



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, December 8, 2014
5:00 – 7:00 PM

Agenda

DURAC MEMBERS	MEETING OBJECTIVES	TIME	ITEM
Brad Smith, Chair	PROPOSED AGENDA	5:00 PM	CALL TO ORDER / INTRODUCTIONS
Donald Crouch, Vice-Chair		5:05 PM	A. CITY CENTER HOUSING STUDY: 1. SDC Waiver Program
Sam Blackwell		5:55 PM	B. FAMILY RECREATION CENTER PROJECT: 1. Cost/Revenue
Edwin Danielson		6:05 PM	C. PROJECT UPDATES: 1. Centennial Park Expansion 2. Historic Redmond Hotel 3. Evergreen Elementary Project
Anne Graham		6:35 PM	D. APPROVAL OF MINUTES: a. October 13, 2014 b. November 10, 2014
Paul Hansen		6:40 PM	LIAISON COMMENTS
Tom Kemper		6:45 PM	CITIZEN COMMENTS
Denys Middleton		6:50 PM	STAFF COMMENTS
Trish Pinkerton		6:55 PM	DURAC COMMENTS
David Purkey Youth Ex-Officio		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 ADA Coordinator, at least 48 hours in advance of the meeting at 541-923-7735, 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, October 13, 2014

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

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

Student Ex Officio: *David Purkey* (absent)

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

Visitors: None

(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 5:08 p.m. with six of nine members present, establishing a quorum.

A. SWEARING IN

Chair Smith postponed swearing in Mr. Purkey due to his absence.

B. DURAC WORK PLAN

Ms. Richards presented the revised work plan and reviewed timeframes, project cost, status, priority, 2014/15 focus, 2014/15 marketing needs, and current status for each project.

DURAC comments included incentivizing developers to build more multi-family housing units including duplexes, circulation study (DURAC's role), business medical district (marketing), adding columns to show "Funds Spent to Date" and "2014-15 Bond Dollars Available," coordinating Utility Undergrounding with the Redmond Hotel project, and changing the "Medium" priority on the Restaurant Capital Improvement Program to "High" priority. DURAC members agreed that the new format was clearer and easier to understand. Chair Smith asked staff to make the minor edits identified and present the revised version for approval at the next meeting. He agreed to work with staff on calendar preparation before the next DURAC meeting.

C. PROJECT UPDATES

1. Historic Redmond Hotel Project: Ms. Richards said the developer is expecting to close on the sale of the property by the end of 2014. He and his wife have moved to Redmond. He has architects on line, is working with a contractor, and has hired a project manager. The project is in design now. Construction cost estimates are expected to be available soon. Mr. Bates is expecting to pull permits by December 31, 2014, and to be operational in 2015.

2. Mid-Town Strategic Planning Project: Mr. Martin reported the City is in the process of recruiting property and business owners to participate on a Midtown Citizens Advisory Committee. The consultant has indicated he will complete the plan in six to eight months. Two property owners with brownfield concerns have volunteered to serve on the MCAC.

Ms. Richards said the MCAC will probably start work in January 2015. In the meantime, the City will form committees, identify project boundaries, and finalize the scope of work.

D. APPROVAL OF MINUTES

Motion 1 (5/0/1): Ms. Pinkerton moved to approve the minutes from August 11 and September 8, 2014. Mr. Blackwell seconded the motion which passed with Mr. Blackwell, Mr. Danielson, Mr. Hansen, Ms. Pinkerton, and Mr. Smith voting in favor and Mr. Kemper abstaining due to his absence from the August and September 2014 meetings.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards said five people responded to the City's newspaper ad for the Evergreen Elementary Stakeholder Advisory Committee. She requested a DURAC member to as liaison. The EESAC should be formed before the year-end holidays and will meet four times between January and May 2015.

Chair Smith volunteered to serve as EESAC liaison for DURAC.

DURAC COMMENTS

Chair Smith said he will apply for a new term as his current term will expire December 31, 2014.

Mr. Danielson reported a positive experience with BottleDrop. The new bottle and aluminum can recycling center in Redmond is a pleasant, well-maintained facility.

ADJOURN

The next meeting is scheduled for November 10, 2014.

With no further business, Chair Smith adjourned the meeting at 6:10 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, November 10, 2014

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

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

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: B. J. Gretler, 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 regular meeting to order at 5:01 p.m. with six of nine members present, establishing a quorum.

