



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-0100

(541) 923-7721
Fax: (541) 548-0706
cdd@ci.redmond.or.us
www.ci.redmond.or.us

DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE

Meeting Minutes

Monday, March 30, 2009 5:00 PM
Redmond Fire Station Training Room
341 Dogwood Avenue

ADVISORY MEMBERS PRESENT: Craig Ladkin, Steven Boothroyd, Carol Nelson, Tory Allman, Ken Streater
CITY COUNCILORS PRESENT: Camden King, Council Liaison
CITY STAFF PRESENT: Interim Community Development Director Heather Richards
OTHERS PRESENT: Trish Pinkerton (Redmond Spokesman), Bill Schertzinger (Schertzinger & Party Architects)

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

CALL TO ORDER/INTRODUCTIONS

A quorum being present, Acting Chair Steven Boothroyd called the meeting to order at 5:04 PM.

DISCUSSION/ACTION ITEMS

DURP Ninth Amendment Presentation –

Interim Community Development Director Heather Richards guided the members through the ninth amendment of the Downtown Urban Renewal Plan. The ninth amendment accommodates Centennial Park and the 6th Street Improvement Project. The objective of the amendment is to add to the budget and scope of two projects within the Urban Renewal Plan: the Public Plaza/Open Space project and intersection design improvements. Amendments to the plan will increase the budget for these two projects by more than \$500,000. The amendment will be reviewed by DURAC, then by the Urban Renewal Agency as a resolution of support, and as a public hearing before the City Council on April 7, 2009 at 6:45 AM.

Ms. Richards proposed to amend the project budget to \$5 million to accommodate Centennial Park, which includes the plaza and the public open space, and to increase the intersection design improvements project budget \$1.6 million to accommodate the infrastructure improvements. Projects go to bid on April 13, 2009, to begin construction on June 1, 2009 as a ceremonial groundbreaking. In-depth construction will begin after the 6th Street Project is complete. Ms. Richards reviewed the project costs for both projects along with the park map.

There was concern about the impact to downtown businesses, in particular, those south of the 6th Street project, and the potential for providing compensation for businesses that become disrupted or potentially closed for a few days.

Ms. Allman made a motion that DURAC recommend approval of the ninth amendment to the Downtown Urban Renewal Plan (DURP), taking into consideration any legal and financial advice received after this motion; Ken Streater seconded the motion. The motion passed unanimously.

Business Development Services Presentation –

Ms. Richards presented the Urban Renewal's \$110,000 project to fund recruiting new businesses, retaining existing businesses, assisting businesses with expansion needs, and detracting/expanding downtown Redmond's customer base. Since the contract ends June 30, 2009, Ms. Richards invited discussion to determine whether to continue services and what type of services funded through the Urban Renewal Agency and whether to continue to fund Staff to implement projects.

There was discussion about the cost to re-fund the project for the next two years (\$90,000/\$50,000) and hire a staff person to oversee the project. While the costs to implement the program would be covered by project funds, Staff costs would be absorbed by the City. There was also discussion about the capacity of downtown merchants to carry forward some of the programs implemented by Staff, and the recognition to build a program that would become sustainable by the merchants, whereby they take ownership of their own marketing and events. Ms. Richards emphasized that the focus should now turn to expanding and recruiting new business development. In response, there was concern that unless the merchants continue to receive existing support from the City, they would lose momentum. It was agreed to support merchants in transition and through challenging economic times but that businesses eventually would need to be self-sustaining.

Ms. Richards will add a budget for the project to the ninth amendment to continue the project for two more years and specify what services the project will deliver during the next year. She will bring the proposal to the next DURAC meeting to finalize the costs.

Redevelopment Committee –

Ms. Richards reported that the Redevelopment Committee met to explore the City's purchase of the Lance property for \$2.5 million. A final decision has not yet been made, and the Committee will meet again to discuss it further. The decision to purchase is currently making its way through an internal decision making process and depends on City leaders' urgency to discuss it. There was discussion on the value the purchase would bring to downtown and recognition that it could be a tremendous asset to downtown. Individual members agreed to make an effort to talk with the City Councilors to help get the project off the ground. Ms. Richards announced the availability of two other key parcels currently available for sale.

URBAN RENEWAL PLAN SPOTLIGHT

Madras Urban Renewal –

Ms. Richards reported that the Madras Urban Renewal Board consists of private citizens appointed by City Council. Their plans consist of gateway landscaping projects at the northern and southern approaches to Highway 97, a large park project, and large redevelopment projects. Their total debt is just over \$10 million. Ms. Richards contrasted Madras' streetscape improvements as reference points to Redmond's 6th Street improvement project on how best to spend those monies in the future. She noted the leverage of every \$1 of public funds intended to bring in \$4 or \$5 of private funds.

STAFF COMMENTS (None)

LIAISON COMMENTS (None)

CITIZEN COMMENTS

Schertzinger & Party Architects –

Bill Schertzinger presented his idea to place a sculpture in the middle of the intersection at Evergreen and 6th Street that he believes would inspire a sense of community. The project offers three main elements: art, entertainment, and education. It would create a centerpiece for the entire city of Redmond while substantially increasing pedestrian traffic. Mr. Schertzinger estimated substantial improvement to the financial viability of downtown, community involvement, and immediate and long-term employment.

There was discussion regarding its cost and feasibility and its impact on community traffic during construction and ongoing after its placement in the center of downtown. There was also discussion to obtain public opinion for the project and to receive preliminary feedback from City Council, the City Engineer, and Fire Department on its feasibility per Code before spending money to fund it. Results of public feedback and brainstorming will be reported at the next DURAC meeting.

ADJOURN

Acting Chair Steven Boothroyd adjourned the meeting at approximately 7:10 PM.

APPROVED BY THE DOWNTOWN URBAN RENEWAL ADVISORY COMMITTEE AND SIGNED BY ME THIS 19th DAY OF August 2009.

ATTEST:

Steven Boothroyd
Steven Boothroyd, Acting Chair

Heather Richards
Heather Richards,
Interim Community Development Director