

SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD AUGUST 27, 2013, IN THE CITY COUNCIL CHAMBERS.

BOARD MEMBERS PRESENT: Tory Allman – Joe Centanni – George Endicott – Camden King – Ginny McPherson – Ed Onimus – Jay Patrick

STAFF PRESENT: City Manager Keith Witcosky – City Attorney Steve Bryant – Airport Director Kim Dickie – Public Works Director Bill Duerden – City Engineer Mike Caccavano – City Recorder Kelly Morse – Community Development Director Heather Richards – CIS Administrator Sheri Cleveland – Finance/Budget Manager Jason Neff – Economic Development Programs Manager Jon Williams

MEDIA PRESENT: None

Chair Endicott called the meeting to order at 8:30 p.m. and established a quorum.

MINUTES

A. Minutes of May 28, 2013, Special Urban Renewal District Agency Board Meeting (Exhibit 1)

King moved, seconded by Centanni, to approve the minutes of May 28, 2013, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-yes, Patrick-yes)

PRESENTATIONS

A. Celebrating 100 Façade Improvement Projects in Downtown Redmond, Heather Richards

Community Development Director Heather Richards provided the Board with a presentation reviewing the 100 downtown façade improvements that have been granted. Ms. Richards discussed the downtown free design assistance and highlighted before and after photographs.

ACTION ITEMS

A. Property Assistance Program/Rehabilitation Loan Program Criteria (Exhibit 2)

Economic Development Programs Manager Jon Williams presented the Board with a recommendation from the Downtown Urban Renewal Advisory Committee (DURAC) to modify the Property Assistance Program/Rehabilitation Loan Program to increase the maximum loan amount from “the lesser of \$100,000.00 or 20-35 percent of eligible costs to the lesser of \$100,000 or 50 percent of eligible costs.” Mr. Williams added that the purpose of the recommended increase is to encourage use of the program which has declined since 2007.

Mr. Williams shared the proposed language changes and addressed questions from the Board.

King moved, seconded by Centanni, to approve the recommended changes to the Downtown Urban Renewal District’s Property Rehabilitation Loan Program as presented, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-yes, Patrick-yes)

B. Downtown Jumpstart Forgivable Loan Program (Exhibit 3)

Mr. Williams presented the Board with another DURAC recommendation to issue a Request for Proposal (RFP) for a Jumpstart Forgivable Loan (Loan) which will serve as a catalytic project in the Downtown Urban Renewal District. The approach of the RFP will entail a \$500,000 forgivable loan for a selected project through a competitive application process with monies funded through the Redevelopment Opportunity Fund. Mr. Williams described the RFP criteria, key terms of the Loan, and the proposed process.

In response to questions from the Board, Community Development Director Heather Richards stated that Industrial uses are not a priority in the evaluation criteria of the RFP, but added that there are other Urban Renewal programs that can be leveraged in addition to the Loan. The Board will not participate in the review process because they will an award recommendation will come before them for approval at a future date.

King moved, seconded by Allman, to approve the issuance of a Request for Proposals for a Jumpstart Forgivable Loan catalytic project in the Redmond Downtown Urban Renewal District.

Onimus opined that \$500,000 is a large amount to be forgivable and while he acknowledges the benefits of the loan, he struggles with the significant risks.

King stated that even if the business defaults, the property would still be on the tax rolls. Onimus countered that many downtown businesses open and close within a year. Endicott commented that the downtowners are looking into a training program for entrepreneurs on how to open a business.

McPherson opined she would like to see larger project which will stimulate activity and ultimately bring vitality to the smaller businesses.

Motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-no, Patrick-yes)

OTHER BUSINESS

There being no further business, the meeting was adjourned at 9:42 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the Board and SIGNED by the Chair this 25th day of February, 2014.

 /s/ George Endicott
George Endicott, Chair

ATTEST:

 /s/ Kelly Morse
Kelly Morse, City Recorder