B. ADOPTION OF WORK PLAN 2014-2015

Mr. Martin presented the draft work plan for fiscal year (FY) 2014-2015, revised as requested by DURAC at its last meeting.

Motion 1 (6/0/0): Mr. Crouch moved to approve the FY 2014-2015 work plan as revised. Ms. Graham seconded the motion which passed unanimously.

C. CITY CENTER HOUSING STUDY

Mr. Martin presented a Brief Sheet and recapped the purpose, key goals, desired outcome (500 new residential units), and status of six strategy recommendations for this 2013 study. Strategies recommended included a Housing Development Assistance Program, Redmond Development Code Modifications, Sidewalk and Streetscape Improvement Program, Construct New Pocket Park, Pilot Project, and Market Strategy. More implementation information will be available at the next regular meeting. The next Site Control/Land Acquisition Subcommittee meeting will be on November 17, at which time a new map will be available.

DURAC members generally agreed that the implementation plan presented was organized in a useful fashion. Additional concerns included code issues, timing of the pilot project, setting target dates, when the Planning Department will review DURAC code recommendations, and the number of 7,500-square-foot lots available in the mid-town district.

D. PROJECT UPDATES

1. Mid-Town Areawide Plan (MTAP): Mr. Martin summarized the review process. He reported sending out flyers and pamphlets to individuals in the mid-town district. The consultant will e-mail the 12 participants and DURAC to set up the first meeting of the MTAP Citizens Advisory Committee. The MTAP-CAC will meet two or three times, followed by a focus group. A technical advisory committee representing the City of Redmond (engineering, planning, attorney), Redmond Economic Development, Inc., and others will also meet. The goal is to have a draft plan ready for review by summer 2015.
2. Evergreen Elementary Project – New City Hall: Mr. Martin summarized the process the City is following to move this project forward. He reported that Ms. Richards issued a Request for Qualifications and Request for Proposals to hire a construction management firm to design and build the project. Deadline for submission of proposals is November 22, 2014. The City will evaluate the responses based on the level of experience and type of projects done. DURAC will review staff recommendations before they are forwarded to City Council for approval. The goal is to begin construction in summer 2015. Planning for redevelopment of the current City Hall site will begin after City Hall moves to the new site.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Martin presented flyers on “Accessory Dwellings: Petite, Discreet & Affordable Homes.” The lecture, part of the Building a Better Bend series, will be held at the downtown Bend Public Library on November 11, 2014, 6:30 p.m. He thanked Chair Smith for information related to the City Center Housing Study.

Mr. Martin announced that the terms of four DURAC positions will expire on December 31, 2014. Mr. Blackwell, Mr. Crouch, Mr. Hansen, and Mr. Smith indicated their interest in continuing to serve on DURAC. Mr. Martin requested DURAC assistance in recruiting new members to fill two vacancies, one due to Ms. Graham being elected to City Council.

Tentative Agenda for Next Meeting: implementation of City Center Housing Study, subcommittee updates, Family Recreation Center plan.

DURAC COMMENTS

Family Recreation Center: Chair Smith saw the plan as conceptual to facilitate the consultants’ study of the issues involved. Ms. Graham said it overstated potential revenues and understated difficulties.

Greater Residential Density: DURAC members discussed the potential of accessory dwelling units in Redmond including minimum lot size, system development charges, parking requirements, affordability, and success in other communities.

Ms. Graham said DURAC members were the most engaged of the committees she has served on. She stated that one of her priorities as a Councilor will be to move the urban renewal plan forward.

Vice-Chair Crouch commended Ms. Graham for her participation on DURAC and her “promotion” to City Council.

Chair Smith announced his intention of taking DURAC into executive session and read aloud the following statements: 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 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.

Ms. Gretler left the meeting at 5:50 p.m.

Chair Smith closed the regular meeting at 5:51 p.m.

A. EXECUTIVE SESSION – REAL PROPERTY

Chair Smith opened the executive session at 5:51 p.m. and closed it at 6:54 p.m.

Chair Smith re-opened the regular meeting at 6:54 p.m. There were no motions as a result of the executive session.

ADJOURN

The next meeting is scheduled for 5 p.m., Monday, December 8, 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