 2017, 5 p.m.
- Tuesday, November 21, 2017: joint meeting with DURAC to discuss long-range goals and objectives (replaces regular DURAC meeting on November 13).

With no further business, Chair Crouch adjourned the meeting at 5:59 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this
____9th____ day of ____October____, 2017.

ATTEST:

____/s/ Donald Crouch____
Donald Crouch
Chair

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