



REDMOND URBAN RENEWAL AGENCY
CITY OF REDMOND
 Community Development Department

716 SW Evergreen, Redmond OR 97756
 541-923-7756
 Fax: (541) 548-0706
www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
City Hall Conference Room A, 716 SW Evergreen Avenue
Monday, May 9, 2016 5:00 – 7:00 PM

Agenda

DURAC MEMBERS	TIME	ITEM	
PROPOSED AGENDA	5:00 PM	CALL TO ORDER / INTRODUCTIONS	
	Donald Crouch, Chair	5:05 PM	I. EXECUTIVE SESSION – REAL ESTATE
	Edwin Danielson, Vice-Chair		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.
	Brad Smith		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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.
	Sam Blackwell		II. MOTIONS AS A RESULT OF EXECUTIVE SESSION
	Paul Hansen	5:45 PM	III. APPROVAL OF MINUTES a. March 14, 2016 b. April 11, 2016
	Tom Kemper	5:50 PM	IV. ACTION ITEMS:
	Denys Middleton	6:15 PM	V. DISCUSSION ITEMS a. Policy for Property Assistance Program – funding per tax lot b. Update on Downtown flowers
	Trish Pinkerton	6:45 PM	CITIZEN COMMENTS
	Gib Stephens	6:50 PM	STAFF COMMENTS
	David Purkey, Youth Ex Officio	6:55 PM	DURAC COMMENTS
		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



DRAFT

**REDMOND URBAN RENEWAL AGENCY
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

required space: am/pm, Mr./Ms.

**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
MINUTES
March 14, 2016**

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

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

Youth Ex Officio: David Purkey

City Staff: Heather Richards, *Community Development Director*; Ginny McPherson, *Assistant Project/Program Coordinator*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Council Liaison: Tory Allman

Visitors: Erma Hansen

Media: None

(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 meeting to order at 5:07 p.m. with a quorum of members (5 of 9) present. Mr. Blackwell arrived at 5:10 p.m. after approval of the minutes.

Chair Crouch closed the regular meeting and opened the executive session at 5:08 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 attending media and not for publication or broadcast.

Due to absence of necessary staff, Chair Crouch closed the executive session and reopened the regular meeting at 5:09 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

III. APPROVAL OF MINUTES

A. February 8, 2016

Motion 1 (5/0/0): Ms. Pinkerton moved to approve the minutes from February 8, 2016. Mr. Kemper seconded the motion which passed unanimously.

IV. ACTION ITEMS

A. 2016-17 Work Plan Discussion and Approval

Ms. Richards reviewed the proposed 2016-17 Work Plan. Projects included the redevelopment opportunity fund, housing development opportunity fund, circulation study, business medical district development, public open space, and public parking.

Mr. Danielson requested quarterly reports on income and expense by projects. Following discussion, members agreed by consensus that this information would be helpful and asked that sample information be provided prior to the next meeting.

Ms. Richards said she would invite the City's budget manager, Jason Neff, to attend the April 2014 meeting.

Motion 2 (6/0/0): Mr. Kemper moved to approve the 2016-17 Work Plan. Ms. Pinkerton seconded the motion which passed unanimously.

Chair Crouch closed the regular meeting and opened a second executive session at 5:22 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 second executive session and reopened the regular meeting at 5:36 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

IV. ACTION ITEMS

B. SDC Waiver Application – Recommendation

Mr. Kemper declared a conflict of interest due to his employment affiliation with the applicant and recused himself from participating in discussion/decision on this issue.

Chair Crouch reported results of last week's subcommittee meeting. The Cook Crossing proposal for senior housing included rehabilitation of Brentwood Manor (8 units) at 1121 SW Kalama Avenue and 48 new units at 1250 SW Veterans Way. The new residential units will be built in three floors above a medical clinic and community space.

Ms. Richards presented the staff report on the proposed \$150,000 buy-down of system development charges (SDCs) through the Housing System Development Charge Buy-Down Program. Her summary included the background, evaluation criteria, and fiscal impact of the proposal. The combined project will serve seniors at/below 50% of the area median income. Total project cost is \$12,214,991. The Kalama part of the project has been removed from DURAC consideration as it is outside the urban renewal district. She stated the proposal addressed two Council Goals – 4 (economic development) and 9 (urban renewal) – and met the intent of the Housing SDC Buy-Down Program. This project is currently going through City site and design review.

