



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

411 SW 9th Street, Redmond, OR 97756-2213

Phone **541-923-7761**

Fax 541-548-0706

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES

February 12, 2018

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

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

Student Ex Officio Absent: Jenna Hall

City Staff: Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Program Specialist*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: George Endicott, *Mayor*; 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 session of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5 p.m. on Monday, February 12, 2018, with a quorum of members (7 of 9) present. Mr. Kemper joined the meeting by phone.

I. ACTION ITEMS

None.

Mayor Endicott administered the Oath of Office to new member, Kathryn Osborne.

II. APPROVAL OF MINUTES

A. January 8, 2018

Motion 1 (7/0/0): Mr. Hansen moved to approve the minutes from January 8, 2018, as presented. Mr. Willett seconded the motion which passed unanimously.

III. DISCUSSION ITEMS

A. Housing Subcommittee Update

Subcommittee Chair Hansen said subcommittee positions on best use of the former Grant property (Ryan's Produce and Grocery Outlet) had not changed. He felt this site should be developed with market-rate units only. Mr. Cross expressed support for a development including affordable housing but pointed out market-rate housing would probably be more economically feasible. Mr. Kemper supported a mixed development approach as the best way to grow the tax base. His experience has been mixing affordable housing with market-rate housing and commercial development is very successful in triggering further development.

Mr. Arnold asked DURAC members to provide policy direction to the Housing Subcommittee.

Subcommittee Chair Hansen presented a handout dated February 12, 2018, and shared his concerns about DURAC's role and responsibility in allocating the "people's money" as prudently as possible.

DURAC comments covered keeping development options open, soliciting proposals without limits but favoring those with a housing component, who would market the Request for Proposals (City of Redmond or professional real estate broker), impact of increasing traffic flow along Antler Avenue on new development in the Downtown Urban Renewal District, need for greater density downtown, using better signage to pull traffic from US Highway 97 to downtown, and requesting demographic studies with development proposals, and staff's presenting a draft Request for Proposals for the subcommittee to discuss. DURAC members generally agreed they wanted proposals to create a catalytic impact and maximum tax revenue within City guidelines for the highest and best use of the property.

Mr. Arnold reported four entities were interested in the old city hall site (716 SW Evergreen Avenue) but only wanted to do market-rate units.

B. 2nd Quarter Financial Presentation

Mr. Arnold presented the Downtown Urban Renewal Financial Overview for the 2nd quarter of fiscal year 2017-2018. Due to minor changes from the 1st Quarter, he suggested staff continue providing quarterly reports and reduce visits from City Budget Manager Jason Neff to two meetings per year. Key highlights of the 2nd quarter financial overview included:

- **Centennial Park Expansion:** An investment of \$2.5 million was approved in September 2017 (not yet spent).
- **Redmond Historic Hotel:** Funding of \$749,000 was authorized (not yet spent).
- **Property Assistance Program:** Investment has been made in about a dozen projects.

DURAC concerns included at what level the urban renewal agency was spending the dollars coming in and when the urban renewal bond had to be renewed. Mr. Arnold explained how bonding worked for urban renewal.

CITIZEN COMMENTS

None.

STAFF COMMENTS

Mr. Rayburn provided the following updates:

- Centennial Park Expansion: The City-appointed task force has wrapped up its primary work as it relates to an extensive outreach program. A landscape leasing agreement has been reached with the owner of the Pig & Pound. The City is expecting to receive the design and construction documents any day now. The historic walking path will have about 20 markers, each with a date and a brief explanation of what the marker is about. Groundbreaking is tentatively scheduled for January 2019.
- Parking Study: He received Consultant Rick Williams' final report and shared it with the City Planning Department, downtown stakeholders, and DURAC today. The next step will be for Mr. Williams to make a presentation to DURAC and/or the Urban Renewal Board.
- Wayfinding: According to the Finance Department, the second half of the Travel Oregon grant was received today, which means the project is complete and has met all specifications. Directional signage has been installed in 12 locations downtown. Initial feedback is positive.

Mr. Arnold provided the following updates:

- Urban Renewal Financial Audit: Minor findings have been addressed. He recommended members direct their questions to Jodi Burch in the Finance Department.
- Annual Financial Report: The annual financial report for fiscal year 2016-2017 has been filed with the Urban Renewal Board. Members who want a copy should contact Mr. Arnold.
- Redmond Historic Hotel: The lobby, a model room, and the rooftop bar are expected to open for the July 4 weekend this year. The rest of the rooms are expected to open in summer 2019.

DURAC COMMENTS

Mr. Stephens left the meeting at 6:04 p.m.

Chair Crouch commended the quality of discussion on the housing issue at tonight's meeting.

Mr. Kemper reported owners of the Redmond Historic Hotel were also buying Salishan, a large golf resort on the Oregon Coast.

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 6:05 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 6:22 p.m.

V. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

ADJOURN

Annual Recognition and Training: Monday, February 26, 2018, 5 p.m.

Next DURAC meeting: Monday, March 12, 2018, 5 p.m.

With no further business, Chair Crouch adjourned the meeting at 6:23 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 12 day of March, 2018.

ATTEST:

/s/ Donald Crouch
Donald Crouch
Chair

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