



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, September 8, 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, Paul Hansen, Denys Middleton, Trish Pinkerton (absent: *Anne Graham, Tom Kemper*)

Student Ex Officio: David Purkey

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

Visitors: Erma Hansen, Teresa Middleton

(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 5:11 p.m. with seven of nine members present, establishing a quorum.

A. DURAC WORK PLAN

1. Strategies/Actions

Ms. Richards presented a draft Work Plan for 2014-2015, a worksheet from Chair Smith, and e-mailed comments from Ms. Graham.

Commissioner discussion covered geographic boundaries, people density as a core issue, DURAC's responsibility to review all projects funded by urban renewal dollars, differing area needs (downtown, midtown, medical district), obligation to support existing local businesses, potential expansion of Centennial Park, City's property acquisition policy, potential projects, incentives for entertainment center, impact of senior citizen activities, lack of a comprehensive City marketing strategy, and work plan structure (project focus vs. area focus – organized by concept, status, priorities, and timelines for completion).

Mr. Martin summarized his prior marketing experience in California and how his background might be useful in smaller communities such as Redmond.

Ms. Graham, Mr. Blackwell, and Mr. Middleton volunteered to serve on a subcommittee to explore potential purchase of the Opportunity Foundation property west of Centennial Park.

Ms. Richards reminded members that the purpose of the work plan is to help DURAC move forward, year by year, with implementing the 13 projects in the adopted urban renewal plan and vision. Marketing is not typically part of the urban renewal discussion, but might be a tool to get other projects done. Urban renewal and downtown revitalization were key topics of discussion at a conference she attended last week. Communities at the end of their

urban renewal plans discussed urban renewal's role in putting the bones and structure in place to generate interest from the private side. She stated that urban renewal funds are used for capital improvements, public improvements, and public/private development projects. DURAC's current interest in business recruitment and related activities cannot be funded by urban renewal dollars, but might be achieved by using promotional funds in the City to partner with Redmond Chamber of Commerce and Redmond Economic Development, Inc.

B. MEDICAL DISTRICT TRAIL DISCUSSION

Ms. Richards presented a business strategy map of the Professional Business Medical District. Housing Works is planning to partition a parcel it owns in this district. Tom Kemper of Housing Works has proposed selling the part not used for multi-family development to the City at fair-market value and is interested in potential buy-down of system development charges (SDCs). City concerns about a future trail through this district include funding (from existing bond), feasibility (working with property owners: Housing Works, Cenega, and Jehovah's Witnesses), if the City wants a park in this district, planning model (area-by-area vs. cohesive community), and timing. Should the City continue its dialogue with Housing Works?

Mr. Martin said costs for land in this district range from \$1.14 to \$9 per square foot, depending on the use (retail, industrial, residential).

Following discussion of incentives to encourage residential development in midtown (SDC buy-down), City's right of first opportunity, and costs, DURAC members agreed by consensus that the City should move forward in its discussion with Housing Works.

C. JUMPSTART PROGRAM

Ms. Richards asked if DURAC wanted to do a second project following the midtown area planning process. The City can issue an RFP (Request for Proposals for the Professional Business Medical District and Midtown at same time.

DURAC discussion included doing one project per district, economic feasibility of doing more than one project at a time, site control impacts, and potential waiver of SDCs to encourage projects that meet urban renewal goals.

Mr. Blackwell, Mr. Hansen, and Chair Smith volunteered to serve on a Jumpstart Site Control Subcommittee. Ms. Richards added Mr. Kemper's name to this committee.

D. PROJECT UPDATES

1. Family Recreation Center Feasibility Study

Ms. Richards said several of DURAC's concerns have been addressed and will be reported at the next meeting. She recontacted Ken Ballard regarding research of other communities, but decided for budgetary reasons to use in-house staff.

Mr. Martin said he would present the results of his community research in a memo for discussion at the next meeting.

DURAC discussion covered co-location options (downtown, Evergreen Elementary, St. Charles, Cascade Swim Center), researching other communities with similar demographics (Newport, Oregon; Durango, Colorado), impact of Eagle Crest amenities, and lack of City support for subsidizing recreational amenities.

2. Historic Redmond Hotel Project

Ms. Richards reported that the prospective new owner (Mark Bates) has engaged Eric Sten

to help him move this project forward. She is expecting to hear shortly about the outcome of their dialogue with banks.

3. Mid-Town Planning Project

Ms. Richards said Clark Henry has presented an aggressive scope of work for setting up a citizens advisory committee (CAC) by mid-October. She outlined the overall strategy and timeline. The project will be a comprehensive community effort including public forums, consultants (target market, types of products), landowners, and others. The City will send a letter to landowners, inviting their participation on the CAC. The City has a map of properties which have been identified as potential brownfield sites, but this information is not yet public. The City will hold a public open house on September 24, 2014, 6-8 p.m. Owners of potential brownfield sites will be invited to attend to learn about programs to identify and clean up brownfields.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS (None)

DURAC COMMENTS

Commissioner Danielson asked about the significance of recent homebuilding activity. Ms. Richards said new housing starts in 2014 are more than the City had for the last four years combined, but are still below what they were.

Commissioner Blackwell recommended that the Centennial Park Subcommittee and Jumpstart Site Control Subcommittee meet within the next two weeks.

ADJOURN

The next meeting is scheduled for October 13, 2014.

With no further business, Chair Smith adjourned the meeting at 6:59 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