



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, December 8, 2014

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

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

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: Erma Hansen

Media: 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 5:05 p.m. with seven of nine members present, establishing a quorum.

A. CITY CENTER HOUSING STUDY

1. SDC Waiver Program

Mr. Martin said the program's purpose was to encourage developers to provide more affordable housing downtown. He presented an overview of the Systems Development Charge Waiver Program including eligibility and waiver guidelines, eligible projects, ineligible activities, application form, and map of the Downtown Urban Renewal District.

Mr. Hansen presented his "DURAC Housing Solution" for consideration.

DURAC concerns included retirement housing, type of housing needed to meet density goals, increasing disposable income levels downtown, City Council's demographic goals, ability of market rents to support construction, DURAC and Council ideas about commercial development along 5th and 6th Streets, and more aggressive developer incentives. Following discussion, DURAC members agreed by consensus to recommend that the City develop a program with tiered incentives to encourage developers to build higher-quality homes in the downtown urban renewal district.

B. FAMILY RECREATION CENTER PROJECT

1. Cost/Revenue

Mr. Martin presented a brief report including project description, project expenses, project revenue, comparison analysis, project conclusions, and prior DURAC recommendations.

Ms. Richards summarized the review process needed to address DURAC concerns, solicit comments from community groups and stakeholders, and share all feedback with Council.

Committee concerns included the community perception that the City is competing with the private sector, clarity about what the City is trying to achieve, if this is the catalytic project DURAC wants to use to boost downtown, getting feedback needed from other community groups, avoiding assumption of operational debt, approving a project of this magnitude without a sound plan, and thoroughly testing economic assumptions.

Following discussion, DURAC members agreed they wanted to review the feasibility study's economic assumptions at their January 2015 meeting before moving this project forward.

C. PROJECT UPDATES

1. Centennial Park Expansion

Ms. Richards said the subcommittee has been working to move this discussion forward. The University of Oregon will make a presentation to Council on December 9, 2014, on how their landscape architecture program might be helpful in producing design ideas for expanding Centennial Park.

2. Historic Redmond Hotel

Ms. Graham reported the original offer to buy the hotel lapsed. The developer is still interested in this project and is trying to raise funds to make another offer.

Ms. Richards said the momentum created by this developer's proposal generated interest by other developers.

3. Evergreen Elementary Project

Ms. Richards reported the City conducted its procurement process. Candidates to provide construction management and design services have been identified. City staff are involved in contract negotiations and hope to present the contracts for Council approval next week.

D. APPROVAL OF MINUTES

Motion 1 (5/0/1): Ms. Pinkerton moved to approve the minutes from October 13, 2014. Mr. Blackwell seconded the motion which passed with Mr. Blackwell, Mr. Hansen, Mr. Kemper, Mr. Middleton, and Ms. Pinkerton voting in favor and Ms. Graham abstaining due to her absence from the October meeting.

Motion 2 (6/0/0): Ms. Graham moved to approve the minutes from November 10, 2014. Mr. Hansen seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Martin said he is recruiting to fill the position left vacant by Ms. Graham's departure and requested DURAC assistance.

Ms. Richards announced that the Mid-Town Area Plan will start in January 2015. She thanked Ms. Graham for her service.

DURAC COMMENTS

Chair Smith announced he was married on December 5, 2014.

Ms. Graham said this was her last meeting and thanked members for their enthusiasm and support of Redmond's downtown.

ADJOURN

The next meeting is scheduled for Monday, January 12, 2015.

With no further business, Chair Smith adjourned the meeting at 6:35 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 9th day of February, 2015.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director