



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

411 SW 9th Street, Redmond OR 97756
 541-923-7761
 Fax: (541) 548-0706
www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
Redmond City Hall, 411 SW 9th Street, Room 207
Monday, February 12, 2018 / 5:00 – 7:00 PM

Agenda

DURAC MEMBERS	TIME	ITEM
Donald Crouch, Chair	5:00 PM	CALL TO ORDER / INTRODUCTIONS
Edwin Danielson, Vice-Chair	5:05 PM	I. ACTION ITEMS a. None
Neal Cross	5:10 PM	II. APPROVAL OF MINUTES a. January 8, 2018 minutes
Paul Hansen	5:15 PM	III. DISCUSSION ITEMS a. Housing Subcommittee Update b. Q2 Financial Presentation
Tom Kemper	5:45 PM	CITIZEN COMMENTS
Kathryn Osbourne	5:50 PM	STAFF COMMENTS
Cheriee Perrine	5:55 PM	DURAC COMMENTS
Gib Stephens	6:00 PM	IV. EXECUTIVE SESSION – REAL ESTATE 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.
Jay Willett		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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.
Jenna Hall, Youth Ex Officio	6:55 PM	MOTIONS AS A RESULT OF EXECUTIVE SESSION
	7:00 PM	ADJOURN – Next DURAC meeting – March 12, 2018

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on Departments, Community Development, Planning Division, and DURAC (under the Urban Renewal box at the bottom). You may also request a copy at City Hall from Chuck Arnold 541-923-7761 or Troy Rayburn 923-7759. Anyone needing accommodation to participate in the meeting must notify ADA Coordinator, at least 48 hours in advance of the meeting at 541-504-3036 or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in its programs or activities

**DRAFT**

REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

411 SW 9th Street, Redmond, OR 97756-2213Phone **541-923-7761**

Fax 541-548-0706

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES

January 8, 2018Redmond 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 (*absent: Kathryn Osborne, Gib Stephens*)

Student Ex Officio: Jenna Hall

City Staff: Troy Rayburn, *Program Specialist*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Council Liaison*

Media: None

(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 meeting of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5 p.m. with a quorum of members (7 of 9) present. Mr. Kemper joined the meeting via phone.

I. ACTION ITEMS

A. None

II. APPROVAL OF MINUTES

A. December 11, 2017

Mr. Hansen requested correction of the voting results for Motion 3 in the December minutes to reflect that he abstained from voting.

Motion 1 (7/0/0): Mr. Danielson moved to approve the minutes from December 11, 2017, as amended. Ms. Perrine seconded the motion which passed unanimously.

III. DISCUSSION ITEMS

A. Annual Agenda Planning

Mr. Rayburn reviewed proposed meeting topics for 2018.

Chair Crouch asked members who want to add a topic to contact him or staff. Ms. Perrine suggested adding results of the City parking study.

B. Work Plan Discussion

Mr. Rayburn reviewed the draft work plan for 2018-2019. He asked members to share questions or ideas about the next fiscal year with Chair Crouch or staff.

C. New Member Welcome, Orientation, and February 26 Training

Chair Crouch welcomed Jenna Hall, new Youth Ex Officio member. He urged all committee members to review the City of Redmond Committee/Commission Basics (revised January 9, 2017). The one-page sheet included information about public meeting laws, public record laws, conflict of interest, and council liaisons. He recommended everyone attend the training session on February 26, 2018.

Mr. Rayburn said Communications Manager Heather Cassaro would send out an invitation with information about what to expect at the training session. He noted a guest speaker from the state ethics commission would also be present.

D. Elect Chair and Vice-Chair

Chair Crouch opened nominations for **Chair** for 2018. Mr. Danielson nominated Mr. Crouch. Mr. Crouch agreed to serve if elected. Members voted unanimously (7/0/0) to reappoint Mr. Crouch as Chair for 2018.

