



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Minutes

Monday, January 13, 2014

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

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

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

Visitors: Mayor George Endicott; Erma Hansen; Carrie Novick; Leslie Pugmire Hole, *Redmond Spokesman*

(scribe CP's note: The minutes were created from an audio recording and notes taken at the meeting. The three digits after the motion title show the number of members voting in favor/against/abstaining.)

CALL TO ORDER – INTRODUCTIONS

Chair Smith called the meeting to order at 5 p.m. with a quorum present.

DISCUSSION – ACTION ITEMS

A. Introduction of New DURAC Members

- 1. Swearing In and Ethics Review:** Mayor Endicott administered the oath of office to new DURAC member Tom Kemper.

Mr. Kemper summarized his experience as an accountant, lawyer, real estate developer, longtime partner and now executive director of Housing Works. His interest in DURAC came from his experience with mixed-use, retail, and office properties in small downtowns. Redmond's downtown is an incredible and unique opportunity with great bones.

DURAC members introduced themselves to Mr. Kemper including background, length of service, and interest in downtown Redmond.

Ms. Richards reviewed potential and actual conflicts of interest and informed DURAC members that confidential matters are usually discussed in subcommittees.

Mayor Endicott discussed bias and said City Attorney Steve Bryant was available if they have DURAC-related concerns. He thanked DURAC members for their service.

- 2. Election of Chair and Vice-Chair**

Mr. Kemper nominated Mr. Smith to serve as Chair for 2014. Mr. Smith agreed to serve, noting that his prior experience on DURAC could be helpful to newer members. Ms. Graham nominated herself as Chair for 2014, citing her experience as Planning Commission Chair in 2013 and noting that it is sometimes good to rotate this duty. Mr. Blackwell, Mr. Crouch, Mr. Danielson, Mr. Hansen, Ms. Pinkerton, and Mr. Smith voted in

favor of Mr. Smith. Ms. Graham voted in favor of herself. Ms. Richards announced that Mr. Smith had won the nomination as Chair for 2014.

Mr. Smith nominated Mr. Crouch to serve as Vice-Chair for 2014. Mr. Crouch agreed to serve. Mr. Kemper nominated Ms. Graham but she declined to serve as Vice-Chair. Members voted unanimously in favor of Mr. Crouch. Ms. Richards announced that Mr. Crouch had won the nomination as Vice-Chair for 2014.

B. Discussion/Update

1. **Review of City Center Housing Study:** Ms. Richards summarized (PowerPoint) results of the study including background, goals, primary challenges, housing production targets, estimated funding needs, neighborhood definitions and prioritization, and economic impact analysis. The City Center Housing Strategy is intended to stimulate housing development that supports the long-term economic vitality of downtown Redmond. She asked DURAC to recommend policies and criteria for allocation of the \$7 million in the Urban Renewal Agency's Housing Development Program over a 20-year period.

Ms. Novick asked about land banks which she heard about on National Public Radio.

DURAC concerns included impact of the bond expiration in 2031, accessory dwelling units (ADUs) on small lots, blight potential of allowing a waiver of SDC (system development charges) for single units, using public funds as an infill development incentive, completing the sidewalk network, density on small lots, target demographics, parking calculation (bedroom vs. unit), jumpstarting a residential project, and attracting large employers to improve residential demand. Following discussion, DURAC members agreed by consensus to recommend limiting SDC waivers in the Housing Development Assistance Program to ADU development in Neighborhood 3, remove ADUs from Strategy 2, and researching how other communities calculate parking and basing such calculation on the number of bedrooms rather than the number of housing units.

2. **Review of Family Recreation Center Market Study:** Due to lack of time, Chair Smith postponed discussion to the February 2014 meeting.
3. **Discussion of Main Street Services:** Ms. Richards summarized the history of the Main Street program in Oregon and Redmond, cost commitments, and benefits to be gained (business supportive services, promotions, parking management, retail recruitment). The Urban Renewal Agency's fiscal year 2013-2014 budget has set aside \$10,000 to explore the feasibility of this type of program in Redmond. Should the City partner with Business Oregon to establish a Main Street program? She will request volunteers to serve on a stakeholder advisory committee at the February 2014 meeting.

Following discussion of early outreach to stakeholders and using a core values consultant, DURAC members unanimously agreed to support bringing this program to Redmond.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Richards requested help in recruiting applicants for the Economic Development/Urban Renewal Project Program Coordinator position; she will e-mail position information to DURAC. She summarized the City's recruiting sources and asked for ideas about where to advertise. The City wants the next person to have more real estate experience. The application deadline is February 14, 2014.

DURAC COMMENTS

Mr. Kemper informed DURAC about a free PowerPoint presentation available from Michelle Reeves, a consultant experienced in commercial and retail leasing in small downtowns.

Following discussion, DURAC members agreed by consensus to recommend that this presentation be used at DURAC’s open house and that the City invite merchants, decision-makers, City Councilors, Redmond Chamber of Commerce, and major employers to attend.

ADJOURN

The next meeting is scheduled for February 10, 2014, 5 p.m.

With no further business, Chair Smith adjourned the meeting at 7:05 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 10th day of February, 2014.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director