



**REDMOND URBAN RENEWAL AGENCY**  
**CITY OF REDMOND**  
Community Development Department

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**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:** 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 (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Meetings Law, the proceedings of this executive session are for background information only for attending media and not for publication or broadcast.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 6<sup>th</sup> 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 6<sup>th</sup> 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 \_\_\_\_\_9th\_\_\_\_\_ day of \_\_\_\_\_May\_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_/s/ Donald Crouch\_\_\_\_\_  
Donald Crouch  
Chair

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