



URBAN RENEWAL DISTRICT AGENCY BOARD

June 11, 2024

Council Chambers • 411 SW 9th Street

BOARD MEMBERS

George Endicott
Chair

Jay Patrick
Board President

Krisanna
Clark-Endicott
Member

Clifford Evelyn
Member

Ed Fitch
Member

Shannon Wedding
Member

Cat Zwicker
Member

JUNE 11, 2024

MEETING AGENDA

7:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. MINUTES

A. Minutes of February 13, 2024, Urban Renewal Agency Board Meeting

III. PUBLIC HEARINGS

A. Fiscal Year 2024/2025 Budget Hearing and Adoption of the Urban Renewal Agency Annual Budget

IV. OTHER BUSINESS

V. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

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CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD FEBRUARY 13, 2024, IN COUNCIL CHAMBERS.

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

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager John Roberts – City Attorney Keith Leitz – Deputy City Manager/Chief Financial Officer Jason Neff – Airport Director Zachary Bass – Police Chief Devin Lewis – Communications Director Heather Cassaro – Economic Development/Urban Renewal Programs Manager Chuck Arnold – Urban Renewal Program Analyst Meghan Gassner – Public Works Director/City Engineer Jessica MacClanahan – Finance Director James Wood – City Recorder Kelly Morse – Network Administrator Christian Armatas

MEDIA PRESENT: None

Chair Fitch called the meeting to order at 6:43 pm. A quorum was established.

MINUTES

A. Minutes of June 13, 2023, Urban Renewal Agency Board Meeting

Nielsen moved, seconded by Evelyn, to approve the June 13, 2023, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

ACTION ITEMS

A. Urban Renewal Investment not to exceed \$455,000 to Timbergon Development Inc for the development of multifamily housing at 470 NW Fir Avenue

Urban Renewal Program Analyst Meghan Gassner and Timbergon Development Inc. Vice-President/Project Manager Vicente Gonzalez presented a proposal for a housing project at 470 NW Fir Avenue. The project would provide a mix of market-rate and workforce/affordable housing and meet a number of Urban Renewal Plan objectives. The Downtown Urban Renewal Advisory Committee (DURAC) recommended the project to the Urban Renewal Advisory Board.

Board Member Osborne shared feedback from DURAC which revolved around the deed restriction timeframes, the aesthetic design elements, xeriscaping, and energy efficiency of the units.

Chair Fitch announced a possible conflict of interest and abstained from voting.

Wedding moved, seconded by Nielsen, to authorize the City Manager to enter into a development and disposition agreement of up to \$455,000 with Timbergon Development Inc. for the development of multi-family housing at 470 NW Fir Avenue, motion passed. (Colvin-yes, Evelyn-yes, Fitch-abstain, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

OTHER BUSINESS

A. Family Entertainment Center Discussion

Urban Renewal Programs Manager Chuck Arnold discussed how creating more family-oriented activities downtown continues to be a priority, and described strategic efforts which include a feasibility study and working with a consultant.

Mr. Arnold explained that DURAC's Family Fun Subcommittee discussed acquiring land to accommodate a project, but these efforts have not been successful. DURAC continues to look at parcel opportunities and needs in the community including the possibility of Urban Renewal working with the City to upgrade the ice rink or complete a new facility.

Chair Fitch recommended DURAC refocus on getting a facility in place sooner rather than later since the land acquisition efforts have not worked out.

Mr. Arnold clarified that Urban Renewal is continuing to talk with potential investors on development opportunities looking to expand in the region for larger scale entertainment, noting one is currently being discussed.

Board Member Colvin supported going to a smaller-scale focus. Board Member Osborne shared additional experience from attending DURAC meetings.

There being no further business, the meeting was adjourned at 7:08 pm.

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

APPROVED by the Board and SIGNED by the Chair this 11th day of May 2024.

