



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, August 11, 2014

5:00 – 7:00 PM

Agenda

MEETING OBJECTIVES	DURAC MEMBERS	TIME	ITEM
			<ul style="list-style-type: none"> Property Assistance Program Grants – Proposed Amendment Mid-Town Advisory Committee DURAC Work Plan
PROPOSED AGENDA	Brad Smith, Chair	5:00 PM	CALL TO ORDER / INTRODUCTIONS
	Donald Crouch, Vice-Chair	5:05 PM	A. PROPERTY ASSISTANCE PROGRAM GRANTS: 1. Motion to Amend Urban Renewal Program Guidelines
	Sam Blackwell	5:25 PM	B. MID-TOWN ADVISORY COMMITTEE: 1. Appoint Members
	Edwin Danielson	5:40 PM	C. DURAC WORK PLAN: 1. Goals & Strategies
	Anne Graham	6:20 PM	D. PROJECT UPDATES: 1. Historic Redmond Hotel Project
	Paul Hansen	6:40 PM	E. APPROVAL OF MINUTES: 1. July 21, 2014
	Tom Kemper	6:45 PM	LIAISON COMMENTS
	Denys Middleton	6:50 PM	CITIZEN COMMENTS
	Trish Pinkerton	6:55 PM	STAFF COMMENTS
	David Purkey Youth Ex-Officio		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 923-7756 or Jackie Abslag 923-7763.

Anyone needing accommodation to participate in the meeting must notify the City of Redmond 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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STAFF REPORT

DATE: Monday, August 11, 2014
TO: DURAC Members
THROUGH: Heather Richards, Community Development Director
FROM: Gabriel Martin, ED/UR Project Coordinator
SUBJECT: PROPERTY ASSISTANCE PROGRAM GRANTS –
PROPOSED AMENDMENT TO PROGRAM GUIDELINES

Report in Brief:

With the regional economy improving and property values increasing, staff wants to address and discuss the issue of property sales in the downtown urban renewal overlay district, especially those properties that have participated in the urban renewal programs. Under the current guidelines, any applicant that has participated in the programs agrees to refund the agency the full amount of the grants under the contract if the building is sold or the façade is significantly modified within 5 years of project completion.

Program guidelines allow only one grant allocation per qualifying storefront or parcel. This discussion considers allowing additional grant allocations per qualifying storefront or parcel if the grant is paid back and the project is different than the original project and does not de-value the previous urban renewal agency investments, such as removing an awning from a previous grant project, etc.

Background:

In 2007, the City of Redmond Urban Renewal Agency adopted various grant and loan programs that created exterior rehabilitation and renovation projects to make significant aesthetic improvements to aesthetically obsolescent property in the district. The projects needed to be compliant with the Downtown Architectural Design Standards, be in the public interest, encourage greater marketability, and complement the existing historic downtown core.

Currently, over 100 projects have been completed or are pending with the downtown urban renewal programs.

Discussion:

- If the grants are paid back in full upon the sale of a property within five years, is the property eligible for the program(s) again for different qualifying projects that do not diminish the value of the previous investments?
- If so, what pre-requisites or criteria should also be implemented?
- What would be the positive and negative impacts of this modification?

Programs:	Key Element 1:	Key Element 2:	Key Element 3:
Design Assistance	15 free hours of design	Design/Architectural Rate: \$75/hr. - \$125/hr.	
Façade Grant	Up to \$4,000 with 10% owner match	One grant per storefront	5 year lien on property
Small Improvement Grant	Up to \$5,000 with 50% owner match	One grant per property	5 year lien on property
Property Rehabilitation Loan	Up to \$100,000 with 50% owner match	One loan per property	Wall street journal prime rate w/10 yr. term
Restaurant Capital Assistance	Up to \$50,000 with variable owner match	One loan per property	0% with 10 year term
Opportunity Project Revolving Loan	No Limit	No more than 20% of capital costs	Borrower must have 10% equity
Jumpstart Forgivable Loan	\$500,000	5 year, 0% forgivable loan	Borrower must have 15% equity
Catalyst Loan	Up to \$2,000,000	50 year, 0% interest loan	Must be "significant catalyst opportunity" projects

Fiscal Impact:

Since the grants/programs were repaid in full to the Agency upon the sale of the property there is no longer an outstanding investment in the property.

