



CITY OF REDMOND
Community Development Department

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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 21st day of July, 2014.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director