



**CITY OF REDMOND**  
Community Development Department

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## **DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**

### Minutes

Monday, September 9, 2013

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

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

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

**Visitors:** Erma Hansen; Pablo Pena, *Diego's*

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

### **CALL TO ORDER – INTRODUCTIONS**

Chair Smith called the meeting to order at 4:58 p.m. with a quorum present.

### **DISCUSSION – ACTION ITEMS**

#### **B. Action Items**

- 1. Downtown Jumpstart Forgivable Loan RFP:** Mr. Williams summarized his staff report. On August 27, he presented DURAC recommendations to the Urban Renewal Board, which approved issuing a Request for Proposals. The proposed RFP substantially reflects the recommendations DURAC made on July 8, 2013. The selected project would be eligible for a forgivable loan of up to \$500,000, subject to underwriting review by staff and final approval by the Urban Renewal Board. Upon receiving DURAC approval of the proposed RFP, staff will mail an announcement about this loan and the new rehabilitation loan program to downtown property owners and active brokers in Redmond. A notice will also be sent to the *Portland Daily Journal of Commerce* and *The Bulletin* in Bend. Mr. Blackwell, Vice-Chair Crouch, Ms. Graham, and Chair Smith volunteered to serve on the subcommittee which will review proposals.

DURAC concerns included *number of vehicles on the Highland/Glacier couplet and marketing these programs to Portland brokers and developers.*

Ms. Richards summarized marketing efforts the City has and will make to both local and out-of-area developers. She will contact the Portland Development Commission for suggestions on other avenues for contacting Portland developers.

**Motion 1 (7\_/0/0):** Ms. Graham moved to recommend staff issue the presented Request for Proposals for the Downtown Jumpstart Forgivable Loan Program. Ms. Pinkerton seconded the motion which passed unanimously.

A. Discussion/Update

1. **History of Downtown Urban Renewal:** Ms. Richards summarized (PowerPoint) the history of planning in Redmond including urban renewal efforts. She discussed past and current projects/timelines, urban renewal financials/budget, financial feasibility of model assumptions, and direction of the Urban Renewal Board as of April 30, 2013, as to bonding opportunities. The urban renewal program is due to “sunset” in 2031, at which time the tax increment gains will revert to the overlapping taxing districts.

DURAC members clarified their understanding of past and current urban renewal issues. Additional concerns included *impact of bulb-outs on parking inventory, outcome of pro forma studies, and how to measure economic vitality.*

B. Action Items

2. **Downtown Parking Management:** Mr. Williams presented his staff report and summarized the issues previously discussed including background/timeline, parking studies, surveys (most recent in June 2013), and proposed approach. He reported how customer-parking-only zones are enforced in Albany, Astoria, and Corvallis. In Redmond, employee parking is available along 5<sup>th</sup> Street. Staff are seeking endorsements from DURAC to (a) establish a customer-only parking zone on SW 6<sup>th</sup> Street between Cascade and Forest Avenues and on Deschutes and Evergreen Avenues between 5<sup>th</sup> and 7<sup>th</sup> Streets and (b) develop and implement a complaint-based enforcement mechanism. He explained how Proposals (a) and (b) would work including restricted vehicles, enforcement strategy, fines, and appeal process.

Ms. Richards discussed the current parking enforcement process. The workload from the new proposal is expected to be minimal, not enough to justify a full-time staff person, and would be handled by the code enforcement officer. Staff have sent flyers to businesses about where employees can park that will not interfere with customer parking. A legal opinion from the City Attorney will be needed on whether customer-parking-only signs can be installed in the public right-of-way.

Pablo responded to questions from DURAC members and staff, and stated that downtown businesses do not agree on what should be done. The only customer complaints he has heard about parking were during events or construction. He received a paper about parking downtown but did not respond to it and no one talked to him. He expressed concern about the complaint process pitting business neighbor against neighbor.

DURAC discussion covered *impact of newest proposals on current businesses (owner feedback), demographics (which businesses are experiencing problems and at what time of day), effectiveness of prior enforcement efforts, rationale for parking meter removal, City Attorney’s opinion regarding enforcement mechanisms, handicapped parking, seasonal parking, demographic parking needs (customer ages and physical ability), City Attorney’s opinion of the City enforcing tenant parking for a landlord, tying the number of parking spaces to the size of a building, and volume of parking complaints in other towns.*

Vice-Chair Crouch thanked staff for their efforts to resolve this problem.

**LIAISON COMMENTS** (None)

**CITIZEN COMMENTS** (None)

**STAFF COMMENTS**

Ms. Richards said the City has set up a Special Events Task Force to study the impact of street

closures on area businesses and make a recommendation to Council. This task force will meet 8-9:30 a.m. for the next six weeks starting September 16, 2013; the meetings are open to the public. She said Council is interested in how to measure economic vitality in the downtown area and DURAC has been suggested as a natural avenue for this discussion.

**DURAC COMMENTS** (None)

**ADJOURN**

The next meeting is scheduled for October 14, 2013.

With no further business, Chair Smith adjourned the business meeting at 7:02 p.m.

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

ATTEST:

/s/ Brad Smith  
Brad Smith, Chair

/s/ Heather Richards  
Heather Richards, Community Development Director