



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

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**MINUTES**

**June 11, 2018**

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, Cheriee Perrine, Gib Stephens, Jay Willett (*absent: Tom Kemper, Kathryn Osborne*)

**Student Ex Officio Absent:** Jenna Hall

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

**Visitors:** Moises and Sheila Becerra, *Becerra's on 6<sup>th</sup> Bistro LLC*

**Media:** None

*(Agenda items appear in discussion order. The 3 digits after a motion title show the number of committee members voting in favor/opposed/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Vice-Chair Danielson called the regular session of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:04 p.m., Monday, June 11, 2018, with a quorum of members (6 of 9) present. Chair Crouch arrived at 5:13 p.m.

Mr. Arnold said Mr. Kemper and Ms. Osborne's absences were "excused."

**I. ACTION ITEMS**

**A. Loan Consideration – Becerra's on 6<sup>th</sup> Bistro LLC**

Mr. Rayburn presented (June 11, 2018, staff report) Moises and Sheila Becerra's request for two loans totaling \$150,000. Applicants are proposing to redevelop the north side of their property at 646 SW 6<sup>th</sup> Street into a new restaurant: *Becerra's on 6<sup>th</sup> Bistro*. If approved, \$100,000 would come from the Property Rehabilitation Loan Program and \$50,000 from the Restaurant Capital Improvement Loan Program. Applicants would contribute \$295,195 in cash. The Becerras purchased the property for \$450,000 in 2015, have clear title, and live in the residence on the south part of the property. The former motel requires significant renovations (mechanical, electrical, plumbing) to make it operational. Staff recommended DURAC's approval of the proposed loans as the business proposed would address City Council Goal 9 about encouraging new business investment in a designated blighted area.

Mrs. Becerra's presentation covered their interest in and work toward redeveloping this older property. Mr. Becerra discussed the restaurant concept and menu, prior experience, staffing, exterior design, and new jobs created.

DURAC concerns included hours of operation (7 days a week: Thursday-Sunday, 3-10 p.m.; Sunday-Wednesday, 3-9 p.m.) and how the loans would be repaid if the restaurant failed.

**Motion 1** (7/0/0): Ms. Perrine moved to recommend the City Manager via the Urban Renewal Agency enter into loan agreements with Moises and Sheila Becerra for a combined \$150,000 in support of the development of *Becerra's on 6<sup>th</sup> Bistro* at 646 SW 6<sup>th</sup> Street. Mr. Cross seconded the motion which passed unanimously.

## II. APPROVAL OF MINUTES

### A. May 14, 2018

**Motion 2** (7/0/0): Mr. Hansen moved to approve the minutes from May 14, 2018, as presented. Mr. Willett seconded the motion which passed unanimously.

## III. DISCUSSION ITEMS

### A. Homestead Canal Trail Update

Ms. McVay discussed phasing, right-of-way, route, cost, and funding of this \$1.2 million project. Phase 1 from Quince Avenue to Maple Avenue (¼ mile) was done three years ago. Phase 2 from Maple to Salmon Avenue (2.3 miles) has been split into two parts: (1) Maple to Dogwood Avenue and (2) Dogwood to 4<sup>th</sup> Street to Highland Avenue to Salmon. The trail section behind Fred Meyer is being done in conjunction with the South Canal Boulevard improvement project. The northern section will go out to bid in the next couple weeks but won't be done until October 2018, since the canal must be turned off for construction. Funding is coming from a Connect Oregon grant (\$450,000), urban renewal (\$350,000), and Park system development charges. The Parks Department is working with the Bicycle and Pedestrian Advisory Committee on alignment of some trail sections.

DURAC discussion points included east-west corridors and connecting bicycle and pedestrian networks as a way to attract young professionals.

Mr. Arnold said the Homestead Canal Trail was important to urban renewal as part of the vision of providing multiple ways to connect downtown with other parts of the City. He noted Ms. McVay was working closely with Mr. Rayburn on the Centennial Park Expansion Project.

Ms. McVay announced construction of the bike park at Hemlock Avenue/Canal Boulevard will start next week.

### B. Parking Study Action Items

Mr. Rayburn outlined differences in this study from the one done five years ago, specifically, convening a downtown stakeholders group to work with the Parking Subcommittee (Crouch, Perrine, Willett) and Rick Williams Consulting. He thanked DURAC members for their input on prioritizing projects to achieve the study's action items. He suggested using a Parking Taskforce to develop a work program from near-term, mid-term, and long-term strategies. Included in his discussion were the taskforce structure (like that used for the Centennial Park Expansion Project), group size, and member selection criteria (Parking Subcommittee, downtown business stakeholders group, Redmond Chamber of Commerce representative).

DURAC interest in the taskforce covered the timeline, charter, progress monitoring, potential downtown business members (Suzanne, *Red Martini Wine Bar & Grill*; Brad Dacus, *Soup 2 Nuts*; Larry Peterson, *The Printing Post*), and a possible taskforce chair (DURAC member Kathryn Osborne). Additional concerns included the City providing infrastructure for long-term solutions, such as a parking lot or structure. Mr. Hansen volunteered to serve on the Parking Taskforce.

Mr. Arnold said staff would work with DURAC to make sure the group charter and timeline was established in the early meetings of the Parking Taskforce.

C. Old City Hall Redevelopment Update

Mr. Arnold said three proposals have been received for review by the subcommittee (Cross, Hansen, Kemper). Due to Mr. Kemper's lack of participation, Mr. Arnold suggested adding up to two subcommittee members and interviewing the three proposers next week.

Following DURAC discussion, Chair Crouch volunteered to join the subcommittee to keep the review process moving forward. Mr. Hansen and Mr. Cross recommended another subcommittee meeting before the proposer interviews.

**CITIZEN COMMENTS**

None.

**STAFF COMMENTS**

Centennial Park expansion: Mr. Rayburn said the greenhouse had been removed from the site. Bid documents have been prepared so the development process can move forward once The Printing Post has relocated. Following consultation with the Parks Department and Szabo Landscape Architecture, groundbreaking is expected to start in early 2019.

5<sup>th</sup> Street/Greenwood Avenue RFP: Mr. Rayburn said the Request for Proposals was finalized and released on June 1, 2018, as scheduled. Outreach contacts to date: 475-500. The site visit will be held on Friday, June 22. To assure the appropriate information is provided, City staff are asking interested development teams what they need to hear. Proposals are due in late-September 2018.

City Asset Maintenance: Mr. Arnold said the downtown welcome pylons and the Flag City Monument, originally funded by the Urban Renewal Agency (URA) will be transferred at the next URA meeting on June 12 to the City for maintenance in perpetuity.

Old Centwise Sign: Mr. Arnold reported the new owner (The Printing Post) of the old Centwise building at 498 SW 5<sup>th</sup> Street has proposed renovation and restoration of the original Centwise sign. Staff is considering the proposal and has requested more details. Though not historically protected, the Centwise sign was identified as an important asset in the City's 2020 Comprehensive Plan. DURAC members generally agreed restoration of the old Centwise sign would be "a very cool thing."

Antler Apartments Open House: Friday, June 20, 3-6 p.m.

New Redmond Hotel: Mr. Arnold said lane closures should be drastically reduced going forward. Pacific Power will de-energize lines in the alley, Evergreen Avenue, and Forest Avenue temporarily to allow materials to be lifted over them. He will communicate with the Redmond Downtown Association and Redmond Chamber on a June 20 closure of 6<sup>th</sup> Street for a one-time installation of elevator equipment. The July 4 opening has been postponed to the end of August 2018. The URA approved a business plan change that will allow the owner to increase his capital investment by \$1 million, reducing URA's risk.

Central Oregon Medical Building: Mr. Arnold said staff were working with the property owner of a building on Larch Avenue near the hospital to finalize a water-tight Loan Development Agreement. The tenant (The Center) is committed to staying now that this project is on the horizon.

Radian Weapons: Mr. Arnold is also working on a Loan Development Agreement for this project.

Media exposure:

- "Wanted in Redmond's core: any developer for vacant lot," *The Bulletin*, May 13, 2018.
- "Porter Brewing Co. – Cask beer coming to town," *The Redmond Spokesman*, May 30, 2018.
- "Downtown Happenings," *Redmond Chamber of Commerce & CVB*, June 2018. (Mr. Arnold and Ms. Perrine will continue to work closely with Holly Hoeksema, *Redmond Downtown Association*.)

Mr. Arnold said he would be hard to reach the last part of June and early July.

**DURAC COMMENTS**

Mr. Willett asked about the tree recently removed from the Centennial Park expansion area. Mr. Arnold said the tree was intended to be the City’s Christmas tree. The City is involved in legal action with the company that accidentally cut the tree down.

Mr. Stephens announced he would be out of town over the next six months and said he understood he might need to step down due to his proposed long absence.

Chair Crouch read aloud a short statement and requested a moment of silence in honor of former DURAC member and chair Brad Smith who died on May 20, 2018.

Next DURAC meeting: Monday, July 9, 2018, 5 p.m.

**ADJOURN**

With no further business, Chair Crouch adjourned the meeting at 6:19 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
\_\_13th\_\_ day of \_\_August\_\_\_\_, 2018.

ATTEST:

/s/ Donald Crouch  
Donald Crouch  
Chair

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