



**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](http://www.ci.redmond.or.us)

## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### Minutes

Monday, March 11, 2013

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

**Advisory Members:** Vice-Chair Donald Crouch, Edwin Danielson, Anne Graham, Heidi Hylkema, Trish Pinkerton (absent: *Robert Gomes, Brad Smith*; 2 positions vacant)

**City Staff:** Heather Richards, *Community Development Director*; Jon Williams, *Economic Development Project Manager*; Cameron Prow, TYPE-*Write II*

**Visitors:** Tory Allman, *Council Liaison*

*(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**

Vice-Chair Crouch called the meeting to order at 5:07 p.m. with a quorum present.

### **DISCUSSION – ACTION ITEMS**

#### A. Discussion/Update

##### **1. 2013-2018 Budget Priorities**

Mr. Williams said that the five-year plan is updated annually. He summarized how projects have been funded in the past and reported the financial status and anticipated expenses associated with projects for FY 2012-2013 and FY 2013-2014. The City's debt service is a little higher than anticipated and property tax revenues have been a little lower due to the recession. Moving projects with a longer-term priority forward sooner will require changing the City's pay-as-you-go practice to one that allows bonding.

DURAC concerns included *bonding vs. pay-as-you-go, projects with the best potential to create new jobs, bond costs, impact of existing inventory on new development potential, City's bond rating, what companies look for when moving to a new community, and impact of changing project rankings*. Members agreed to e-mail recommendations for ranking projects to Mr. Williams, who will synthesize the results for the April 8, 2013, meeting.

Ms. Graham volunteered to talk with Jon Stark about attracting new businesses to the Professional Business Medical District.

Ms. Richards reported that property owners in the Professional Business Medical District are working toward development of a business association. She recommended sharing the results of DURAC project ranking with that group.

#### B. Action Items

##### **1. Approval of Professional Services Contract for Family Recreation Center Feasibility Study**

Ms. Richards reported a flaw in the procurement process that will require reissuance of the Request for Proposals before a professional services contract can be approved.

Mr. Williams, project manager, will issue a new RFP based on professional qualifications, not lowest cost.

C. Approval of Minutes

**Motion 1** (5/0/0): Ms. Graham moved to approve the minutes from February 11, 2013, as written. Ms. Pinkerton seconded the motion which passed unanimously.

**LIAISON COMMENTS**

Councilor Allman urged DURAC to take a careful look at bonding.

Mr. Danielson said that *Seattle Northwest* serves as a bonding agency for many school districts. It has excellent rates and is very knowledgeable.

**CITIZEN COMMENTS** (None)

**STAFF COMMENTS** (None)

**CHAIR COMMENTS**

Vice-Chair Crouch encouraged all DURAC members to attend as many meetings as possible because the impact DURAC can have on the City going forward is gigantic.

**ADJOURN**

**Motion 2** (5/0/0): Mr. Danielson moved to adjourn the meeting. Ms. Pinkerton seconded the motion which passed unanimously.

With no further business, Vice-Chair Crouch adjourned the meeting at 5:59 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 11th day of March, 2013.

ATTEST:

/s/ Donald Crouch  
Donald Crouch, Vice-Chair

/s/ Heather Richards  
Heather Richards, Community Development Director