



CITY OF REDMOND
Community Development Department

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DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE
Meeting Minutes
Monday, February 9, 2009 5:00 PM
Redmond Fire Station Training Room
341 Dogwood Avenue

ADVISORY MEMBERS PRESENT: Chair Margie Dawson, Vice Chair Krista Beale, Marty McNamee, Craig Ladkin, Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater

CITY COUNCILORS PRESENT: Camden King, Council Liaison

CITY STAFF PRESENT: City Controller Luis Lopez, Interim City Manager Sharon Harris, City Engineer Mike Caccavano, Interim Community Development Director/Principal Economic Planner Heather Richards

OTHERS PRESENT: Eric Sande (Redmond Chamber of Commerce), Trish Pinkerton (Redmond Spokesman), Brad Smith (Paulina Springs Books)

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

CALL TO ORDER/INTRODUCTIONS

A quorum being present, Chair Dawson called the meeting to order at 5:00 PM.

DURAC CONSENT AGENDA

Approval of Minutes –

Mr. Allman made a motion to approve the January 12, 2009 minutes as presented; (Unidentified Male Voice) seconded the motion. The motion passed unanimously.

STAFF COMMENTS

The staff comments agenda item was moved up on the agenda because Mr. Lopez and Ms. Harris are present to answer questions.

Ms. Harris expressed support for the 6th Street Demonstration Project, which is scheduled for City Council consideration Tuesday, February 10, 2009 at 6:45 AM. DURAC members are encouraged to attend the meeting. Interim Community Development Director/Principal Economic Planner Heather Richards recapped the history of the 6th Street Demonstration Project process. The concerns that have been previously raised are parking, trees, and accessibility issues. Staff has been working with the Engineering Department creating financial scenarios, and Staff is ready to present to City Council. The time frame and start date are major concerns to create the least amount of impact to the downtown businesses. There was discussion about the length of time of construction and best guess was 60 days, although the City will work with the contractor to maintain business access to the fullest extent possible. It is difficult to determine the time frame because the scope of the project has not been determined. A public hearing will be held tentatively on March 24, 2009 in the evening with a goal date to begin construction in the fall. Ms. Harris said that the demonstration is on the City Council agenda in order to get more direction for staff.

There has been discussion with legal counsel about the different incentive offers to help businesses through the construction phase due to impact.

Mr. Smith offered comment about his impression of the impact: He would like to have construction start as soon as possible for reasons which include the economy. He expressed it is better to do construction while business is already reduced. Sixty-eight business owners have been polled and the majority would prefer construction to begin now, construction in the evening, and sidewalk integrity maintained during construction. There was discussion that construction costs might be less expensive now while the contractors are searching for work and competition for projects is greater.

DISCUSSION/ACTION ITEMS

Redevelopment Tool Kit –

AND

URBAN RENEWAL PLAN SPOTLIGHT

Lake Oswego Redevelopment Agency –

Ms. Richards gave a Power Point presentation combining both of the above agenda items.

There has been discussion about waiving SDCs for businesses downtown with a shopping center classification, requiring SDCs only for in-fill and buildings adding square footage. The fee-in-lieu-of-parking program was recapped, although the fee has not yet been established by DURAC for recommendation. Grant programs, buying down loan rates, interest rate buy downs, and forgiving debt have all been suggested. Public improvements are associated with large projects and may possibly be paid for with urban renewal funds.

The dynamics of the bond market have made it such that the City Hall project is not feasible at this time; the City is in a unique situation because there is an airport project that needs to be completed first. The airport bond market is very vulnerable right now. The 2006 plan required a focus on redevelopment. There is approximately \$9 million left in the urban renewal budget; the funding authority is in the property assistance program and redevelopment opportunities.

Lake Oswego's primary example to encourage investment and job creation was to do a lot of land assembly and acquisition with specific criteria, private and public partnerships, streetscape improvements, and public art. The model project included revamping 4 blocks of land, destructing all vacant buildings, with an RFP partnership wherein the City provided public parking, meeting certain design standards and high density residential with mixed use. Urban renewal paid for the sidewalk improvements. Ms. Richards showed photos of the farmers market, public parking signs, and art gallery. Lake Oswego invested in the pedestals with a rotating gallery, with the City purchasing one piece each year.

The City of Redmond has done an opportunity site analysis of properties that were positioned well for redevelopment because the land was not being utilized to its highest and best potential. A discussion ensued about properties that are currently for sale and possible development options, such as a theater or a civic center. Additionally, job creation in Redmond is a priority, which should include research and analyses to look at different opportunities such as housing, traffic, square footage of market demand, and industry options. Urban renewal should be invested with a defined expectation.

There was discussion about the money available for different projects, and Ms. Richards reviewed the internal cash flow analysis: 5th and 6th Street demonstration project and Centennial Park projects are all covered with adequate funds.

Ms. Beale made a motion to form a committee to explore redevelopment opportunities; Ms. McNamee seconded the motion. The motion passed unanimously.

Centennial Park Downtown Urban Renewal Plan Amendment –

Centennial Park is proposed at \$2.2 million construction cost, including festival street projects. The total project cost is \$3.5 million. It is proposed to go out to bid on March 13, 2009. The Downtown Urban Renewal fund needs to be amended in order to fund the project. Staff is recommending forming a separate project budget line item, allowing the plaza project to continue as is. The money is available but the funding authority is not in the plan at this time in order to award the project after it goes out to bid.

The project has gone out to site and design review which has been approved and the construction cost estimate has been approved by the City Council. The main features are a water feature for an activity generator, hardscape for revitalization opportunities such as a farmers market and vendor area, and public restrooms. As a comparison, each restroom stall is cost estimated at \$120,000. The electricity will be appropriate to support outdoor space heaters and other electrical needs. Ms. Richards recapped the urban renewal cash flow analysis.

Mr. Ladkin made a motion that DURAC recommend to the Urban Renewal Agency to proceed with the Centennial Park project for \$3.5 million and add it to the Urban Renewal Plan; Mr. Allman seconded the motion. The motion passed unanimously.

LIASION COMMENTS (None)

CITIZEN COMMENTS

Mr. Smith offered comment about smaller projects being more localized. Mr. Smith agreed to serve on the committee to explore redevelopment opportunities.

ADJOURN

Chair Dawson adjourned the meeting at approximately 6:44 PM.

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

ATTEST:

/s/ Margie Dawson
Margie Dawson, Chair

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