

SPECIAL CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD NOVEMBER 7, 2023, IN COUNCIL CHAMBERS.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – John Nielsen – Kathryn Osborne – Shannon Wedding – Cat Zwicker

COUNCIL MEMBERS EXCUSED: Ed Fitch

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager John Roberts – Deputy City Manager/Chief Financial Officer Jason Neff – City Attorney Keith Leitz – Police Sergeant Jonny Dickson – Communications Director Heather Cassaro – Planning Director Kyle Roberts – Long-Range Planner Morgan Snyder – Housing Programs Analyst Linda Cline – Finance Director James Wood – Deputy City Recorder Kayla Duddy – Client System Administrator Tyler Roppe

MEDIA PRESENT: None

Council President Zwicker called the meeting to order at 6:00 pm.

CONSENT AGENDA

A. CORE3 Intergovernmental Agreement with the Central Oregon Intergovernmental Council

Councilor Evelyn moved, seconded by Councilor Nielsen, to approve the CORE3 Intergovernmental Agreement, motion passed. (Colvin-yes, Evelyn-yes, Fitch-absent, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

PRESENTATIONS

A. Housing Works Updates and Complexities of Building Affordable Housing

Housing Works Executive Director David Brandt provided an update on Housing Works, the project at Antler Avenue, and the redevelopment of Spencer Court.

RootedHomes Executive Director Jackie Keogh provided an update on RootedHomes and the Antler Avenue and NW 19th Street projects. She explained that if they had more access to City funding for use of predevelopment capital, they could deliver additional affordable housing projects faster.

Housing Works Chief Financial Officer Geoff Wall discussed the financing of affordable housing projects, specifically the importance of 4 percent and 9 percent low-income housing tax credits.

Four Spokes Consulting Owner and Principal Karl Dinkelspiel presented an overview of the Nick Fish project in Portland.

At this point in the meeting, the Council proceeded to Item C.

B. Affordable Housing Finance Tools - Construction Excise Tax

Housing Program Analyst Linda Cline provided an overview of Senate Bill 1533 provisions, revenue estimates, investment strategies, current funding tools, other affordable housing tools, and items for further investigation.

Councilor Colvin recommended looking into a residential Construction Excise Tax.

Council President Zwicker would like input from stakeholders, particularly the Central Oregon Builders Association. The Council directed Staff to research the City's options and bring more information back to Council.

At this point in the meeting, the Council proceeded to Item D.

C. State Pilot Project - Northpoint Mixed-Income Neighborhood

Deputy City Manager John Roberts and deChase Miksis Partner Mark Miksis provided an update on the Northpoint Mixed-Income Neighborhood, highlighting the timeline and proposed next steps. Mr. Roberts requested Council authorize deChase Miksis to develop a Master Infrastructure Plan and direct staff to work with deChase Miksis to assemble the financing and other elements for a 0-80% affordable housing project for the site.

Councilor Nielsen moved, seconded by Councilor Colvin, to authorize the City Manager to execute a contract not to exceed \$400,000 with the joint venture of deChase Miksis and Edlen & Co. for master infrastructure planning and authorize Staff to initiate the necessary land use entitlements and partitioning of the subject property, advancing the first affordable housing phases of Northpoint, enabling affordable housing developers to apply for the necessary state funding, motion passed. (Colvin-yes, Evelyn-yes, Fitch – absent, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

At this point in the meeting, the Council proceeded to Item B.

D. Status update on the proposed amendments to various sections of the Redmond Development Code (Chapter 8).

Mr. Roberts provided an update on the Chapter 8 Code amendments, highlighting the schedule, process, exhibits, feedback received, and the upcoming work sessions.

NEW BUSINESS

City Manager Keith Witcosky thanked the Council, staff, and guests that were a part of tonight's affordable housing discussion.

Councilor Nielsen thanked all veterans for their service. Councilor Evelyn echoed Councilor Nielsen's comment.

There being no further business, the meeting was adjourned at 7:48 pm.

Prepared by ABC Transcription Services
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 12th day of December 2023.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder