

**SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD AUGUST 23, 2022, IN COUNCIL CHAMBERS.**

**BOARD MEMBERS PRESENT:** Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Cat Zwicker

**BOARD MEMBERS EXCUSED:** Shannon Wedding

**STAFF PRESENT:** City Manager Keith Witcosky – City Attorney Keith Leitz – IT Specialist Christian Armatas – Communications Director Heather Cassaro – City Recorder Kelly Morse – Accounting & Financial Reporting Director Brooks Slyter – Public Works Director Bill Duerden – Urban Renewal Programs Manager Chuck Arnold – Urban Renewal Programs Analyst Meghan Gassner

**MEDIA PRESENT:** None

Chair Endicott called the meeting to order at 8:39 p.m. A quorum was established.

**MINUTES**

- A. Minutes of February 22, 2022, Joint Meeting with Downtown Urban Renewal Agency Board Meeting**
- B. Minutes of June 14, 2022, Urban Renewal Agency Board Meeting**

**Clark-Endicott moved, seconded by Zwicker, to approve the minutes as presented, motion passed. (Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-absent, Zwicker-yes)**

**ACTION ITEMS**

- A. The Blacksmith (308 SW Evergreen Avenue) - Property Rehabilitation Loan Program Request in the amount of \$100,000**

Urban Renewal Program Analyst Meghan Gassner requested the Board’s approval for a \$100,000 loan funded through the Urban Renewal Property Assistance Program for the Blacksmith Public House project located at the intersection of SW 4<sup>th</sup> Street and SW Evergreen Avenue. Highlights from Ms. Gassner’s presentation included the purpose of the property rehabilitation loan program, how the Blacksmith project meets loan program requirements, site background, the proposed project, and specifics on the funding request itself.

The estimated project costs are approximately \$700,000 and loan funds are only available after the applicant has invested twice as much as they requested. Mark Wilhite, the property owner and developer, is personally financing the remainder of the project out of pocket which makes him a strong applicant based on the loan program requirements and helps further mitigate risk to the Urban Renewal Fund.

Mr. Wilhite provided a brief background and shared design elements on the project. In response to questions from the Council, Mr. Wilhite confirmed no equipment remained from the previous Blacksmith owners, but he was able to save the neon sign.

Patrick expressed support for the project and opined it will be great for Downtown and particularly that intersection.

Clark-Endicott noted the SW 4<sup>th</sup> Street and SW Evergreen Avenue intersection is often busy and expressed concern about parking at the location. Mr. Wilhite explained the site plan meets the parking requirements and noted there is an additional 39-spaces in the City-owned parking lot across the street and a great deal of on street parking as well.

**Clark-Endicott moved, seconded by Patrick, to authorize the City Manager to enter into a loan agreement through the Property Rehabilitation Loan Program with Blackthorn Holdings LLC for \$100,000 in support of the redevelopment of the commercial space at 308 SW Evergreen Ave.**

