



**CITY OF REDMOND**  
Community Development Department

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**MINUTES**  
**July 13, 2015**

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

**DURAC Members Present:** Chair Brad Smith, Vice-Chair Donald Crouch, Sam Blackwell, Edwin Danielson, Paul Hansen, Denys Middleton, Trish Pinkerton (absent : *Tom Kemper, Gib Stephens*)

**Youth Ex Officio:** (absent: *David Purkey*)

**City Staff:** Heather Richards, *Community Development Director*, Keith Witcosky, *City Manager*; Cameron Prow, TYPE-*Write II*

**Visitors:** Erma Hansen

**Media:** Beau Eastes, *The Bulletin*

*(Note: The 3-digit number after a motion title shows the number of members voting in favor/opposed/abstaining.)*

**CALL TO ORDER – INTRODUCTIONS**

Chair Smith called the regular meeting to order at 5:05 p.m. with a quorum of members (7 of 9) present.

**E. APPROVAL OF MINUTES**

**Motion 1** (7/0/0): Mr. Crouch moved to approve the minutes from the April 13 and May 11, 2015, meetings. Ms. Pinkerton seconded the motion which passed unanimously.

Chair Smith closed the regular meeting and opened the executive session at 5:07 p.m.

**A. EXECUTIVE SESSION**

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.

A. 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 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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

Chair Smith closed the executive session and reopened the regular meeting at 5:38 p.m.

**B. MOTIONS AS A RESULT OF EXECUTIVE SESSION**

There were no motions as a result of the executive session.

### C. SUBCOMMITTEE REPORTS

**Motion 2 (7/0/0):** Mr. Blackwell moved that DURAC adopt the subcommittee structure as reflected in the May 11, 2015, minutes. Mr. Crouch seconded the motion which passed unanimously.

1. Mid-Town Housing Jumpstart Program (Hansen, Blackwell, Kemper, Pinkerton)  
Subcommittee Chair Hansen said members have met twice and identified five key issues: *Customer Base, Density Level* (number of projects), *Architectural Standards, Size, and Incentive Programs*. Discussion to date has included the idea of starting with smaller projects before launching a large one. Members are working to prepare recommendations to present to DURAC in September 2015.

2. Family Entertainment Center (Blackwell, Crouch, Kemper)  
Mr. Blackwell said his subcommittee has met once. Subcommittee concerns about redeveloping the current City Hall property include parking access and location for not only this project but also the old Redmond Hotel and downtown generally.

Ms. Richards said the City hopes to have something in writing from a potential developer before the end of 2015. She is awaiting confirmation of her request for the developer to conduct a site visit during the last week of July 2015.

Chair Smith volunteered to serve on this subcommittee.

3. Family Recreation Center (Danielson, Hansen, Middleton, Smith; Purkey)  
Mr. Danielson reported this subcommittee met for the first time on July 8, 2015. The group is awaiting a copy of the Mid-Town report. The three members at the meeting understood the need but were uncertain what options exist.

Ms. Richards said she expected to have a project calendar of next steps and milestones by September 2015.

### D. PROJECT UPDATES

1. Mid-Town Area Plan (MTAP)  
Ms. Richards said she and the consultant working on the Mid-Town Area Plan (Clark Henry, C-3 Associates) interviewed developers in Redmond and Portland; she will provide an interview summary to DURAC. Seasoned developers who are well capitalized are building in Bend right now. They see the Bend market as having the strongest demand with a housing supply that is critical and a low vacancy rate in commercial and office developments. These developers know how to develop but need land; they are interested in Redmond's mid-town area but feel at this time that market-rate housing would not support their pro formas. One developer suggested Redmond consider developers who are less seasoned and more hungry for success. She also met with a Chicago developer, experienced in mixed-use housing, who is interested in affordable housing, market-rate housing, and commercial opportunities. The plan is in the draft stages. The next MTAP meeting will be in September 2015 though no date has been set.

2. Professional Business Medical District  
Ms. Richards said the City has been working on this district for two years and is close to moving a project forward. Progress was made at the last meeting of property owners on design and financing of streetscape improvements. Phase 1 will cover Larch Avenue from 6<sup>th</sup> Street to Canal Boulevard and 4<sup>th</sup> Street from Larch to Maple Avenue. Phase 2 will cover Kingwood Avenue from 6<sup>th</sup> to Canal and 4<sup>th</sup> from Kingwood to Larch. The plan is to request bids within the next six months with construction starting in spring 2016. University

of Oregon students in the Business Capstone class and MBA (Masters in Business Administration) program will recommend targeted marketing programs.

Mr. Blackwell said next steps will be to formalize the financing structure (Local Improvement District) and move into the marketing phase. Key to success of this project will be to recruit the right businesses for this district.

3. Centennial Park Expansion

Ms. Richards reported the Opportunity Center moved from its location immediately west of Centennial Park to a new building on south Highway 97. The Printing Post is making tenant improvements to the old Opportunity Center building which it plans to occupy for the next 3½ years. The City will issue an RFP (Request for Proposals) within two weeks to see if anyone is interested in fixing up three homes on the property, putting them into the rental supply, and removing them after 3½ years. Two of the three buildings were originally residences and still operate as such; the third building was gutted for storage and has no bathroom. The RFP distribution list will include Bend and Redmond newspapers, a website, and DURAC.

**LIAISON COMMENTS**

None.

**CITIZEN COMMENTS**

None.

**DURAC COMMENTS**

Mr. Danielson asked what was happening near the SW 31<sup>st</sup> Street/Obsidian intersection. Buildings have been cleared and the site is covered by piles of rock and fill dirt. Ms. Richards said the City is working on three master plans in that area that will include housing and neighborhood commercial development. She cited statistics showing that residential construction activity has increased. The City issued 148 housing permits in 2014 and 102 housing permits the first six months of 2015. John Pavlicek has submitted a land use application to build a planned-unit development near Ridgeview High School (mixed-use neighborhood commercial, high-density residential, single-family homes). Vern Palmer is submitting plans to build houses in a subdivision on land formerly owned by the Oregon Division of State Lands.

**STAFF COMMENTS**

Ms. Richards said the City is negotiating with the University of Oregon about potential projects for the students. Projects under consideration included a Downtown Market Analysis, Downtown Economic Improvement District/Business Improvement District (EID/BID), and an Incubator Growth Accelerator (IGA). The City would prefer that capital improvements, such as flower planters, built with urban renewal funds be maintained by a business organization of property owners and business owners. IGAs can help small businesses not capitalized to support independent facilities share space with other businesses. Bend has had success with this model, most recently in the high-tech field, where a space was fully leased before it opened. Key to success of an IGA in downtown Redmond would be to select the right site and an appropriate tenant mix. Student assistance is expected to generate interest and momentum that will start a dialogue within the community. One of the developers the City talked with in the last two weeks is already doing some legwork for an IGA in Redmond.

The next regular meeting is scheduled for September 14, 2015.

**ADJOURN**

With no further business, Chair Smith adjourned the meeting at 6:20 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this  
\_\_\_\_13th\_\_\_\_ day of \_\_\_\_September\_\_\_\_, 2015.

ATTEST:

\_\_\_\_/s/ Brad Smith\_\_\_\_\_  
Brad Smith  
Chair

\_\_\_\_/s/ Heather Richards\_\_\_\_\_  
Heather Richards  
Community Development Director