



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES

August 13, 2018

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

Student Ex Officio Absent: Jenna Hall

City Staff: Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Jackie Abslag, *Project Coordinator*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Amanda Bolender, *R&H Construction*; Dick Robertson, *Robertson Price LLC*

Media: Dave Morgan, *RedmondNewsToday.com*

(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

Chair Crouch called the regular session of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:04 p.m., Monday, August 13, 2018, with a quorum of members present (7 of 9).

I. ACTION ITEMS

A. General Duffy's Property Rehabilitation Loan Request

Mr. Arnold presented (August 13 staff report) the applicant's (Robertson Price LLC) request for a \$100,000 loan to help support development of *General Duffy's Pub, Food Court, and Family Park* at 404 SW Forest Avenue. Applicant plans to redevelop a commercial lot adjacent to three other Robertson Price LLC properties. The loan will fund site plan improvements including food cart stalls, pub building, restrooms, and customer seating. If approved, the \$100,000 would come from the Property Rehabilitation Loan Program; the current fund balance is \$4.4 million. Robertson Price LLC also applied for two grants through the Property Assistance Program: \$7,500 (Fire, Life Safety, Accessibility) and \$5,000 (Small Projects Grant).

The Urban Renewal Agency (URA) would participate in 14.5% of the total development costs, estimated at \$773,700. Applicant will contribute \$661,200 to the project which is scheduled to be done by year-end 2018. The project is expected to create approximately 15 new jobs and generate annual payroll of \$360,000.

Staff recommended the DURAC's approval of the loan as the proposed development would address City Council Goal 9 about encouraging new business investment in a designated blighted area.

Mr. Arnold commended Troy Rayburn for the quality of his staff report and his working with Mr. Robertson through the loan request process.

Mr. Robertson provided an overview of the proposed project. He said permits had been issued and the project was ready to go.

DURAC concerns included how food would be supplied, number of food carts, impact of this project on *Wild Ride Brewing*, food cart rental cost, beverage types, operating hours (10 a.m. to 10 p.m. year-round.), open building concept, grease disposal, site's need for redevelopment, and the benefit of having more foot traffic downtown.

Mr. Hansen objected to public dollars being used to fund a drug- and alcohol-based business and stated Redmond's downtown area needed restaurants, not food carts.

Mr. Danielson objected to moving forward with this project due to unanswered questions about the amount, source, and purpose of the Administrative Services category in the 2018-2019 budget. Mr. Arnold said he would contact Budget Manager Jason Neff.

Motion 1 (5/2/0): Mr. Willett moved to recommend the Urban Renewal Agency enter into a loan agreement through the Property Rehabilitation Loan Program with Robertson Price LLC for \$100,000 in support of the development of General Duffy's Pub, Food Court, and Family Park at 404 SW Forest Avenue and authorize the City Manager to execute the agreement. Ms. Osborne seconded the motion which passed with Mr. Cross, Mr. Crouch, Ms. Osborne, Ms. Perrine, and Mr. Willett voting in favor, Mr. Danielson and Mr. Hansen opposed, and none abstaining.

II. APPROVAL OF MINUTES

A. June 11, 2018

Motion 2 (7/0/0): Mr. Hansen moved to approve the minutes from June 11, 2018, as presented. Mr. Cross seconded the motion which passed unanimously.

III. DISCUSSION ITEMS

A. Highway 97 Beautification Presentation

Ms. Abslag (PowerPoint), staff liaison to the Redmond Committee for Art in Public Places (RCAPP), provided an update. Mr. Arnold acknowledged DURAC's concern about using its funding for beautification projects, but pointed out the URA had set a high priority on beautifying the Negus Way overpass and Pacific Power substation.

Chair Crouch welcomed Ms. Bolender who arrived at 5:48 p.m.

B. Exclusive Right to Negotiate – Old City Hall Site

Mr. Arnold summarized (August 13 staff report) work by a DURAC subcommittee (Cross, Crouch, Hansen, Kemper) to select a development team for the old city hall site (716 SW Evergreen Avenue). The subcommittee chose MJOC, LLC, due to the project's density, exterior design, rental rates, target demographic, and ability to execute the project. He stated the purpose of the project was to return this property to the tax rolls. MJOC submitted a revised rough concept on June 25 in response to subcommittee concerns about parking, one- and two-bedroom unit mix, and orientation to Centennial Park. MJOC has requested a letter of intent from DURAC before they invest further funds.

Subcommittee members said MJOC's vision, flexibility in design concept, team qualifications, and the proposal's addressing many of the objectives DURAC was trying to achieve downtown were major factors in their recommendation to move forward with MJOC. Chair Crouch said owners of the Redmond Hotel would prefer this building have only three stories. Mr. Hansen asked if the subcommittee would meet again and when MJOC's current plans would be available for review.

DURAC concerns included rental rates, impact of a soft rental market on this project, target renter demographics, financial impact of this project on DURAC's budget, building height, if the subcommittee will meet again, lot coverage, if the building would have windows on its south side, potential of new public parking with this project, Parking Subcommittee meeting schedule, and MJOC's timeline for development. Following discussion, DURAC members agreed by consensus to move forward with MJOC, LLC, as the subcommittee recommended.

CITIZEN COMMENTS

None.

STAFF COMMENTS

None.

DURAC COMMENTS

New member needed: Chair Crouch announced this was Mr. Willett's last meeting as he was moving to Vancouver, Washington, and commended him for being a quality contributor. He asked DURAC members to help recruit a new member. Anyone interested should contact Mr. Arnold.

Redmond Hotel status: Mr. Cross asked about the rooftop bar. Mr. Arnold said the hotel property was listed on the National Register of Historic Places. Historic federal tax credits, possibly totaling \$400,000 over 10 years are involved in project financing. This project is on hold until the National Park Service completes its review.

Beccera's on 6th Bistro: Ms. Osborne requested a progress report. Ms. Perrine said the project was on hold due to unexpected repairs. Mr. Arnold reported construction had started and Troy Rayburn was making regular progress checks.

DURAC budget: Mr. Danielson asked when DURAC would receive a copy of the adopted 2018-2019 budget and expressed several concerns. Mr. Arnold said he would schedule a meeting for Mr. Danielson and himself with Mr. Neff and would invite Mr. Neff to attend the September 2018 meeting.

Next DURAC meeting: Monday, September 10, 2018, 5 p.m.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:12 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this
__10TH__ day of __September____, 2018.

ATTEST:

_____/s/ Donald Crouch_____
Donald Crouch
Chair

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