Chair Crouch opened nominations for **Vice-Chair** for 2018. Mr. Crouch nominated Mr. Danielson. Mr. Danielson agreed to serve if elected. Members voted unanimously (7/0/0) to reappoint Mr. Danielson as Vice-Chair for 2018.

CITIZEN COMMENTS

Council Liaison Allman said he was glad to be back and that DURAC was one of his favorite groups.

STAFF COMMENTS

Mr. Rayburn urged all committee members to attend the February 26 ethics training session.

Project updates: **Wayfinding signs** have been installed and the program is closing. **Pole signs:** Information packets were sent to about 16 local businesses in the Downtown Urban Renewal District. All but five either took their pole signs down or have active pole-sign replacement permits with the Planning Department. Mr. Rayburn reported that Code Enforcement Officer Jacob Smith issued citations to the five remaining owners and was actively working with them toward solutions.

Mr. Witcosky said the February 26 ethics training session was also a volunteer celebration event, giving committee members the chance to meet other people who are helping to shape Redmond.

DURAC COMMENTS

Mr. Hansen presented written comments, entitled DURAC's Fundamental Responsibilities – Problems – Solutions, and recommended committee members consider these concepts prior to making decisions in 2018. Mr. Rayburn suggested discussing these concepts at the February meeting and said he would scan/e-mail a copy to Mr. Kemper the next day. Chair Crouch thanked Mr. Hansen for his efforts.

Chair Crouch reported he and Vice-Chair Danielson met with representatives of the Housing and Community Development Committee (HCDC). The HCDC representatives suggested redeveloping the former Grant property, now occupied by Ryan's Produce, with mixed-income residential units and commercial uses. Chair Crouch asked DURAC's Housing Subcommittee (Mr. Cross, Mr. Hansen, Mr. Kemper) to meet with HCDC leaders this week to explore the potential for a catalytic project on this property. He recommended reviewing results of that meeting at DURAC's February meeting.

Mr. Cross suggested all members tour blighted areas in Redmond (those DURAC has changed and those still needing improvement) to get a feel for what's on the ground at this time.

Next meeting: Monday, February 12, 2018, 5 p.m.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 5:25 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this _____ day of _____, 2018.

ATTEST:

Donald Crouch
Chair

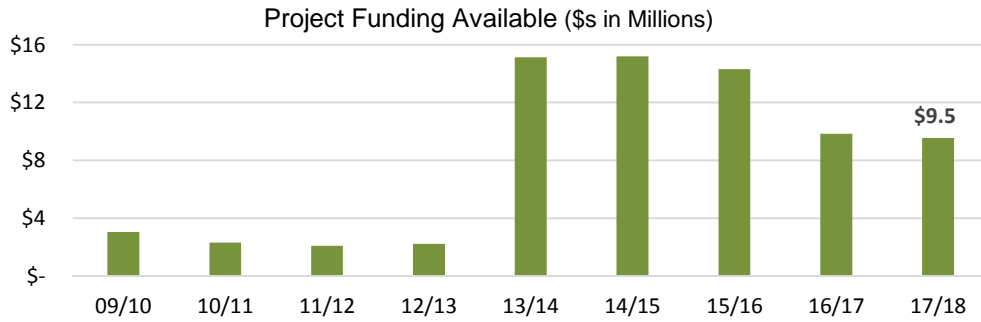
Chuck Arnold
Economic Development/Urban Renewal Project Manager



Downtown Urban Renewal - Financial Overview

2Q FY17/18

Maximum Indebtedness: **Plan \$121 million** **Current \$43 million** **Remaining \$78 million**



Key Financial Highlights

- * Centennial Park Expansion investment of \$2.5 million approved in September (not spent)
- * Historic Hotel funding of \$749k authorized (not spent)
- * Property Assistance Program investment in about a dozen projects

Financial Performance (\$ in Millions)

