



CITY OF REDMOND

Community Development Department
Economic Development / Urban Renewal Division

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

MINUTES

JANUARY 14, 2019

Redmond City Hall, 411 SW 9th Street – Room 210, Redmond, Oregon

Advisory Committee Members Present: Chair Donald Crouch, Vice-Chair Edwin Danielson, Jen Barcus, Meghan Gassner, Liz Goodrich, Kathryn Osborne, Cheriee Perrine, and Alayna Weimer. Neal Cross called in for the duration of the meeting.

Youth Ex Officio: Olivia Duff

City Staff: Chuck Arnold, Economic Development / Urban Renewal Program Manager; Troy Rayburn, Program Specialist; Jim Long, Affordable Housing Coordinator; John Roberts, Deputy City Manager; Keith Witcosky, City Manager

Visitors: None

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 5:00 p.m., Monday, January 14, 2019, with 9 of 9 members present and asked for introductions from the Advisory Committee and staff.

I. ACTION ITEMS

A. Welcome New Members

Chair Crouch introduced the agenda item and turned to Mr. Arnold to lead the conversation. Mr. Arnold directed the members to page two of the meeting packet and highlighted various sections of the City of Redmond Committee / Commission Basics, including “Responsibilities” of the Advisory Committee and “What is an Advisory Committee.”

B. Elect Chair / Vice Chair

Chair Crouch introduced the agenda item and asked if members are interested in either position. Hearing none, Chair Crouch expressed his interest in continuing as chair. Mr. Cross inquired about the number of terms a chair can preside. He noted that Chair Crouch has served three consecutive terms and if this in alignment with DURAC’s operating procedures. Mr. Arnold confirmed.

Motion 1 (9/0/0): Ms. Perrine nominated Chair Crouch. Ms. Goodrich second. Motion passed unanimously.

Motion 2 (9/0/0): Chair Crouch nominated Vice-Chair Danielson to continue in his role as vice-chair. Vice-Chair Danielson respectfully declined and recommended Ms. Osborne. Ms. Osborne agreed to serve. Chair Crouch nominated Ms. Osborne to serve as vice-chair. Vice-Chair Danielson seconded. The motion passed unanimously.

II. APPROVAL OF MINUTES

A. December 10, 2018

Chair Crouch directed the Advisory Committee to page 5 of the meeting packet and asked if there were in any questions regarding the accuracy of the December 10 minutes. He gave the membership a few minutes to review the proposed minutes. Hearing no objection, Chair Crouch asked for a motion.

Motion 3 (9/0/0): Ms. Goodrich moved to approve the minutes from December 10, 2018, as presented. Ms. Duff seconded the motion. The motion passed unanimously.

III. DISCUSSION ITEMS

Chair Crouch turned to Mr. Arnold for opening comments regarding the listed discussion items. Mr. Arnold noted a change in the order with A. and B. The Advisory Committee will hear B. first to accommodate Mr. Long's (city staff) schedule.

A. 5th & Greenwood Update / Housing Work's Mid-Town Place

Mr. Rayburn noted the Agency is six weeks into a 12-week agreed to timeline with Housing Works regarding an Exclusive Right to Negotiate (ERN) Agreement. He used the ERN with Housing Works (and officially recorded with the City) as a visual aid. Mr. Rayburn summarized the status of the deliverables in Section B and noted that Housing Works is making good progress in finalizing the deliverables. Mr. Rayburn introduced Mr. Long to summarize the status of the City's approved Community Development Block Grant (CDBG) funds to be applied to the project. More specifically, land acquisition. Mr. Long also summarized the potential impact of the Federal government shutdown on the CDBG program through the United States Department of Housing and Urban Development.

B. Hotel Update

Chair Crouch asked Mr. Arnold to walk the Advisory Committee through the project's status. Mr. Arnold noted that there was a recent tour with the contractor, SunWest, regarding the construction's progress. He noted a sizable piece of the internal demolition is either complete or well underway. Mr. Arnold also summarized that the changes needed to be historically complaint have been made. He briefed the Advisory Committee on the hiring of Able Construction to act as a third-party investigator to ensure construction compliance and associated costs. Mr. Arnold summarized the status of selling the property to a Federal opportunity zone fund that will change who the Agency ties its security to. He noted that he will bring forward the project's term sheet to the February meeting.

C. 2019 Agenda Planning

Chair Crouch introduced the discussion item and asked Mr. Arnold to speak to the listed timeline and proposed agenda items on page 8 of the meeting packet. Mr. Arnold highlighted the various months and their draft corresponding agenda items. He noted that proposed agenda items' timeline is approximate and could fluctuate.

D. 2019-20 Work Plan Discussion

Chair Crouch introduced the 2019-2020 work plan and asked Mr. Rayburn to walk the Advisory Committee through the spreadsheet on page 9 of the meeting packet. Mr.

Rayburn noted how the work plan was organized, where the Advisory Committee should focus, and provided a comprehensive overview of the work plan for the coming year. Mr. Danielson inquired about the absence of the Evergreen Gym on the work plan. Mr. Rayburn summarized the work completed in 2017 including working with key stakeholders regarding their ideas for Gym's reuse or repurpose and the structural assessment by FFA Architects. Evergreen Gym is on hold until further notice. Mr. Danielson also inquired about the Central Oregon Medical District project. Mr. Cross also expressed an interest in a comprehensive update. Mr. Arnold summarized the project's status and noted he would be able to provide a more detailed update at the February meeting. Ms. Duff asked about public outreach used for the Centennial Park Expansion Project. Mr. Rayburn noted the different types of community outreach and opportunities for Redmond citizens to contribute to the dialog, including informational news articles in local and regional newspapers, required legal notices, social-media, advertisements in the City's utility billing newsletter, on-line survey, radio, and informational broadcasts on multiple TV news channels. Ms. Duff, Youth Ex Officio, expressed an interest in finding a way for more youth participation.

E. Urban Renewal Program E-Update

Chair Crouch introduced the agenda item and referred to Mr. Arnold to summarize new business activity and construction in downtown. Mr. Arnold referred the Advisory Committee to page 10 of the meeting packet and highlighted numerous downtown construction projects financed in-part by the Urban Renewal Agency. Mr. Cross noted an interest in a tour of former and existing Urban Renewal projects. The Advisory Committee agrees. Mr. Arnold noted that staff could work on organizing such a tour for some time in coming months (preferably early summer when the weather is conducive to such a tour).

CITIZEN COMMENTS

None

STAFF COMMENTS

Mr. Rayburn noted that staff organized an "ice-breaker" after adjournment for new and existing members to get to know one another.

DURAC COMMENTS

Ms. Osborne highlighted the Downtown Parking Task Force's work to date. She paid specific attention to the Task Force's January 8 meeting noting the work done to prioritize Rick Williams' Consulting's recommendations from the 2018 Downtown Parking Study.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:30 PM.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 11th day of March, 2019.

ATTEST:

/s/ Donald Crouch
Donald Crouch, Chair

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