



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES

October 9, 2017

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

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

Student Ex Officio Absent: *Kirsten Ruben*

City Staff: Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Program Specialist*; Jason Neff, *Budget Manager*; Chief Dave Tarbet and Lt. Curtis Chambers, *Police Department*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Ginny McPherson, *City Council Liaison*; Krisanna Clark-Endicott; Bill Schertzing and Shannon Witcraft, *Schertzing & Party Architect*

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 (6 of 8) present.

CITIZEN COMMENTS

Mr. Schertzing referenced the City's Request for Proposals on the old city hall property at 716 SW Evergreen Avenue. He presented a model of the project he proposed building on that site. His summary included the background, documents reviewed, design, and potential investors. He said the City's 15-year lease of parking spaces on that site to Alpha Wave Investors (per memo circulated on October 9) would destroy the property value. Why hasn't he received a response to his proposal from either DURAC or staff? He offered DURAC a \$25,000 check, payable to the City of Redmond, to initiate design approval.

Chair Crouch said the Housing Subcommittee was scheduled to review this proposal on October 10. He declined Mr. Schertzing's check, stating he was not in a position to accept the check on behalf of the City. Mr. Hansen said the Housing Subcommittee wanted to consider Mr. Schertzing's proposal.

Mr. Arnold acknowledged staff could have done a better job of communicating with Mr. Schertzing.

I. ACTION ITEMS

A. None

II. APPROVAL OF MINUTES

A. September 11, 2017

Motion 1 (6/0/0): Mr. Danielson moved to approve the minutes from September 11, 2017, as written. Mr. Willett seconded the motion which passed unanimously.

III. DISCUSSION ITEMS

B. November 21 Joint DURAC/URA Meeting Agenda

Chair Crouch presented topics for the November 21 agenda:

- DURAC's work plan and current projects
- What's next for downtown
- Midtown vs. Downtown vs. Professional Business Medical District
- Updating the Property Assistance Program to be market-responsive
- Mixed-use housing vs. housing-only projects
- Family Recreation Center vs. Family Entertainment Center

Mr. Arnold said this would be a high-level discussion between the Redmond Urban Renewal Agency (RURA) and DURAC including strategies for industrial lands. He'll e-mail a draft agenda; members who want to add topics should contact him or Chair Crouch.

Committee concerns included DURAC's role in the discussion.

C. Hotel Development Update

Mr. Arnold presented a status report (October 9, 2017, memo) on results of negotiation between RURA staff and the developer, Alpha Wave Investors. He reviewed developer and RURA obligations, financing, changes in deal points affecting the budget and the RURA contribution, and anticipated key dates. The Loan and Development Agreement (LDA) is expected to be ready for approval in November. The parking concern has been resolved by the developer's leasing the southwest portion of the old city site for 15 years at a market rate totaling \$217,000. The developer will pay for all operating expenses of 26 stalls. The lease will allow moving that parking use to another location. The Total RURA Loan has been reduced to \$749,000. RURA is now negotiating an Inter-Creditor Agreement with the senior lender; RURA will be in second position. Construction activity will commence once all needed documents have been finalized. Mr. Arnold stated the New Redmond Historic Hotel was one of the most catalytic projects in the urban renewal plan.

A. Presentation – Public Safety Initiative

Lt. Chambers presented (PowerPoint) the Redmond Police Department's proposal to fund public safety needs for 24-hour/7 days per week coverage. He discussed impacts of the current workload and growing population on the police department's ability to meet community needs and expectations, how comparable cities fund public safety needs, and why this initiative needed to be implemented now.

Mr. Neff discussed the City budget process and priorities and details about the proposed public safety fee (amount, how collected, how allocated).

Lt. Chambers outlined benefits from the proposed public safety fee, public outreach plans, and next steps. He asked members and guests to fill out the comment cards he provided.

Mr. Witcosky said Council would appreciate support at the October 13 townhall meeting and at Council meetings.

DURAC members commended the quality of the presentation. Concerns included time per 12-hour shift spent writing reports, when the public safety fee would take effect, and if implementation could be done at the same time as utility fee increases.

D. Presentation – Pole Sign Update

Mr. Rayburn outlined (PowerPoint) program goals, sign types, issue background, current program to help business owners replace nonconforming signs, and funding assistance. Goals were to eliminate blight, improve appearance and consistency, and encourage pedestrian-scaled amenities. Obstacles to compliance included *lack of awareness, aware but not complying, thought it didn't apply/their signs were grandfathered in, getting three bids is labor-intensive, state regulations, business owners out of town, and cost*. Nonconforming signs in the Downtown Overlay District have been reduced from 40 in 2008 to 15 in 2017. He provided a status report on the City's attempts (working with Redmond Chamber of Commerce, September 14 letter) to bring remaining nonconforming signs into compliance.

Mr. Arnold summarized the background of this issue.

STAFF COMMENTS

None.

DURAC COMMENTS

Mr. Hansen asked staff to provide a property-by-property status report of DURAC's recommended purchases. Mr. Arnold said staff would provide an update at the December meeting.

Next meeting:

- November 13 (2nd Monday) – **No Meeting**
- November 21 (Tuesday), 6 p.m. – joint meeting of Redmond Urban Renewal Agency and DURAC

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:15 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this
____ 11 ____ day of ____ January ____, 2017.

ATTEST:

____/s/ Donald Crouch____

____/s/ Chuck Arnold____

Donald Crouch
Chair

Chuck Arnold
Economic Development/Urban Renewal Project Manager