



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

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

**February 11, 2019**

Redmond City Hall – Room 207, 411 SW 9<sup>th</sup> Street, Redmond, Oregon

**Advisory Members Present:** Chair Donald Crouch, Vice-Chair Kathryn Osborne, Neal Cross, Edwin Danielson, Meghan Gassner, Liz Goodrich, Cheriee Perrine, Alayna Weimer (*absent: Jen Barcus*)

**Youth Ex Officio:** Olivia Duff

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Troy Rayburn, *Program Specialist*; Scott Woodford, *Senior Planner*; Jason Neff, *Chief Financial Officer*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Krisanna Clark-Endicott, *Council Liaison*

**Media:** Jacob Larsen, *KTVZ-21*

*(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, February 11, 2019, with a quorum present (8 of 9 members).

**I. ACTION ITEMS**

A. 2019-20 Work Plan Approval

Mr. Arnold reviewed the draft Work Plan for 2019-2020. His summary included the focus of investments for 2018-2019 and expected focus for the next two years. He will e-mail the annual report to DURAC.

DURAC comments covered better hospital access and development plans by Central Oregon Medical Specialists and Radian Weapons. Mr. Arnold outlined background and current status of each project.

**Motion 1** (8/0/0): Ms. Goodrich moved to approve the 2019-2020 Work Plan as presented. Ms. Perrine seconded the motion which passed unanimously.

**II. APPROVAL OF MINUTES**

A. December 10, 2018

Chair Crouch noted the December 10, 2018, minutes had to be reapproved due to confusion at the January 14, 2019, meeting about Ms. Duff's voting status.

**Motion 2** (8/0/0): Ms. Weimer moved to approve the minutes from December 10, 2018, as presented. Ms. Goodrich seconded the motion which passed unanimously.

Chair Crouch postponed approval of the January 14, 2019, minutes to the next meeting because they weren't listed on the agenda.

### III. DISCUSSION ITEMS

#### A. Bicycle and Pedestrian Advisory Committee Update

Mr. Woodford outlined (PowerPoint) BPAC goals and activities over the last year. His discussion covered infrastructure improvements ("quiet streets," trails master plan, wayfinding signage, bike parking, bike repair stations, safer crossings for cyclists and pedestrians), improving east-west connectivity, 2018 Redmond Open Streets event, and annual pedestrian and bicycle counts.

Chair Crouch thanked Mr. Woodford for his presentation and asked about a Google Maps "app"lication for Redmond bike and pedestrian trails. Mr. Woodford said BPAC would work on this project in the future.

#### B. Q2 Financial Update

Mr. Arnold explained the need for DURAC to go through a plan reconciliation exercise every three years. He outlined the review process which included staff's preparing a report for discussion in September, showing plan fund balances and analysis of where reconciliation might be needed.

Mr. Neff presented (PowerPoint) the Downtown Urban Renewal – Financial Overview for 2Q FY18/19 (2<sup>nd</sup> quarter of Fiscal Year 2018-2019). For the benefit of new members, he reviewed maximum indebtedness, key financial highlights, financial performance, and key statistics in more detail than usual.

DURAC concerns included if any funds from the \$7 million reserved for the Family Recreation Center had been used for the New Redmond Hotel project.

#### C. Former City Hall Redevelopment Direction

Mr. Arnold recapped DURAC discussion at the January meeting about converting the old city hall site (716 SW Evergreen Avenue) to a parking lot. The Urban Renewal Agency (URA) expressed concern several months ago about its liability in allowing empty buildings to remain on the site. Prior attempts to redevelop the site for housing have been unsuccessful. He asked DURAC members for their input on where to go from here.

DURAC members brainstormed potential costs and consequences of turning the old city hall site into a parking lot: potential users (attendees of Centennial Park events, employees of 6<sup>th</sup> Street businesses), well-lit parking, Redmond Hotel parking commitment, parking lot timeline, impact on redevelopment options, source of funding for parking development, impact on biking and walking, need for bike parking with lockup, and current DURAC investment in the site. Following discussion, members agreed by consensus that staff should identify potential costs (demolition, paving) before moving forward with the parking proposal.

### CITIZEN COMMENTS

None.

### STAFF COMMENTS

#### Project Updates

- **5<sup>th</sup> Street/Greenwood Avenue:** Mr. Rayburn said the URA was 2½ months into a 3-month ERN (Exclusive Right to Negotiate) agreement. Housing Works has provided all deliverables mentioned in the ERN. This information has been forwarded to the new CDBG (Community

Development Block Grant) coordinator. The URA extended the ERN one month to allow Housing Works time to refine its conceptual plan to meet City code. Housing Works is moving forward to purchase the site. Mr. Arnold assured DURAC the purchase agreement would not tie DURAC's or the URA's "hands" if Housing Works did not follow through. Funding and financing of this project could include about a \$2 million "permanent" loan.

- **Centennial Park Expansion:** Mr. Rayburn said the expansion was on schedule and on budget. The construction team led by Parks Manager Annie McVay will meet on February 12.

Ms. Duff asked if the completed project would add any revenue to the City and if a second concession booth would be added in the expansion area. Mr. Rayburn said leasing the stage area for small concerts or other events would attract visitors downtown. The only concession booth in Centennial Park will be on the northwest corner.

- **Redmond Hotel:** Mr. Arnold said construction was proceeding well. Staff and the consultant team have been working with the developer on the loan and development agreement to protect the public dollars. Due to unexpected additional costs, the developer is working to bring more money and equity partners to the table.

#### **DURAC COMMENTS**

Mr. Danielson announced the RAPRD (Redmond Area Park and Recreation District) Board of Directors expected to decide at its February 12 meeting if the district will go out for a bond. He identified potential projects that the bond, if passed, would fund.

#### **ADJOURN**

Next DURAC meeting: Monday, March 11, 2019, 5 p.m.

With no further business, Chair Crouch adjourned the meeting at 6:22 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
\_\_\_\_ 13th \_\_\_\_ day of \_\_\_\_ May \_\_\_\_\_, 2019.

ATTEST:

\_\_\_\_ /s/ Donald Crouch \_\_\_\_\_  
Donald Crouch  
Chair

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