



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

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

**September 10, 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, Paul Hansen, Kathryn Osborne, Cheriee Perrine (*absent: Neal Cross, Tom Kemper, Gib Stephens; 1 vacancy*)

**Student Ex Officio Absent:** Jenna Hall

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

**Visitors:** Tory Allman, *City Council Liaison*; Judy and Jon Fessler

**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**

Chair Crouch called the regular meeting of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5 p.m., Monday, September 10, 2018, with a quorum of members present (5 of 8).

**I. ACTION ITEMS**

**A. Exclusive Right to Negotiate – Old City Hall Site**

Mr. Arnold discussed (staff report, PowerPoint) site background, development teams, and proposal terms (see staff report for a list of deliverables). He acknowledged the “great work” the subcommittee (Cross, Crouch, Hansen, Kemper) did in moving this project forward. The Urban Renewal Agency acquired the Old City Hall site from the City for \$1.2 million in 2016. Following two Requests for Proposals, the subcommittee recommended the Agency enter into an Exclusive Right to Negotiate (ERN) with Mick O’Connell of MJOC, LLC. MJOC was selected due to its density/unit count, exterior design characteristics, unit rental rates, targeted demographic, and development team’s ability to execute the project. MJOC responded to subcommittee concerns about its original proposal. MJOC’s revised rough concept expanded the number of units to 52 for 3 stories and 68 for 4 stories, reconfigured the building to a “U” shape oriented to Centennial Park, and included “tuck under” (podium) parking on the ground floor to meet City code. Both the 3-story and 4-story options would include street-level commercial space on the northeast corner. During the 90-day ERN, MJOC must demonstrate meaningful progress toward determining the proposal’s feasibility. Included in Mr. Arnold’s summary was the scale of urban investments in this area and how they might interact with each other.

Chair Crouch reported the New Redmond Hotel folks were advised this project could be as tall as four stories but expressed a preference for a maximum of three stories.

DURAC concerns included market rates of the rental units.

**Motion 1** (5/0/0): Mr. Danielson moved to recommend the Urban Renewal Agency enter into an ERN [Exclusive Right to Negotiate] with MJOC, LLC, for redevelopment of 716 SW Evergreen Avenue also known as the Old City Hall Site.” Mr. Hansen seconded the motion which passed unanimously.

## II. APPROVAL OF MINUTES

### A. August 13, 2018

**Motion 2** (5/0/0): Mr. Hansen moved to approve the minutes from August 13, 2018, as presented. Ms. Perrine seconded the motion which passed unanimously.

## III. DISCUSSION ITEMS

### A. Centennial Park Update Presentation

Mr. Arnold requested DURAC table this presentation to the next meeting when staff expected to report more significant progress.

Chair Crouch tabled the presentation as requested by staff.

### B. Financial Report

Mr. Neff reviewed (PowerPoint) the Downtown Urban Renewal – Financial Overview for 4Q FY17/18 (4<sup>th</sup> quarter of Fiscal Year 2017-2018). His summary included maximum indebtedness, key financial highlights, financial performance, and key statistics. He responded to Vice-Chair Danielson’s concern about program administration cost. Budget for FY 2018-2019 is approximately \$9.7 million.

DURAC members thanked Mr. Neff for his presentation and asked him to attend at least two meetings annually: midway and at the end of each fiscal year.

## CITIZEN COMMENTS

Ms. Fessler asked about the status of the New Redmond Hotel project.

## STAFF COMMENTS

Mr. Rayburn provided updates on three projects:

- Parking Study/Parking Subcommittee: The consultant has concluded his work. A taskforce will be convened with a few private-sector stakeholders (currently: Dave Standerwick, *Redmond Chamber of Commerce*, and Fred Dacus, *Soup 2 Nuts*). He requested DURAC recommendations for other small business owners downtown who might be interested. The taskforce’s first meeting will be in October 2018.
- 5<sup>th</sup> Street/Greenwood Avenue Request for Proposals: Proposals are due September 27, 2018. A DURAC subcommittee will review the proposals
- Centennial Park Expansion: The Printing Post has moved from the City-owned building at 8<sup>th</sup> Street/Evergreen Avenue to its new location on the northeast corner of 6<sup>th</sup> Street and Evergreen Avenue. The City’s design/build team is completing the hazardous materials testing process on this building. Parks Manager Annie McVay will manage construction of the expansion area. Bid information has been released. A pre-bid meeting for interested contractors is scheduled for September 11, 2018, 1 p.m.

Mr. Arnold welcomed new Deputy City Manager John Roberts. Mr. Roberts said he’d been on the job one week and was very impressed with the friendliness of everyone in town. He summarized his planning background in the Oregon counties of Wasco and Hood River.

Mr. Arnold shared copies of a newspaper article entitled "Redmond attracts startups in beer, cider and spirits," *The Bulletin*, Saturday, September 8, 2018, D3-D4. A story will be appearing on KTVZ-21 News tonight about Redmond's downtown redevelopment.

Mr. Arnold provided updates on:

- New downtown businesses: Two women's clothing boutiques are opening in the next month, one across the street from the hotel and another in the Old Redmond Spokesman building.
- New Redmond Hotel: This project is currently under review by the National Park Service which oversees properties on the National Register of Historic Places. Staff had an all-day meeting on the site to review the project scope with SunWest Builders and the entire project team. One of the upgrades needed is the fire sprinkler system which must account for the rooftop bar. The project reconfiguration will be reviewed by DURAC and the Urban Renewal Agency

Mr. Neff shared a few of his experiences as project manager on the new city hall which is in a historic building. Asbestos removal and structural upgrades were not originally anticipated but had to be dealt with.

- Future meeting agendas: Two property rehabilitation loan applications: (1) *Initiative Brewing* in the old compound pharmacy at 5<sup>th</sup> Street/Elm Avenue and (2) *Farmhouse Pizza* in the old Presbyterian Church on Cascade Avenue/7<sup>th</sup> Street (also on the National Register of Historic Places). Housing loan application for a new five-plex residential development at 4<sup>th</sup> Street/Forest Avenue.

Mr. Arnold discussed the impact of catalytic projects: encouraging private-sector community investment.

**DURAC COMMENTS**

Ms. Osborne said *Relief Pitcher Sports Bar & Grill* was closing. She expressed concern about a main street venue being converted from commercial use to residential apartments (2<sup>nd</sup> floor) and storage (1<sup>st</sup> floor). Mr. Arnold said this building sold several months ago. The new owner told staff several months ago of plans to convert the property to residential use but did not mention storage. He will research this situation and report to DURAC at a future meeting.

Mr. Danielson said Redmond Area Park and Recreation District was planning to seek a bond levy in 2019. A phone survey will be conducted this month. Discussion about potential locations is ongoing.

Next DURAC meeting: Monday, October 8, 2018, 5 p.m.

**ADJOURN**

With no further business, Chair Crouch adjourned the meeting at 5:46 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 10 day of December, 2018.

ATTEST:

/s/ Donald Crouch  
Donald Crouch  
Chair

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