Activity *	YTD	Budget	YTD / Bgt	ITD	Plan	To Go
Project Administration	\$ 0.182	\$ 0.348	52%	\$ 2.121	\$ 8.427	\$ 6.306
Property Assistance Program	\$ 0.038	\$ 0.413	9%	\$ 0.474	\$ 4.906	\$ 4.432
City Hall	\$ 0.012	\$ -	N/A	\$ 2.314	\$ 1.547	\$ (0.767)
Housing Development Opportunity Fund	\$ 0.006	\$ 2.373	0%	\$ 1.009	\$ 10.369	\$ 9.360
Circulation Study	\$ -	\$ 0.100	0%	\$ -	\$ 0.139	\$ 0.139
Highway 97 Reroute Beautification **	\$ 0.025	\$ 0.045	56%	\$ 0.650	\$ 0.807	\$ 0.157
Business Park Master Plan	\$ -	\$ -	N/A	\$ -	\$ 0.165	\$ 0.165
Wayfinding	\$ 0.030	\$ 0.030	100%	\$ 0.045	\$ 0.026	\$ (0.019)
Business Development Services	\$ -	\$ 0.020	0%	\$ 0.028	\$ 0.160	\$ 0.132
Restaurant Capital Improvements	\$ -	\$ 0.100	0%	\$ -	\$ 0.160	\$ 0.160
Alternative Mobility Project	\$ 0.005	\$ 0.543	1%	\$ 0.053	\$ 3.564	\$ 3.511
Business/Medical Park Development	\$ -	\$ 1.010	0%	\$ 0.124	\$ 7.489	\$ 7.365
Industrial Opportunity Fund	\$ -	\$ 0.100	0%	\$ 0.113	\$ 2.718	\$ 2.605
Redevelopment Opportunity Fund	\$ 0.103	\$ 2.166	5%	\$ 1.557	\$ 22.635	\$ 21.078
Evergreen Streetscape Improvements	\$ -	\$ -	N/A	\$ 0.031	\$ 0.102	\$ 0.071
Circulation Improvements	\$ -	\$ 0.050	0%	\$ 0.115	\$ 7.662	\$ 7.548
Public Open Space	\$ 0.126	\$ 2.425	5%	\$ 1.229	\$ 4.858	\$ 3.629
Public Parking	\$ 0.021	\$ 2.300	1%	\$ 0.077	\$ 17.392	\$ 17.315
TOTAL EXPENDITURES	\$ 0.549	\$ 12.023	5%	\$ 9.939	\$ 93.125	\$ 83.187

* Activities = 12th Amendment, ITD = Since 2012 (12th Amendment went into effect), Plan = 12th Amendment with approved adjustments

** ITD and Plan includes \$150k of Truck Reroute Bypass Activity funding which remained prior to the 12th Amendment

Key Statistics (\$ in Millions)

Tax Increment (TI) Collections	
FY17/18 (YTD)	\$ 2.555
FY17/18 (Projection)	\$ 2.876
FY17/18 (Budget)	\$ 2.972
FY16/17	\$ 2.815
FY15/16	\$ 2.317

Assessed Value (AV) Growth

Plan Inception Avg.	5.8%
5 Year Avg.	4.9%
FY17/18	0.5%
FY16/17	14.9%
FY15/16	4.3%

Other Assessed Value Metrics

Total AV	\$ 262.3
Incremental AV	\$ 189.5
Frozen Base	\$ 72.8

Foregone Share of \$1 Dollar Spent

Education	\$ 0.37
City of Redmond	\$ 0.29
Deschutes County	\$ 0.22
Redmond Fire & Resc.	\$ 0.11
Redmond Park & Rec	\$ 0.02

Debt Metrics (\$s in Millions)

New Debt Capacity	\$ 12.5
Outstanding Debt	\$ 16.9
Annual Debt Service	\$ 1.6
Average Interest Rate	4.1%
Final Maturity (Years)	14
Debt Coverage Ratio	1.53

Project Administration / Expenses

FY17/18 (YTD)	35%
FY16/17	6%
FY15/16	20%

Finance Contact: Jason Neff
541.923.7729

jason.neff@ci.redmond.or.us