



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, August 11, 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*)

Student Ex Officio Member: David Purkey

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

Visitors: Leslie Pugmire Hole, *Western Communications*; 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 – INTRODUCTIONS

Chair Smith called the meeting to order at 5:02 p.m. with seven of nine members present, establishing a quorum.

A. STAFF REPORT

1. Motion to Amend Urban Renewal Program Guidelines: Mr. Martin said a question had been raised about what happens if a property owner who participated in the façade improvement program sells its property during the five-year deed restriction and pays back the City's investment. He discussed this issue with Community Development Director Heather Richards. Staff feel that the property should be allowed to participate in further façade improvements as long as the ones made by the prior owner are not removed.

DURAC concerns included deed restrictions, protecting prior façade improvements, length of time existing façade improvements must be kept, what happens if the property owner has more than one storefront, ease of administration by the City, barrier (impact) to success of new business tenants, negative impact of vacant properties, and positive impacts of a policy that encourages more façade improvements.

Motion 1 (7/0/0): Ms. Graham moved to approve staff modifications to the urban renewal program guidelines to allow property owners to apply for urban renewal programs for properties that have already participated in the programs if the previous program's investments has been paid back in full to the Agency. Mr. Crouch seconded the motion which passed unanimously.

B. MID-TOWN ADVISORY COMMITTEE

Mr. Martin explained the need for a subcommittee and summarized the duties (focus groups, generating survey questions, feedback, guidance).

Mr. Hansen, Mr. Smith, and Mr. Purkey volunteered to serve on the Mid-Town Advisory Committee.

C. DURAC WORK PLAN

1. Goals and Strategies

Mr. Martin reviewed the five Goals listed on the draft work plan – promote economic development, eliminate conditions of blight, stimulate private investment, support housing development, foster partnerships – and associated Strategies and Actions. He provided updates on Infrastructure Improvements (wayfinding and parking signs), Catalyst Projects (Historic Redmond Hotel, City Hall), and the Mid-Town Master Plan.

DURAC discussion covered the work plan structure, review process, status of catalyst projects (Family Recreation Center, Evergreen Elementary renovation, Family Recreation Center), adding the “trail of crumbs” concept to the Alleyway Improvements Strategy, adding “Increase housing” and “Centennial Park expansion” to the Catalyst Projects list, adding a catalyst project for the Professional Business Medical District, competing development concepts (area-by-area vs. cohesive community), and referencing Goal 2 more specifically in the Strategies and Actions.

Chair Smith recommended that DURAC review the draft work plan in preparation for a fuller discussion and decision at the next meeting.

Mr. Hansen volunteered to attend the Main Street conference with Mr. Martin and Ms. Richards.

Mr. Martin said he would research the status of the proposed Centennial Park expansion (potential purchase of the lot west of the current Centennial Park).

D. PROJECT UPDATES

1. Historic Redmond Hotel Project

Mr. Martin reported that everything is going well at this point. The prospective new owner is committed to this project and has been communicating with the City weekly. The City submitted Letters of Intent to him and he is moving through the loan approval process. Mr. Martin said that Columbia Bank is very excited about this project.

Ms. Graham said sale of this property is expected to close on September 15, 2014.

E. APPROVAL OF MINUTES

Motion 2 (7/0/0): Mr. Crouch moved to approve the minutes from July 21, 2014. Ms. Pinkerton seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

DURAC COMMENTS (None)

ADJOURN

The next meeting is scheduled for September 8, October 13, November 10, December 8, 2014.

With no further business, Chair Smith/Vice-Chair Crouch adjourned the meeting at 6:25 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 13th day of October, 2014.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director