



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

Monday, August 12, 2013

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

Advisory Members: Chair Brad Smith, Vice-Chair Donald Crouch, Sam Blackwell, Anne Graham, Paul Hansen, Denis Middleton, Trish Pinkerton (absent: *Edwin Danielson*; 1 position vacant)

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

Visitors: Tory Allman, *Council Liaison*; Rachel Dolan, Erma Hansen, Tim McCarter, Teresa Middleton

(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. Discussion/Update

1. Update on Property Assistance Program

Mr. Williams made a PowerPoint presentation on the Façade Improvement Program. The City has invested nearly \$600,000 (now at Project 98) since 2006, generating almost \$2 million total investment in downtown properties. The City expects to publish a document (website and hand-out) in September 2013 that will celebrate the success of this program. The document will include “before” and “after” pictures, details about the work done, and historical information about the building.

DURAC comments included *providing a wide-angle comparison view of downtown in 2005 vs. today and viewing an address list of the enhanced properties.*

3. Update on Family Recreation Center Feasibility Study

Mr. Williams reported (PowerPoint) that he, Mr. Danielson, and Ms. Graham met with the consultant last month to review his preliminary analysis and do some site visits. Staff are evaluating the consultant’s draft market study, received yesterday, and will pass it on to Mr. Danielson and Ms. Graham for their review. Sites should be selected this week for more detailed analysis. The consultant is planning to meet again with staff on August 29.

2. Update on Downtown Housing Strategy

Mr. Williams said this strategy will be coming before DURAC in the next couple of months. The urban renewal plan set aside \$7 million to support housing development downtown over the next 20 years. He summarized (PowerPoint) the background, timeline, housing goals (500 new units), strategy elements, pilot project options (downtown, medical district, midtown), and considerations (existing land use, population growth, median household income), and next steps. Staff met with the advisory committee on August 1, 2013, and would like to include DURAC comments in the feedback provided to the consultant.

DURAC discussion covered *housing targets, strategy elements, location and priority of potential pilot projects, roadblocks to development of accessory dwelling units (system development charges, zoning), compatibility of residential units above commercial development, number of parking spaces per housing unit, and residential redevelopment potential within the urban renewal district.*

B. Action Items

1. **Approval of Modification to Rehabilitation Loan Program**

Mr. Williams said (PowerPoint) this program was established to help properties meet downtown overlay district design standards. In 2012, DURAC recommended broadening this program to cover the whole urban renewal district, increasing the maximum loan amount from \$50,000 to \$100,000, simplifying the interest rate, and assuring that the work done would contribute to tax increments. He explained the current loan terms. Based on the lack of activity since 2007 and feedback from the business community, staff are proposing an increase in the maximum loan-to-cost ratio from 20% to 50%.

DURAC concerns included *roadblocks to using the loan program, increasing the loan-to-cost ratio on a temporary basis, loan security, core issues (putting people with disposable incomes downtown, helping businesses thrive, prioritize substance over image), need to attract the youth market (entertainment), business recruitment strategy (working with commercial lenders outside Redmond), what Redmond has done right (infrastructure improvements), and impact to other urban renewal programs.*

Motion 1 (7/0/0): Ms. Graham moved to recommend that the Redmond Urban Renewal Board adopt the proposed change to the Rehabilitation Loan Program. Mr. Crouch seconded the motion which passed unanimously.

2. **Approval of Modification to Small Projects Improvement Grant Program**

Mr. Williams presented his staff report which recommended requiring applicants to include aesthetic exterior building improvements as part of any project funded through this program. The proposed modification is intended to more clearly communicate program expectations to potential applicants and encourage higher-quality applications. This change would assure that the neighborhood benefits, not just the property owner.

Motion 2 (7/0/0): Mr. Crouch moved to adopt the proposed change to the Small Projects Improvement Grant Program. Ms. Graham seconded the motion which passed unanimously.

3. **Approval of July 2013 Minutes**

Motion 3 (7/0/0): Vice-Chair Crouch moved to approve the minutes from July 8, 2013, subject to amending Sentence 1 of Motion 1 to read: "Ms. Graham moved that DURAC advise City Council that there is a parking problem within the defined boundaries and recommend that the City initially establish a customer-only parking zone with no enforcement mechanism and subsequently explore parking enforcement mechanisms. Mr. Middleton seconded the motion which passed unanimously.

LIAISON COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Mr. Williams reported he and Ms. Richards are exploring the feasibility of starting a quarterly newsletter in January 2014 to improve the City's outreach to property owners and business license holders within the urban renewal district. The City's website is being redesigned.

DURAC comments included *distribution outlets* (City website, .pdf file via the Internet, links to Redmond Chamber of Commerce newsletter and Kiwanis) *articles in Chamber newsletter and Cascade Business News*, and *allowing interested parties to “opt in” to receive the newsletter directly*.

CHAIR COMMENTS (None)

ADJOURN

The next meeting is scheduled for September 9, 2013.

With no further business, Chair Smith adjourned the business meeting at 6:15 p.m.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 14th day of September, 2013.

ATTEST:

/s/ Brad Smith
Brad Smith, Chair

/s/ Heather Richards
Heather Richards, Community Development Director