



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

City Hall Conference Room A, 716 SW Evergreen Avenue

Monday, July 21, 2014

5:00 – 7:00 PM

Agenda

DURAC MEMBERS

Brad Smith,
Chair

Donald Crouch,
Vice-Chair

Sam Blackwell

Edwin Danielson

Anne Graham

Paul Hansen

Tom Kemper

Denys Middleton

Trish Pinkerton

David Purkey
Youth Ex-Officio

PROPOSED AGENDA

- MID-TOWN DEVELOPMENT STRATEGY

| TIME | ITEM |
|---------|--|
| 5:00 PM | CALL TO ORDER / INTRODUCTIONS |
| 5:05 PM | I. MID-TOWN DEVELOPMENT STRATEGY: Presentation by Clark Henry - CIII Associates |
| 6:00 PM | II. EXECUTIVE SESSION – REAL PROPERTY: 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. Real Property – ORS 192.660(2)(e) authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.” 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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast. |
| | III. MOTIONS AS A RESULT OF EXECUTIVE SESSION |
| | IV. APPROVAL OF MINUTES: May 12, 2014 June 9, 2014 |
| 6:45 PM | LIAISON COMMENTS |
| 6:50 PM | CITIZEN COMMENTS |
| 6:55 PM | STAFF COMMENTS |
| | COMMISSIONER COMMENTS |
| 7:00 PM | ADJOURN |

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on Departments, Community Development, Planning Division, and DURAC (under the Urban Renewal box at the bottom). You may also request a copy at City Hall from Heather Richards 541) 923-7756 or Jackie Abslag 541) 923-7763.

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, May 12, 2014

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Advisory Members Present: Chair Brad Smith, Vice-Chair Donald Crouch, Sam Blackwell, Edwin Danielson, Anne Graham, Paul Hansen, Trish Pinkerton (absent: *Denys Middleton, Tom Kemper*)

City Staff: Heather Richards, *Community Development Director*; Cameron Prow, TYPE-*Write II*

Visitors: Tory Allman, *Council Liaison*; Erma Hansen; Mark Bates, *Redmond Hotel* developer

(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting.)

CALL TO ORDER – INTRODUCTIONS

Vice-Chair Crouch called the meeting to order at 5:05 p.m. with six of nine members present, establishing a quorum. Chair Smith arrived during the introductions, and Vice-Chair Crouch passed control of the meeting to him.

DURAC members summarized their background and interest in Redmond's downtown.

DISCUSSION – ACTION ITEMS

A. Downtown Jumpstart Proposal Presentation

Ms. Graham introduced Mr. Bates as a friend of long standing who did a similar project in Orenco.

Mr. Bates commended City staff for their helpfulness in moving this project forward. He discussed his employment background (founder/Chief Executive Officer, Venture Four LLC; founder/Chief Financial Officer, ZoomCreates) and experience with project development, historic properties, and hospitality marketing. He outlined his vision/concept for the Redmond Hotel including floor plan alterations, programming, amenities, "destination" features, and shuttle service and how this project will address urban renewal criteria. Mr. Bates requested assistance to improve parking, beautify the ugly utility features on the west side of his property, and complete the Jumpstart and Catalyst loan applications.

Ms. Richards recapped performance metrics for the Jumpstart and Catalyst loan programs. The Redmond Hotel has previously been identified as a potential catalyst project. The subcommittee reviewed the proposal and recommended moving forward with negotiations. The City has been talking with Pacific Power about moving its main electrical line for the City underground. Next steps will include the subcommittee's review and recommendation to DURAC and DURAC's recommendation to City Council.

DURAC concerns included underground utilities, timeline for completion, use of local contractors, marketing strategies and opportunities, hotel's overall condition, developer's ability to finance this

project, pro forma review, and the potential of this project. DURAC members generally expressed enthusiasm for the catalyst potential of this project.

B. Discussion/Update

1. **Family Recreation Center Study:** Ms. Richards said she is awaiting information from Ballard King. Her follow-through on this project has been retarded by staffing challenges. City Council is interested but wants to do a financial feasibility study before moving forward with this project. Redmond Area Parks and Recreation District is interested but has not yet taken a position on this project. The District's funding currently supports operations but not new development.

DURAC concerns included the potential for RAPRD to manage this facility, potential funding sources, the community's willingness and ability to support additional recreational facilities and programming, and how St. Charles Medical Center's interest in wellness might fit with this type of project.

2. **Opportunity Site Discussion:** Ms. Richards reported sharing with the subcommittee (Chair Smith, Mr. Blackwell, Mr. Hansen) past work done by the City on this concept. A new memory care center is coming in. Staff's next steps will include scheduling a conference call with the former director of the Oklahoma City Chamber of Commerce.

Chair Smith summarized subcommittee discussions to date including target marketing, broader focus, financing, and networking with companies that the City wants to attract.

DURAC members discussed focusing on one area of town vs. multiple sites, areas likely to grow, catalyst project for the Professional Business Medical district, and what the City's new economic development project manager can contribute to this effort. Ms. Graham volunteered to present this concept to Redmond Economic Development, Inc., once the idea has more substance.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards announced an informal reception on June 9 to welcome Gabriel Martin, the new economic development/urban renewal project program coordinator, and requested DURAC's assistance in helping Mr. Martin find a house in Redmond. She will be on vacation June 10-30, 2014, but will stay in touch with staff.