Motion 3 (5/0/1): Mr. Crouch moved to recommend that the Urban Renewal Board approve the \$150,000 SDC buy-down for Cook Crossing, 1250 SW Veterans Way, and authorize the payment of \$150,000 from the Redmond Urban Renewal Agency to the City of Redmond to

pay for the buy-down. Ms. Pinkerton seconded the motion which passed with Mr. Blackwell, Mr. Crouch, Mr. Danielson, Mr. Hansen, and Ms. Pinkerton voting in favor, none opposed, and Mr. Kemper abstaining due to his stated conflict of interest.

V. DISCUSSION ITEMS

A. BPAC Request for Bicycle Parking

Ms. Richards discussed the background behind the recommendation from Redmond Bicycle and Pedestrian Advisory Committee to install a bike corral downtown. The goal of this project is to generate more pedestrian activity in the downtown core. Following a physical inspection of potential sites, BPAC members recommended replacing a table at a mid-block crossing of 6th Street with a bike corral on a temporary basis to see how people would use it. Green Plow requested that one be installed near its location. She stated Economic Development/Urban Renewal Project Manager Chuck Arnold, who has experience with successful bike corrals in Bend, felt there should be a more informed dialogue about the best location for that facility. Staff's counterproposal was to use a parking space on 6th Street near Green Plow, which would require support of the surrounding businesses due to concerns about parking capacity. She recommended deferring this discussion to DURAC's next meeting when Mr. Arnold would be present.

Chair Crouch agreed that this topic deserved fuller discussion at the next DURAC meeting.

LIAISON COMMENTS

Councilor Allman asked about the design of Cook Crossing. Mr. Kemper said the Planning Commission was scheduled to review the design at its April 18, 2016, meeting. Ms. Richards shared the conceptual design she had with Councilor Allman. Councilor Allman reported that the old Centwise building had been rented by the Desert Song Church.

CITIZEN COMMENTS

None.

STAFF COMMENTS

Ms. Richards said the budget process for 2016-2017 will start in April. She discussed staffing changes needed to meet project deadlines, given the current level of activity. Ms. McPherson is now working with business owners on the pole sign compliance program.

Ms. Richards said a pending sale on the Fireside Restaurant appeared to be moving forward. Parr Lumber is looking for an investor. City staff introduced the principal to a couple different groups who are interested. Staff toured the food incubator site last week; the owners are hoping to get their Certificate of Occupancy this Friday and have had some interest from prospective tenants.

Ms. McPherson reported that University of Oregon Students from the Sustainable Cities Initiative (SCI) Program toured the food incubator site last Friday. Ms. Richards said the SCI students had four projects: downtown incubator, hotel feasibility in Redmond as a whole, downtown customer base survey, and a retail niche cluster (more food outlets, fewer antique stores). The students' findings will be presented to DURAC at a future meeting. SCI students in the Professional Business Medical District marketing group finished their reports and that information will be provided to DURAC.

Next meeting: Monday, April 11, 2016, 5 p.m.

DURAC COMMENTS

Mr. Danielson asked for more information about the transit hub. Ms. Richards said the new transit hub site was proposed for Kalama Avenue next to the Grange. ODOT (Oregon Department of Transportation) scored this project #1 for transit, but the project now needs to be scored by the regional team. ODOT

also scored the Homestead Canal Trail, from the Professional Business Medical District (PBMD) to the transit hub, as its #1 bike and pedestrian project.

Mr. Blackwell requested a status report on the Belza property. Ms. Richards said staff have explored lots of projects they thought would be a good match for the property, but none have panned out. Staff are continuing to work with Dr. Belza; he is not interested in selling or subcontracting but is anxious to do something with the property and is still considering knocking it down.

ADJOURN

With no further business, Chair Crouch adjourned the meeting at 6:06 p.m.