Ed Fitch, Chair

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND

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STAFF REPORT

DATE: June 11, 2024
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
FROM: Jason Neff, Deputy City Manager/Chief Financial Officer
SUBJECT: Fiscal Year 2024/2025 Budget Hearing and Adoption of the Urban Renewal Agency Annual Budget

Report in Brief:

This item fulfills budgetary requirements, through resolution, for the adoption and implementation of the City of Redmond's Urban Renewal Agency Fiscal Year (FY) 2024/2025 Budget.

Background:

On May 1, 2024, the City of Redmond Urban Renewal Agency Budget Committee (seven Board Members and seven Citizens) met, reviewed and approved the FY 2024/2025 City of Redmond Urban Renewal Agency Budget.

The final step of the budget process is for the Agency Board to formally adopt the budget. One resolution is needed to adopt and implement the Agency Budget:

Adoption Resolution (URA Resolution #2024-01):

This resolution adopts the budget, which includes appropriating the expenditures into an organizational unit / object classifications and allows for the collection of approximately 66% of the Division of Tax Revenue, using a tax increment assessed value of \$208,834,678, for the Downtown Urban Renewal District and the collection of 100% of the Division of Tax Revenue for the South 97 Urban Renewal District.

Discussion:

Staff recommends adopting the budget as approved by the Budget Committee on May 1, 2024.

Fiscal Impact:

Authorizes Urban Renewal expenditures for FY 2024/2025 totaling \$11,627,767. Excluding transfers, the total budget is \$9,316,237.

Alternative Courses of Action:

1. Approve URA Resolution #2024-01
2. Amend URA Resolution #2024-01

Recommendation / Suggested Motion:

"I move to adopt URA Resolution #2024-01."

**REDMOND URBAN RENEWAL AGENCY
URA RESOLUTION NO. 2024-01**

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED, that the Redmond Urban Renewal Agency Board hereby adopts the budget for fiscal year 2024/25, as approved by the Budget Committee, in the amount of \$15,922,757. This figure includes \$4,294,990 of unappropriated reserves. This budget is now on file at 411 SW 9th Street (City Hall) in Redmond, Oregon.

RESOLUTION MAKING APPROPRIATIONS

BE IT RESOLVED, that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2024, and for the following purposes (OU = Organizational Unit):

DOWNTOWN UR DEVELOPMENT FUND	
Downtown Urban Renewal (OU)	\$ 6,737,812
TOTAL	\$ 6,737,812

DOWNTOWN UR DEBT SERVICE FUND	
Materials & Services	\$ 3,000
Debt Service	\$ 2,198,221
Transfers	\$ 1,117,805
TOTAL	\$ 3,319,026

SOUTH 97 UR DEVELOPMENT FUND	
South 97 Urban Renewal (OU)	\$ 377,204
TOTAL	\$ 377,204

SOUTH 97 UR DEBT SERVICE FUND	
Transfers	\$ 1,193,725
TOTAL	\$ 1,193,725

RESOLUTION TO COLLECT THE TAX INCREMENT

BE IT RESOLVED, that the Agency Board hereby elects to collect approximately 66% (using a tax increment assessed value of \$208,834,678) of the maximum amount of tax increment revenue that may be raised by dividing the taxes under Article IX, section 1c of the Oregon Constitution, and ORS Chapter 457 for the Downtown Urban Renewal District, as included in the fiscal year 2024/25 budget.

BE IT RESOLVED, that the Agency Board hereby elects to collect 100% of the maximum amount of tax increment revenue that may be raised by dividing the taxes under Article IX, section 1c of the Oregon Constitution, and ORS Chapter 457 for the South 97 Urban Renewal District, as included in the fiscal year 2024/25 budget.

The above resolution statements are adopted by the Agency Board and SIGNED by the Chair this 11th day of June 2024.

Ed Fitch, Chair

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND URBAN RENEWAL AGENCY

FISCAL YEAR 2024/25 BUDGET HEARING & ADOPTION

June 11, 2024



RESOLUTION

#01 BUDGET ADOPTION

Adopts the budget

Appropriates expenditures into organizational units or object classifications

Allows for the collection of Division of Tax Revenue:

~66% for Downtown

100% for South 97

PUBLIC HEARING



DISCUSSION & MOTIONS