DURAC COMMENTS

Ms. Graham reported that fund-raising for Sam Johnson Park is ongoing. Donations are tax-deductible.

ADJOURN

The next meeting is scheduled for June 9, 2014, 5 p.m.

With no further business, Chair Smith adjourned the meeting at 6:44 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this _____ day of _____, 2014.

ATTEST:

Brad Smith, Chair

Heather Richards, Community Development Director



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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, June 9, 2014

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Advisory Members Present: Chair Brad Smith, Sam Blackwell, Edwin Danielson, Anne Graham, Paul Hansen, Denys Middleton, Trish Pinkerton (absent: *Donald Crouch, Tom Kemper*)

City Staff: Heather Richards, *Community Development Director*; Gabriel Martin, *Economic Development/Urban Renewal Project Coordinator*; Cameron Prow, TYPE-*Write II*

Visitors: Erma Hansen

(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting. The three digits after a motion title show the number of members voting in favor/against/abstaining.)

CALL TO ORDER

Chair Smith called the meeting to order at 5 p.m. with six of nine members present, establishing a quorum. Mr. Danielson arrived at 5:43 p.m.

A. MEET AND GREET

Mr. Martin summarized his background, interests, and initial impressions of Redmond (scenic, friendly people, shorter commute to work, easy access to the outdoors).

DURAC members introduced themselves and discussed their backgrounds and interests in Redmond's economic health, especially downtown.

Chair Smith called a short break at 5:25 p.m. and reopened the meeting at 5:35 p.m.

B. MIDTOWN DEVELOPMENT STRATEGY

Ms. Richards reported that the City has received a \$90,000 brownfield grant to work with Deschutes County on a Midtown Area Plan that will lead to a redevelopment strategy for this blighted area. These funds need to be used within the next two years. She discussed (PowerPoint) challenges (unrealized potential, unimproved land), key findings from economic development studies, potential activities (market analysis, targeted marketing materials, redevelopment charrette on select properties), leveraging grant funds with urban renewal funds, and how the Downtown and Uptown development strategies were created.

DURAC concerns included best use of the grant funds, benefit of a trail network, zoning, catalyst project types (movie theater), additional funding available, potential anchor tenants, impact of Midtown activities on Downtown and Uptown, and need for active recruiting. Following discussion, DURAC members asked Ms. Richards to invite a consultant/consultant team with redevelopment experience in defining opportunities to their July or August 2014 meeting.

C. PROJECT UPDATES

1. City Center Housing Strategy: Ms. Richards reported the Redmond Urban Renewal Board passed this strategy. Council passed a development code amendment to remove the

density cap in the downtown core. Response from housing developers interested in projects for the downtown core has been encouraging.

2. Downtown Jumpstart Proposal: Ms. Richards said the City is awaiting documents from the proposer. She, City Manager Keith Witcosky, and Mr. Martin will meet on June 10 to develop a game plan. She summarized the review process and the timeline for presenting this proposal to the Urban Renewal Board on July 22. She will invite Mr. Kemper to join Mr. Crouch and Mr. Hansen on the Downtown Jumpstart Review Subcommittee. The subcommittee will need to meet before the next DURAC meeting on July 14.

Ms. Graham expressed concern about the tight timeframe not allowing sufficient time for the proposer to comply with the level of public process involved in this project. Due to her personal relationship with the proposer (Mark Bates), she will not be voting on this project.

Mr. Blackwell volunteered to serve on the Downtown Jumpstart Review Subcommittee.

Following discussion, DURAC members agreed that the Downtown Jumpstart Review Subcommittee should continue to “vet” projects associated with this program and directed the subcommittee to present its findings about Mr. Bates’ project at the next DURAC meeting on July 14.

Ms. Richards said that staff will send a calendar of decision-making points to DURAC when the City receives the proposer’s documents.

3. Wayfinding Project – Highway 97 Beautification: Ms. Richards recapped DURAC’s earlier work on this project to enhance access to downtown from US Highway 97 at Evergreen, Highland, and Glacier Avenues. She presented handouts showing sample signage products for Evergreen and the Glacier/Highland couplet and discussed style (Art Deco), materials, colors, and timeline (bidding, construction, installation). The gateway feature will include a retaining wall and a flag monument to honor Redmond’s status as one of two “flag cities.” “Welcome to Downtown” signs will be installed two blocks from the gateway feature at each entry point. If all goes as planned, installation will be complete by September 2014.

DURAC concerns included length of the gateway feature, relationship of wayfinding signage downtown to that in the Professional Business Medical District, and beautification of the Yew Avenue exit from US Highway 97.

4. Parking Signage: Ms. Richards reported that Mr. Martin will manage the bidding process for signage to the public parking lots at City Hall and on 5th Street between Forest and Evergreen Avenues. Council is expected to announce the winning bid on July 22.

Ms. Graham asked about adding the “trail of crumbs” idea for connecting parking areas with retail businesses along 6th Street to DURAC’s work plan and how that might be financed.

D. APPROVAL OF MINUTES

Motion 1 (7/0/0): Ms. Graham moved to approve the minutes from April 14, 2014. Ms. Pinkerton seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards said she was thrilled to have Mr. Martin on board.

DURAC COMMENTS

Chair Smith said he would be absent from the July 2014 meeting.

ADJOURN

The next meeting is scheduled for July 14, 2014.

With no further business, Chair Smith adjourned the meeting at 6:48 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this _____ day of _____, 2014.

ATTEST:

Brad Smith, Chair

Heather Richards, Community Development Director