



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

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

**December 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, Liz Goodrich, Kathryn Osborne, Gib Stephens (*absent: Neal Cross, Cheriee Perrine; 2 vacancies*)

**Youth Ex Officio:** Olivia Duff

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Program Specialist*; Jodi Burch, *Accounting & Financial Reporting Director*; John Roberts, *Deputy City Manager*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Jen Barcus, *First Interstate Bank*; Meghan Gassner, *High Desert Education Service District*

**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 5:03 p.m., Monday, December 10, 2018, with a quorum present (5 of 7 members).

**I. ACTION ITEMS**

None.

**II. APPROVAL OF MINUTES**

A. November 13, 2018

**Motion 1** (5/0/0): Mr. Danielson moved to approve the minutes from November 13, 2018, as presented. Mr. Stephens seconded the motion which passed unanimously.

**III. DISCUSSION ITEMS**

A. Housing and Community Development Committee

Mr. Arnold introduced Ms. Burch, staff liaison to the Housing and Community Development Committee (HCDC).

Ms. Burch outlined (PowerPoint) the background of the HCDC which advises City Council on housing, neighborhood revitalization, and community development programs. Her summary included Consolidated Plan Goals 2014-2018, expended funds 2017-2018 (\$186,297), projects funded 2017-2018, other actions 2017-2018, and funds allocated for 2018-2019 (\$580,964). The HCDC recommended Council approve allocating \$450,000 of Community Development Block Grant (CDBG) funds to Housing Works to purchase the 5<sup>th</sup> Street/Greenwood Avenue property. Housing Works is planning to build 48 units of affordable housing at the former Urban Renewal Agency (URA)-owned site. She discussed other ways CDBG dollars could be used, such as elimination of slum or blight conditions.

DURAC concerns included how often CDBG recipients could apply for funding.

Ms. Duff asked about housing opportunities for families of five or more members.

Mr. Arnold said housing was key to downtown revitalization. He discussed DURAC's housing activities, the 5<sup>th</sup>/Greenwood property, and the Housing Development Opportunity Fund. He recommended DURAC continue to work with the HCDC regarding allocation of CDBG funds for housing projects. He asked if DURAC was interested future meetings with HCDC.

Chair Crouch said both market rate and affordable housing were critical and it was important to have the right balance for Redmond. He recommended consistent communication between DURAC and HCDC.

**B. Former City Hall**

Mr. Arnold (PowerPoint) said the 90-day Exclusive Right to Negotiate with a market-rate housing developer for the old city hall site (716 SW Evergreen Avenue) will expire on December 12, 2018. Mick O'Connell of MJOC, LLC, has indicated he is not interested in an extension due to the cost of construction not balancing with potential rents. Mr. Arnold asked DURAC for ideas and if next steps should include work being done by the Parking Taskforce.

Mr. Rayburn reported the Parking Taskforce was currently prioritizing the consultant's 12 recommendations, one of which was acquiring a site for surface parking.

Mr. Arnold explained why staff did not support adaptive re-use of the old city hall building. All buildings on this site are now vacant and pose a liability. The URA has proposed demolishing these buildings to facilitate redevelopment. Staff recommended repaving and restriping parking stalls and adding landscaping if this site will be used as a municipal parking lot. Mr. Arnold said funding to help incentivize a family entertainment center had been reserved.

DURAC redevelopment suggestions included a parking structure and a family entertainment center. Additional comments covered the importance of parking downtown and the potential of recapturing hotel parking spaces. Chair Crouch recommended asking Parking Taskforce members at their next meeting for ideas about reusing the old city hall site.

Ms. Duff said a family entertainment center on this site would be a prime way to draw youth into downtown and asked what other sites had been considered.

**C. Recent Media Coverage**

Mr. Arnold shared several articles recently published about Redmond:

- "Redmond Spotlight: Survival of the Fittest – New Redmond Hotel," *Cascade Business News*, November 7, 2018
- "Redmond – Still on a Roll?," *Cascade Business News*, November 7, 2018
- "Redmond: Affordable housing complex is planned," *The Bulletin*, December 1, 2018
- "New Redmond Hotel: City commits additional funds," *The Bulletin*, December 5, 2018

Chair Crouch said the positive media coverage about Redmond would improve the potential for more catalytic projects in the future.

**CITIZEN COMMENTS**

Ms. Barcus expressed interest in learning more about the hotel leasing parking spaces from the City. Mr. Arnold shared details about the hotel parking agreement.

**STAFF COMMENTS**

Mr. Arnold reported receiving three applications to join DURAC: Ms. Barcus, Ms. Gassner, and one from a downtown business owner. The URA is working with its legal team and project consultant on the hotel developer’s request for additional City funding. The developer is enthusiastic about moving forward.

Upcoming meeting agendas:

- **January 2019:** review new hotel loan terms, review draft 2019-2020 work plan starting July 1, 2019, welcome new members, elect new officers for 2019, and review draft meeting agendas for 2019.
- **February:** new housing loan for a five-plex apartment building, 2<sup>nd</sup> quarter financial update
- **February/March:** review Parking Taskforce recommendations, BPAC (Bicycle and Pedestrian Advisory Committee) update on Homestead Canal Trail

Project updates:

- **Centennial Park Expansion:** Mr. Rayburn said the site was now level due to removal of the old Printing Post building and some trees that were not in good health. The contractor is meeting tomorrow with Pacific Power to start the process to move electrical utilities underground. He summarized the planned design for the expansion area which will include open space, sitting areas, and a historic walking trail between City Hall and the ice-skating rink.
- **5<sup>th</sup> Street/Greenwood Avenue property:** Mr. Rayburn reported the URA has entered an Exclusive Right to Negotiate with Housing Works.
- **Document Clean-Up:** Mr. Rayburn said he and Mr. Arnold were clarifying construction milestones in some of the grant and loan documents for customers and to provide closer project supervision.

Staff thanked Mr. Stephens for his service. Mr. Stephens said he was resigning from DURAC to do more traveling. He encouraged DURAC to continue making the city more attractive as a way to help keep Redmond alive.

**DURAC COMMENTS**

Mr. Danielson requested the 2<sup>nd</sup> Quarter Budget Report include potential use of the \$7 million set aside for a recreation facility. Mr. Arnold responded to his concern. Mr. Danielson will continue providing monthly progress reports on RAPRD efforts to place a bond measure on the May 2019 ballot. DURAC discussed lessons from the Redmond Police fee roll-out effort.

Chair Crouch said rolling impacts of DURAC’s work were encouraging other projects to move forward. He wished everyone an amazing Christmas and New Year. He thanked Mr. Stephens for his service.

Next DURAC meeting: Monday, January 14, 2019, 5 p.m.

**ADJOURN**

With no further business, Chair Crouch adjourned the meeting at 6:05 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 11th day of February, 2018.

ATTEST:

/s/ Donald Crouch  
Donald Crouch  
Chair

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