

**SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD APRIL 30, 2013, IN THE CITY COUNCIL CHAMBERS.**

**BOARD MEMBERS PRESENT:** Tory Allman – Joe Centanni – George Endicott – Camden King – Ginny McPherson

**BOARD MEMBERS EXCUSED:** Ed Onimus – Jay Patrick

**STAFF PRESENT:** Interim City Manager Sharon Harris – City Attorney Steve Bryant – Airport Director Kim Dickie – Police Chief Dave Tarbet – Public Works Director Bill Duerden – City Engineer Mike Caccavano – City Recorder Kelly Morse – Community Development Director Heather Richards – CIS Administrator Sheri Cleveland – Long Range Planner James Lewis – Finance/Budget Manager Jason Neff

**MEDIA PRESENT:** None

Chair Endicott called the meeting to order at 7:42 a.m. and established a quorum.

**MINUTES**

**A. Minutes of February 12, 2013, Special Urban Renewal District Agency Board Meeting (Exhibit 1)**

**Allman moved, seconded by Centanni, to approve the minutes of February 12, 2013, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-absent, Patrick-absent)**

**DISCUSSION**

**A. Bonding for Urban Renewal**

Community Development Director Heather Richards presented for discussion possible financing options for urban renewal projects. Ms. Richards explained that the Urban Renewal Plan (Plan) requires an annual review of the Plan itself as well as the budget priorities. There has been interest in advancing projects such as the Pilot Butte Canal Trail, medical district development, and the Redmond Hotel prior to their planned schedule, however, the current financing approach has been “pay as you go”.

The Plan currently calls for the refinancing of existing bonds in 2013, bonding for the family recreation center in 2018, and bonding for circulation improvements and a parking garage in 2022 with all bonds expiring in 2031. The current discussion taking place centers around bonding now for the Professional Business/Medical District improvements, the Redmond Hotel, Ice Rink, and family recreation center, and bonding as planned in 2022 for circulation improvements and parking garage with all bonds expiring in 2031.

Bonding options with pros and cons include:

1. Public Offer – Tax Increment Financing
  - a. Hard to sell
  - b. High interest rate and coverage
  - c. Long term
2. Public Offer – Full Faith and Credit
  - a. Easy sell
  - b. Low interest rate and coverage
  - c. Long term
3. Bank Loan
  - a. Unsure if there is a market
  - b. Low interest rate and coverage
  - c. Short term (10-15 years)

Endicott opined that is it risky to “build it and they will come” versus “pay as you go.”

Ms. Richards answered questions from the Council regarding tax increment financing, bonding, and refinancing. The Board continued their discussion on acceleration of certain projects, delaying other

