



**CITY OF REDMOND**  
Community Development Department

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**DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE**  
**Meeting Minutes**  
Monday, December 8, 2008 5:00 PM  
**Redmond Fire Station Training Room**  
**341 Dogwood Avenue**

**ADVISORY MEMBERS PRESENT:** Chair Margie Sellers, Vice Chair Krista Beale, Craig Ladkin, Rachel Winkler, Chris Bridges  
**CITY COUNCILORS PRESENT:** Jack Nelson, Council Liaison  
**CITY STAFF PRESENT:** Interim City Manager Sharon Harris, Community Development Director Nick Lelack, Principal Economic Planner Heather Richards, Assistant Economic Planner Holly Howell  
**OTHERS PRESENT:** Steve Boothroyd (Able Construction), Carol Nelson, Tory Allman, Trish Pinkerton (Redmond Spokesman)

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

**CALL TO ORDER/INTRODUCTIONS**

A quorum being present, Chair Sellers called the meeting to order at 5:07 PM.

**STAFF COMMENTS (None)**

Principal Economic Planner Heather Richards requested Staff Comments be moved up on the agenda.

Interim City Manager Sharon Harris gave an update on personnel changes at the City: Community Development Director Nick Lelack has accepted a position with Deschutes County and he will be leaving the City of Redmond at the end of December; Ms. Richards will be assuming the role as Interim Community Development Director. Staff will be given an opportunity to regroup to ensure that City services continue. Ms. Harris further explained her own role as Interim City Manager; the position will be reviewed in January when the new City Councilors are sworn in.

The evening's meeting is an informal transitional meeting with four DURAC members leaving (Jean Wood, Sheryl Smith, Lawrence Schechter, Chris Bridges) and new members (Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater) being sworn in in January.

**DURAC CONSENT AGENDA**

**Approval of Minutes –**

**Ms. Winkler made a motion to approve the July 14, 2008; August 18, 2008; September 8, 2008; and October 13, 2008 meeting minutes as presented; Ms. Beale seconded the motion. The motion passed unanimously.**

**DISCUSSION/ACTION ITEMS**

**Review of 2008 Projects –**

**Extending the Downtown Urban Renewal District –**

Ms. Richards recapped DURAC's role and responsibilities: to serve as an advisory committee for the Urban Renewal Plan and Downtown Action Plan. She highlighted the larger projects that DURAC has undertaken in the past year: the C-2 Zone amendments, which were adopted on November 14, 2008. The final product of which addressed the height issue, which received a good deal of public input.

The reroute gateway improvements were recommended by DURAC where Evergreen intersects the reroute, and also at the Highland/Glacier - reroute intersection. DURAC also recommended the gateway triangle redesign; the implementation will take place in mid spring and be completed by the end of summer.

The DURAC public art recommendation has not yet gone before the Urban Renewal Board. The 6<sup>th</sup> Street demonstration project is well underway in-house with final construction design. Centennial Park has been recommended by DURAC for approval; a public hearing will be held on December 15, 2008 at 7 PM, with anticipated construction to begin in April 2009. Mr. Lelack encouraged DURAC members to attend the public hearing. The business development services portion of the Action Plan was addressed, and DURAC made a recommendation to amend the plan.

This year, DURAC will need to address the public parking issues. Redevelopment opportunities were reviewed in order to look at strategic acquisition of properties to implement at some point in the future. The trail park is still on track with Commissioner Evans (future City Councilor) working with the Public Works Department.

The Downtown Action Plan is anticipated to expire in two years. In order to extend the plan, the decision will need to be reached whether to increase maximum indebtedness by bringing new projects into the plan or to extend the boundaries of the district. The intent of public urban renewal funds is to bring private investment into an area to increase property values, remove blighted conditions, and create jobs. Ms. Richards recapped the tax increment financing process.

The Downtown Urban Renewal Plan was first created in 1995 to implement the goals and the seven objectives of the Redmond Comprehensive Plan. The blighted conditions at the time of implementation were then reviewed via a map: deteriorated, vacant buildings, truck traffic, etc. Mr. Lelack also showed the current district boundaries.

The set of objectives in the plan need to relate to the comprehensive plan objectives: to maintain vitality, sufficient parking, productive use of land, opportunities for renewal, traffic and safety, etc. There were originally 12 projects proposed and two were added in the next year. A cost analysis was created at that time, in 1995, and then estimated out to account for inflation, which determined the maximum indebtedness.

Ms. Richards recapped the pros and cons of extending maximum indebtedness and what happens when a plan expires. A district's boundaries can be expanded by 20 percent. There are approximately 100 acres available to add to the boundary. Ms. Richards clarified that Evergreen School is not included in the current district boundary, and the school will be vacated by the school district in the next few years.

The visions of the 1995 plan were reviewed and a preliminary discussion took place to compare the visions based on the original conditions of the district to the accomplishments and future goals of the current DURAC. The statutes have evolved since the inception of the 1995 plan and the changes are more arduous.

Mr. Lelack and Ms. Richards gave examples of bonding for projects and the analysis needed to determine priority projects, the second priority of which was to address parking. Ms. Richards gave an example of properties that are on the market but the current fire flow in the area is not supported and

has inadequate capacity, which would be a suitable project for urban renewal funds. There was discussion about LIDs (Local Improvement Districts) and BIDs (Business Improvement Districts). Mr. Lelack suggested focusing on one community-based amenity, to respond to redevelopment opportunities, and to provide incentives for business recruitment.

The future work plan for DURAC is to discuss the goals, consider whether to bring in outside sources for an evaluation, and to review other cities going through the same process.

**LIASION COMMENTS** (None)

**CITIZEN COMMENTS**

Mr. Ladkin and others wished Mr. Lelack the best of luck in his future endeavors and thanked Mr. Lelack for everything that he has done for the City of Redmond in his position as Planning Director and Community Development Director.

Mr. Boothroyd gave an update on a recent project, Diego's in Downtown Redmond.

**STAFF COMMENTS**

Ms. Richards is arranging a meeting for the new DURAC members. She invited incumbent DURAC members to participate in any training sessions. There will be many training sessions available in the next few months because of the turnover in various City organizations and committees.

At the January 2009 meeting, DURAC will elect a new chair and vice chair.

**ADJOURN**

Chair Sellers adjourned the meeting at approximately 6:23 PM.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS 24th DAY OF May 2009.

ATTEST:

/s/ Margie Sellers  
Margie Sellers, Chair

/s/ Heather Richards  
Heather Richards, Interim Community Development  
Director/Principal Economic Planner