



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue

Redmond, OR 97756-2242

Phone **541-923-7756**

Fax 541-548-0706

www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, February 9, 2015

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

Advisory Members Present: Vice-Chair Donald Crouch, Sam Blackwell, Edwin Danielson, Paul Hansen, Trish Pinkerton (excused: *Brad Smith; Thomas Kemper, Denys Middleton; 1 vacancy*)

Youth Ex Officio: *David Purkey* (absent)

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*; Erma Hansen; Tom and Sharon York

Media: Beau Eastes, *The Bulletin*; Amanda Peacher, *Oregon Public Broadcasting*

(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

Vice-Chair Crouch called the meeting to order at 5:04 p.m. without a quorum of members (4 of 8) present. Mr. Blackwell arrived at 5:06 p.m., establishing a quorum.

A. SWEAR IN NEW MEMBERS

Vice-Chair Crouch postponed swearing in renewing members to the March 2015 meeting.

B. ELECTION OF CHAIR and VICE-CHAIR

Vice-Chair Crouch postponed election of officers to the March 2015 meeting.

C. REVIEW ENABLING CODE and WORK PLAN 2015-2016

1. DURAC Bylaws: Ms. Richards reviewed the bylaws, especially the sections on Membership and Responsibilities.
2. Update/Revise Work Plan 2014-2015: Following discussion, Committee members agreed by consensus to move all 18 projects listed on the 2014-2015 work plan forward to the 2015-2016 work plan.

Ms. Richards said she would make the appropriate date changes and present the draft DURAC FY 2015-2016 work plan for approval at the March 2015 meeting.

D. ACTION ITEMS

1. Family Recreation Center Project: Ms. Richards summarized the background of this project. The Redmond community has discussed the need for a family recreation center for many years. In 2012, a community survey about the parks system indicated the Number 1 amenity desired was an indoor pool/aquatic center with an indoor walking track and a

health/fitness facility. The Redmond Urban Renewal Agency commissioned a report on the feasibility of a family recreation center to help revitalize Redmond's downtown. The study, performed by Ballard*King & Associates, began in May 2013 and was completed in January 2014. DURAC reviewed the study on February 10, 2014, and requested additional information. She presented a copy of the report which included the minutes from the February 2014 meeting and a summary of the information requested. She also presented a copy of Brad Smith's written comments dated March 1, 2014. The urban renewal plan set aside \$7.5 million to help fund this project. Further analysis would consist of financing, operational structures, and potential sites. Does DURAC want to forward this study to the urban renewal board for presentation to partner agencies or stop evaluating the project?

Mr. Martin presented and discussed the results of a project survey he did of three family recreation centers in Ashland and Sherwood, Oregon, and Durango, Colorado.

DURAC concerns included the need for this type of project in the downtown core, Redmond Area Park and Recreation District's (RAPRD) interest in this project, estimated cost, funding options (construction, operational expenses), compatibility of this project with affordable housing in the downtown core, potential sites, footprint size, and parking.

Following extensive discussion, DURAC members agreed by consensus to continue discussing and reviewing information about this project.

Ms. Richards reported the City is continuing to explore partnership opportunities and potential sites. She and Mr. Martin will meet with the RAPRD Board on February 12, 2015

2. Housing Opportunity Revolving Loan Fund: Ms. Richards summarized the background. The Redmond Downtown Urban Renewal Plan set aside \$7 million for the Housing Redevelopment Opportunity Fund. The City Center Housing Study, adopted in May 2014, recommended using \$4.7 million of that amount for new housing construction. In response to DURAC's recommendation at its December 2014 meeting, she presented a draft program to stimulate housing redevelopment in the Redmond Downtown Urban Renewal District. She stated the goals of this program were to strengthen the residential presence downtown by attracting new residents and private housing investment.

Following discussion about offering greater financial incentives to developers who provide more density on less land and the impact of current parking and setback requirements, DURAC members agreed by consensus with the City's proposal to give higher priority to the housing product types specified in targeted neighborhoods.

E. UPDATES

1. Mid-Town Area Plan: Mr. Martin said the City has been meeting with the consultant weekly and the project is moving forward. Invitations to the City's public workshop in mid-March 2015 are expected to be issued within the next week.

Mr. Blackwell said a large cross-section of the community has attended these meetings.

Ms. Richards reported that ODOT (Oregon Department of Transportation) was selling surplus property downtown. Several people have submitted bids and a sale is expected soon. According to a Redmond Spokesman article, Dick Robertson and his partner are looking at a restaurant as an interim use for their property while they study the potential for a longer-term redevelopment project.

2. Evergreen Elementary/City Hall: Ms. Richards said this project is moving forward. The City has contracted with a designer and a contractor. Construction documents will be prepared

when the design is completed. Permits should be pulled in August 2015. The first big project will be hazardous material abatement which is expected to start in March 2016.

3. Historic Redmond Hotel: Ms. Richards said Mr. Bates, who submitted a proposal for a Downtown Jumpstart Project, is still interested. He has talked with her and Mr. Martin about his plans and recently brought in an equity investor.

F. APPROVAL OF MINUTES

Motion 1 (5/0/0): Mr. Crouch moved to approve the minutes from December 8, 2014. Ms. Pinkerton seconded the motion which passed unanimously.

LIAISON COMMENTS

Mr. Allman requested a status report on Highway 97 re-route beautification projects.

Ms. Richards reported that construction documents are going to Public Works this week for review. The flag monument project, which extends from the Highland Avenue/Glacier Avenue intersection to Veterans Way, is the last one in construction now. Landscaping will be included with this project. The area north of Evergreen Avenue is part of the trail project. The City-owned triangle north of Eberhard's will become a pocket park.

CITIZEN COMMENTS

Mr. and Mrs. York presented a memo regarding the lack of housing choices in the Redmond area for senior living with a view.

STAFF COMMENTS

Mr. Martin said he tendered his two-week resignation notice today and will be moving back to Southern California. He stated it was an honor to serve this committee and the City of Redmond and he has learned a lot.

Vice-Chair Crouch thanked Mr. Martin for his hard work with the early phases of the hotel project and all the subcommittees.

Ms. Richards commended Mr. Martin for a great job. She will begin recruiting to fill this position within the next few days and requested DURAC's assistance in spreading the word.

Ms. Richards reminded DURAC members about the February 23, 2015, meeting. The intent is to bring all City commission/committee members together, thank everyone for their service, and review Council goals and the Redmond Development Plan. Refreshments will be provided.

DURAC COMMENTS

Vice-Chair Crouch encouraged all DURAC members to attend the February 23 meeting.

ADJOURN

The next meeting is scheduled for March 9, 2015. With no further business, Vice-Chair Crouch adjourned the meeting at 6:23 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 13th day of July, 2015.

ATTEST:

/s/ Brad Smith
Brad Smith
Chair

/s/ Heather Richards
Heather Richards
Community Development Director