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

ATTEST:

Donald Crouch
Chair

Heather Richards
Community Development Director



DRAFT

**REDMOND URBAN RENEWAL AGENCY
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
April 11, 2016

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

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

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

City Staff: Chuck Arnold, *Economic Development/Urban Renewal Project Manager*; Cameron Prow,
TYPE-*Write* II

Council Liaison: Tory Allman

Visitors: None

Media: None

(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 meeting to order at 5:07 p.m. with a quorum of members (6 of 9) present. Mr. Stephens arrived at 5:10 p.m.

Chair Crouch closed the regular session and opened the executive session at 5:08 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 meeting at 5:48 p.m.

II. MOTIONS AS A RESULT OF EXECUTIVE SESSION

None.

III. APPROVAL OF MINUTES

A. March 14, 2016
Postponed to the next meeting.

IV. ACTION ITEMS

None.

V. DISCUSSION ITEMS

A. Annual Meeting/Public Forum for May

Following discussion, committee members agreed by consensus that it made sense to postpone holding a public forum in May and wait until announcements could be made about upcoming projects.

B. Quarterly Financial Report

Mr. Arnold presented a snapshot of year-to-date expenditures from the City Finance Department in response to DURAC's request for a financial report at its March 2016 meeting.

DURAC concerns included urban renewal dollars received from property taxes each year (source, how much, where it's going), interfund transfers, bond sale funds (annual payment, amount available per year), \$7.5 million for the Family Recreation Center (origin, current status of these funds, why the Family Recreation Center is included in the urban renewal district if no seed money is available), which projects were allocated 2015-2016 dollars, and defining terminology.

Mr. Arnold responded to member concerns, noting that the Family Recreation Center was considered a catalytic project for the Downtown Urban Renewal District. He will discuss DURAC concerns with Budget Manager Jason Neff and present a revised draft financial report at the May 2016 meeting.

C. BPAC Request for Bicycle Parking

Mr. Arnold presented his staff report which outlined the background of the Redmond Bicycle and Pedestrian Advisory Committee's proposal to replace the picnic table in front of Green Plow with a bike corral. His discussion covered concerns of urban renewal staff, fiscal impact, and courses of action open to DURAC. This proposal evolved out of BPAC's field trip around downtown streets on January 4, 2016. Based on his prior experience with bike corrals, he recommended DURAC take time to study potential impacts and consequences of this proposal and to solicit stakeholder input before making a decision.

DURAC concerns included potential conflicts between bicyclists and pedestrians, impacts of using the parking space in front of the picnic table at Green Plow, asking bike users which sites make the most sense for them, developing criteria for siting bike corrals (visibility for bike security), difference between bike racks and bike corrals, popular biking routes based on bike counts, how biking is addressed in the City's TSP (Transportation Systems Plan), timeframe of a revocable City permit for the business that would "host" a bike corral, and what other businesses near that site thought about the proposal.

Motion 1 (6/0/0): Mr. Smith moved that DURAC pursue staff's recommendation (Alternative Course of Action 2) to request more information before making a decision. Mr. Blackwell seconded the motion which passed unanimously.

LIAISON COMMENTS

Councilor Allman announced that former City Councilor Heather Carlin passed away on April 11, 2016.

CITIZEN COMMENTS

None.

STAFF COMMENTS

New activities: Mr. Arnold reported the Busy Chef commercial kitchen was open and offering leases; this was the first project he tackled when he began working for the City of Redmond. The City has received proposals for two small multi-family housing projects: one at 3rd Street/Black Butte Avenue and a second

at 8th Street/Antler Avenue. The City is working with the owner of the old El Rancho site to upgrade the building's façade to correlate with DURAC's color palette. The old Fireside Restaurant property has sold. He will meet with Ryan Patrick regarding future plans for the antique store.

Signs: The old neon sign at Centwise came down last week. The owner wants to preserve it but will not reinstall at this location due to the weight, which was damaging the building. Mr. Arnold suggested it might be appropriate to install this sign with others of the past along a "walk of fame" in one of the downtown alleys.

DURAC COMMENTS

None.

ADJOURN

Next meeting: Monday, May 9, 2016, 5 p.m.

With no further business, Chair Crouch adjourned the meeting at 6:46 p.m.

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

ATTEST:

Donald Crouch
Chair

Heather Richards
Community Development Director