



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

MINUTES

February 8, 2016

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

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

Youth Ex Officio: (absent: David Purkey)

City Staff: Heather Richards, *Community Development Director*; Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Ginny McPherson, *Assistant Project/Program Coordinator*; Cameron Prow, TYPE-*Write II*

Council Liaison: Tory Allman

Visitors: Norbert Volny

Media: Dave Morgan, *RedmondNewsToday.com*

(The 3 digits after a motion title show the number of members voting in favor/opposed/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Crouch called the regular session to order at 5:05 p.m. with a quorum of members (8 of 9) present.

III. APPROVAL OF MINUTES

Motion 1 (8/0/0): Mr. Kemper moved to approve the minutes from December 14, 2015.
Ms. Pinkerton seconded the motion which passed unanimously.

Motion 2 (8/0/0): Mr. Blackwell moved to approve the minutes from January 11, 2016.
Ms. Pinkerton seconded the motion which passed unanimously.

SIX-MONTH REVIEW OF 2015-2016 WORK PLAN

Mr. Arnold and Ms. Richards reviewed progress on DURAC's work plan for fiscal year 2015-2016. Projects reviewed included the redevelopment opportunity fund, housing development opportunity fund, circulation study, business medical district development, public open space, and public parking. Staff requested feedback on the current plan and direction for what to include in the 2016-2017 plan. Ms. Richards noted the City received only one response to its Request for Proposals (RFP) on the Housing Development Opportunity Fund.

DURAC members discussed the level and flexibility of funding for the Redevelopment Opportunity Fund, Housing RFP response, need for site control of Redmond Hotel property, and strategic next steps to move forward with projects scheduled for completion before June 30, 2016. Following discussion, DURAC members agreed by consensus to request staff investigate why the City received a low response to its Housing RFP, remove roadblocks to encourage a fuller RFP response, and confirm expiration of all prior contracts between the City and proposed developers of the Redmond Hotel site.

DURAC members also agreed to reappoint Mr. Crouch, Mr. Kemper, and Mr. Smith to the Redmond Hotel Subcommittee which will recommend strategic next steps, pursue site control, and study the feasibility of moving overhead utilities underground.

Ms. Richards said staff would prepare a draft 2016-2017 work plan based on today's discussion for member review at the March DURAC meeting.

Chair Crouch closed the regular session and opened the executive session at 5:40 p.m.

I. EXECUTIVE SESSION

Chair Crouch read aloud the following statement: 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 regular session. 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.

Chair Crouch closed the executive session and re-opened the regular session at 6:10 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

LARCH STREETSCAPE PROJECT UPDATE

Ms. Richards reviewed progress on this project to date. The Engineering Department is managing this project which has been delayed by a waterline issue but is now moving forward again. Issues still to be resolved included whether the street will be fully or partially closed during construction. Staff will e-mail the construction timeframe to DURAC once that has been set.

Mr. Arnold said urban renewal priorities in the City's Capital Improvements Plan during the next five years included installation of a light at the 6th Street/Kingwood Avenue intersection and streetscape improvements along Business 97 from Jackpine Avenue to Maple Avenue.

LIAISON COMMENTS

None.

CITIZEN COMMENTS

Mr. Volny summarized his interest in potential redevelopment of Redmond properties.

STAFF COMMENTS

Mr. Arnold discussed recent activity regarding the bank building on 6th Street. He announced The Bulletin planned to publish an article this week regarding the status of Redmond's pole sign program. He summarized City efforts to encourage property owner compliance with the adopted sign code, financial assistance available, and deadline for compliance before citations are issued. He is working with 10 of 20 property owners who have noncomplying pole signs.

Ms. Richards reported the City received an application to waive SDCs (system development charges) on Housing Works' Cook Crossing project. Mr. Crouch and Ms. Pinkerton volunteered to serve on the subcommittee that will review this proposal and make a recommendation to the Urban Renewal Board.

Ms. Richards asked if DURAC wanted to hold an open house in 2016 as has been done in past years. Following discussion, members agreed the idea had merit, discussed potential topics, and recommended the open house be scheduled for April or May 2016.

DURAC COMMENTS

Mr. Kemper received confirmation from DURAC to continue researching potential sites for parking lots.

Mr. Smith announced the birth of a granddaughter and reported his younger son recently returned from a visit to North Korea.

Mr. Blackwell recommended the Family Entertainment Center Subcommittee hold another meeting.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:45 p.m.

APPROVED by the Redmond Downtown Urban Renewal Advisory Committee and SIGNED by me this
____ 14th ____ day of ____ March _____, 2016.

ATTEST:

____ /s/ Donald Crouch _____
Donald Crouch
Chair

____ /s/ Heather Richards _____
Heather Richards
Community Development Director