



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
Meeting Minutes
Monday, October 13, 2008 5:00 PM
Redmond Fire Station Training Room
341 Dogwood Avenue

ADVISORY MEMBERS PRESENT: Chair Margie Sellers, Sheryl Smith, Craig Ladkin, Jean Wood, Krista Beale, Lawrence Schechter
REDMOND DOWNTOWN PARTNERSHIP: Camden King (President)
CITY STAFF PRESENT: Nick Lelack (Planning Director); Holly Howell (Assistant Planner); Heather Richards (Principal Economic Planner)
OTHERS PRESENT: Trish Pinkerton, Redmond Spokesman; Steve Hudspeth, PS Shoes

(Scribe MD's Note: These minutes were created from an audio CD recording.)

CALL TO ORDER/INTRODUCTIONS

A quorum being present, Chair Sellers called the meeting to order at 5:07 PM. Planning Director Nick Lelack introduced Assistant Planner Holly Howell. There were no minutes to approve.

DISCUSSION ITEMS

Business Development Services Contract –

Principal Economic Planner Heather Richards announced that a decision was made to terminate the business development services contract with Redmond Downtown Partnership due to the current economic climate. A transition of those duties will be brought in-house, and Assistant Planner Holly Howell will be assuming those responsibilities. There was discussion about whether RDP would continue to function without a contract. Ms. Beale and Mr. King both indicated that the RDP Board's hope is to continue to function as an advocacy group, as a Downtowners association, although those decisions have not been officially made at the Board level.

The funding resources are still available to implement the Action Plan items as set out in the contract: event planning, business development for Downtown, etc. The urban renewal funds will be spent through the same process of accountability. There was discussion about future decisions regarding branding ownership, contracts, funding mechanisms, and other logistics. Ms. Wood stated on the record that in her years of experience, she happens to like the brand that was developed and she would like to stick with it and make it work. Ms. Richards suggested communicating directly with City Council regarding any opinions on the transition or branding process. There was an energetic discussion regarding the Redmond Downtown Partnership brand launch and/or marketing campaign.

Downtown Urban Renewal District Cash Flow Analysis –
6th Street Improvement Project –

Ms. Richards said that there have been many meetings with City Council regarding budget discussions. One recent discussion clarified the amount of funding and cash flow left for the next three years and projects to

be undertaken by DURAC. Upon review of a chart, the beginning cash balance is \$7 million dedicated to urban renewal. The tax increment revenue is what is anticipated to be received in the program, with fluctuations due to debt service. The projects outlined have been voted on in terms of designating money and are official allocations. There are several projects contemplated but not yet approved. The ending cash balance this year will be \$600,000; next year it is only estimated at \$8,000. The year end is July 1. Interest is an additional contingency not figured into the totals.

A major project is the 6th Street improvement project. Parking and the removal of trees are expressed concerns. The design detail phase has been started. The proposal is for 10 foot sidewalks. There are maintenance issues, tree relocations, bicycle lanes, a new traffic signal, infrastructure, and storm water management that will be significant costs. The scope of the project will be limited to Deschutes to Forest Streets due to business concerns expressed and cost issues.

Ms. Richards clarified the alternative that has been decided upon based on public input and funding ability. The design estimate and funding sources, which are SDC driven, are being reviewed. There is current discussion about whether to move forward, scale down, or to put the project on hold due to the economic downturn. There was discussion about recent petitions that have been circulated. Mr. Ladkin led a discussion about providing financial incentives for businesses and efforts at creating more pedestrian traffic during construction. Ms. Richards was encouraged to approach the Urban Renewal Board with DURAC encouragement to move forward as quickly as possible with the 6th Street improvement project, requesting more stakeholders to weigh in on the design alternatives. Mr. Hudspeth commented that he supports the surveys, supports the project, but he is concerned about the length of time that the streets will be shut down. He believes it could be well over 60 to 90 days of construction.

Mr. Schechter lead a discussion about the alternatives of redesign and the planned placement of trees: lack of flexibility, access for larger vehicles, visual barriers, preventing more flexible use of curb space. He suggests alternating spacing of trees (every 48 feet as opposed to 24 feet) with larger and more substantial trees or leaving the trees where they are and building out curb space without tree impact in order to save some of the existing trees and cutting the cost of re-landscaping.

City Hall/Centennial Park Update –

Ms. Richards presented the original proposed City Hall/Centennial Park design. Centennial Park originally had a spray water feature as well as a kiosk with trellises and outdoor seating and restrooms. The construction cost estimate was reviewed and the costs came in higher than expected so a phasing out process began. Maintaining the parking lot close to City Hall was a priority. Parking is estimated out at \$22,000 per space. The City has also purchased property behind the current City Hall, with the exception of one building.

The allocations per fiscal year were reviewed. The City Hall project is anticipated to be completed by July 6, 2010. The City Council requested that Staff assess the water feature attraction for feasibility and cost. The kiosk is intended to be rented out to a vendor.

Mr. Schechter commented that he believes the water feature has a very formal aesthetic and compromises the function of the space. Secondly, the restrooms "look like an outhouse" and should be improved upon. Ms. Richards clarified that the design stage has not been completed. There was discussion about the cost and popularity of water features overall.

Property Assistance Program –

Due to the lateness of the hour, the Property Assistance Program discussion was deferred to the next meeting.

LIASION COMMENTS (None)

CITIZEN COMMENTS (None)

STAFF COMMENTS

Ms. Smith has submitted her resignation effective at the December 2008 meeting. Ms. Smith also serves on the Design Committee.

City Council will be discussing the Centennial Park and City Hall design at a meeting at 6:45 AM on October 14, 2008.

ADJOURN

Chair Sellers adjourned the meeting at 6:37 PM.

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by me this 13th
 day of April 2009.

ATTEST:

 /s/ Margie Sellers
Margie Sellers, Chair

 /s/ Heather Richards
Heather Richards, Principal Economic Planner