



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

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

**MINUTES**

**August 12, 2019**

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

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

**Youth Ex Officio Absent:** *Olivia Duff*

**City Staff:** Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Jackie Abslag, *Programs Coordinator*; Jason Neff, *Chief Financial Officer*; John Roberts, *Deputy City Manager*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Dan Mooney, *Redmond Committee for Art in Public Places Chair*

**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 session of the Downtown Urban Renewal Advisory Committee (DURAC) to order at 5:03 p.m., Monday, August 12, 2019, with a quorum present (6 of 9 members). Ms. Barcus arrived at 5:09 p.m. after approval of the minutes, increasing the quorum to 7 of 9 members.

**I. APPROVAL OF MINUTES**

A. May 13, 2019

**Motion 1** (6/0/0): Ms. Goodrich moved to approve the May 13, 2019, minutes as presented. Mr. Neal Cross seconded the motion which passed unanimously.

**II. ACTION ITEMS**

None.

**III. DISCUSSION ITEMS**

A. Financial Review

Mr. Neff presented the Downtown Urban Renewal – Financial Overview for 4Q FY18/19 (4<sup>th</sup> quarter of Fiscal Year 2018-2019). He reviewed maximum indebtedness, key financial highlights, financial performance, and key statistics.

DURAC concerns included the district’s bonding capacity and the process to implement new debt capacity.

B. Arts Project Discussion

RCAPP Chair Mooney discussed the City’s permanent art gallery which contains 43 sculptures (value: \$812,000, RCAPP investment: \$50,350). Art Around the Clock

Round VI features 18 new pieces valued at \$189,050. He commended Public Works' staff for their ongoing support of RCAPP's mission.

DURAC comments covered vandalism, RCAPP's role in the expansion of Centennial Park, and the visible results of RCAPP's performance.

C. Urban Renewal E-Update & Media

Mr. Arnold presented the Redmond Urban Renewal Update newsletter for June 2019:

**New Businesses**

- *Grace & Hammer*
- *Kenneth's Tropical Fish*, 615 SW Cascade Avenue.
- *Initiative Brewing*, 424 NW 5<sup>th</sup> Street.

**Grants and Loans**

- *Diamond Refrigeration*, 209 SW 3<sup>rd</sup> Street
- *Hutch's Bicycles*, 827 SW 7<sup>th</sup> Street
- *Equitable Finance*, 436 West Antler Avenue

**Redevelopment Projects**

- *Centennial Park Expansion*, SW Evergreen Avenue and SW 9<sup>th</sup> Street: Sidewalks and permanent park elements being installed; trees and grass will go in next. Celebration being planned for park opening on August 6, 2019.
- *Historic Redmond Hotel*, 521 SW 6<sup>th</sup> Street: Renovation on 48-room hotel continuing, major progress made. The rooftop bar is scheduled to open in September 2019; rooms are expected to be ready for guests in fall 2019.

**Media**

- "Redmond is fastest-growing home market in Central Oregon," *The Bulletin*, July 24, 2019, 9:30 p.m.
- "Renovated New Redmond Hotel to Open in October," *The Bulletin*, July 25, 2019, 9:55 p.m.
- "Centennial Park unveils its makeover next week," *The Bulletin*, August 1, 2019

• D. Former City Hall Subcommittee

Mr. Neal shared highlights of subcommittee (Ms. Barcus, Ms. Gassner, Ms. Goodrich, Ms. Duff) investigation into the costs of converting the former city hall property at 716 SW Evergreen Avenue to parking. Discussion during two prior subcommittee meetings focused on design concepts and budget impact. Subcommittee members will consider preliminary parking designs for parking at their August 26 meeting and will present their findings at the DURAC meeting on September 9.

DURAC questions covered the demolition cost and the aesthetic impact of a parking lot across from Centennial Park.

**IV. EXECUTIVE SESSION – REAL ESTATE**

Chair Crouch read the following statement into the record: Oregon Law permits public bodies to meet in executive session to discuss specific matters which are not open to the public. Final actions or decisions on these matters will be made during regular session. Under the provisions of the Oregon Public Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

Chair Crouch closed the regular session and opened the executive session at 5:39 p.m.

Chair Crouch closed the executive session and re-opened the regular session at 5:47 p.m.

**V. MOTIONS AS A RESULT OF EXECUTIVE SESSION**

None.

**CITIZEN COMMENTS**

None.

**STAFF COMMENTS**

Mr. Arnold provided updates on Grace & Hammer, Becerra's, Ida's Cupcakes, Fit Logic, a wine bar, two new Mexican restaurants, and Central Oregon Medical Specialists. He identified potential topics for the September meeting.

Mr. Roberts summarized progress on the comprehensive plan update process including community outreach efforts (Redmond Vision 2040: A Community Conversation).

**DURAC COMMENTS**

Chair Crouch thanked Urban Renewal staff for making sure funds were spent properly during the New Redmond Hotel project. He congratulated Mr. Cross and the City Hall Subcommittee for their diligence in considering new uses for the old city hall property at 716 SW Evergreen Avenue.

**ADJOURN**

Next DURAC meeting: September 9 (2<sup>nd</sup> Monday), 2019, 5 p.m.

With no further business, Chair Crouch adjourned the meeting at 6:02 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this 9th day of September, 2019.

ATTEST:

/s/ Donald Crouch  
Donald Crouch  
Chair

Chuck Arnold  
Chuck Arnold  
Economic Development/Urban Renewal Project Manager