Alternative Courses of Action:

The alternative course would be not to modify the guidelines, which would restrict any property or new applicant from using the urban renewal programs, even after they have been paid back to the "Agency."

Recommendation/Suggested Motion:

Staff recommends to the Downtown Urban Renewal Advisory Committee (DURAC) to approve the modifications of the urban renewal program guidelines that would allow property owners to apply for the urban renewal programs for properties that have already participated in the programs if the previous program's investment has been paid back in full to the Agency with the pre-requisites and criteria approved by the committee.

Gabriel Martin
 ED/UR Project Coordinator
 City of Redmond



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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, July 21, 2014

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

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

Student Ex Officio Member: David Purkey

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

Visitors: Tory Allman, *Council Liaison*; Leslie Pugmire Hole, *Western Communications*; Erma Hansen; Clark Henry, *CIII Associates*

(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 – INTRODUCTIONS

Chair Smith called the meeting to order at 5:05 p.m. with eight of nine members present, establishing a quorum. He welcomed Mr. Purkey.

Mr. Purkey explained his reasons for joining DURAC.

I. MID-TOWN DEVELOPMENT STRATEGY

Mr. Henry said he has contracted with Deschutes County to develop a strategy for redevelopment of the Mid-Town area. This project is being funded by a Brownfield Area Wide Planning (BFAWP) grant. He presented (PowerPoint) how this project will be conducted. The first steps will be to define the study area, finalize a scope of work, and review existing plans, strategies, and studies. He will then assist the City to develop a vision, evaluate the vision (market assessment, analysis of assets and barriers), develop an action plan, and identify a decision-making process.

DURAC concerns included what the BFAWP grant will cover, voluntary involvement by property owners, marketing the benefits of this project to property owners, purpose/benefit of the redevelopment plan, timeline for completion, deliverable(s) at end of this project, DEQ (Oregon Department of Environmental Quality) site map and list, circulation study, potential impact of converting the 5th Street/6th Street one-way couplet to two-way travel, impact of business recruitment efforts by Redmond Economic Development, Inc., DURAC's role in Mr. Henry's project, what Redmond needs (entertainment for youth, more dining opportunities, professional job base, technology centers, specialty higher education opportunities, catalyst business), and how to market the vision effectively.

Ms. Richards said the City will follow its policy on how to effectively engage the public during a charrette process.

Chair Smith stated that he was going to take DURAC into Executive Session and read aloud the following statement: "Oregon law permits public bodies to meet in Executive Session to discuss matters which are not open to the public. Final actions or decisions on these matters will be made during the 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."

Chair Smith closed the regular session at 5:58 p.m.

II. EXECUTIVE SESSION

Chair Smith opened the Executive Session at 5:58 p.m. and closed it at 6:42 p.m.

III. MOTIONS AS A RESULT OF EXECUTIVE SESSION

Chair Smith re-opened the regular session at 6:42 p.m. There were no motions as a result of the Executive Session.

IV. APPROVAL OF MINUTES

Motion 1 (8/0/0): Mr. Crouch moved to approve the minutes from May 12 and June 9, 2014. Mr. Kemper seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor Allman announced he won the 90-day fitness challenge, losing a total of 46 pounds.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards recapped how the Property Assistance Program is structured, noting that this program has worked very well and is now self-funding. To date, the policy has been one per property. Should a property owner be allowed to participate during Phase 2 of the project that qualified the first time?

Following discussion, DURAC members agreed by consensus that a property owner could participate in the Property Assistance Program more than once if the loan(s) received in Phase 1 of the qualifying project were repaid first. DURAC members recommended that the City do more to publicize successes of urban renewal programs.

Ms. Richards said she would update the policy.

Mr. Martin thanked DURAC members for their hard work this last year and for their willingness to tackle new projects during the next fiscal year.

DURAC COMMENTS

Mr. Middleton provided additional details about the fitness challenge in which Councilor Allman participated.

Mr. Danielson asked if the Family Recreation Center concept was still under consideration. Ms. Richards replied that it was.

Ms. Graham asked when a copy of DURAC's work plan for fiscal year 2014-2015 would be available. Ms. Richards responded that it was not yet done but would be presented at the next meeting.

ADJOURN

The next meeting is scheduled for August 11, 2014.

With no further business, Chair Smith adjourned the meeting at 6:55 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