



URBAN RENEWAL DISTRICT AGENCY BOARD

June 23, 2020

Council Chambers • 411 SW 9th Street

BOARD MEMBERS

George Endicott
Chair

Jay Patrick
Board President

Jon Bullock
Member

Albert Calderon
Member

Krisanna
Clerk-Endicott
Member

Camden King
Member

Ginny McPherson
Member

JUNE 23, 2020

SPECIAL MEETING

7:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BID AWARDS / BID REJECTIONS

- A. Former City Hall Demolition and Development of Public Parking Bid Award:
\$1,091,624.60 (DU2001)

III. PUBLIC HEARINGS

- A. FY 2020/21 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@ci.redmond.or.us. 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

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STAFF REPORT

DATE: June 23, 2020
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: Former City Hall Demolition and Development of Public Parking Bid Award: \$1,091,624.60 (DU2001)

Addresses Council Goal:

9. Urban Renewal: Invest resources to encourage new business investment in designated blighted areas that will grow the job base and strengthen and diversify the tax base of the area.

Report in Brief:

This item requests the Urban Renewal Agency Board approve a contract with SunWest Builders in the amount of \$1,091,624.60 for the demolition of the former City Hall site and construction of a new public parking lot at 716 SW Evergreen.

Background:

In late 2016, the City of Redmond sold the former City Hall site, located at 716 SW Evergreen, to the Redmond Urban Renewal Agency (Agency).

Shortly after acquisition the Agency examined the condition, design, and outdated infrastructure of the buildings and concluded it was inefficient to integrate existing buildings into any future use. Research included a review of the historical relevance of the building, which was formerly a Safeway. Multiple alterations to the building failed it to qualify as "architecturally significant". Since that time, the building has degraded substantially.

In 2017, the Downtown Urban Renewal Advisory Committee (DURAC) pursued a vision to develop a mixed-use market rate housing project on the site. In early 2019, after two-years of exploring developer interest and market feasibility DURAC and Urban Renewal Agency Board (RURA) concurred to not pursue a mixed-use project. Instead, proceeded with the development of a surface public parking lot for the entirety of the RURA owned portions of the block.

The following factors contributed to this decision:

1. The significant subsidy of more than \$70,00 per unit to construct a market rate project;
2. The benefits of a no cost public surface parking lot to serve the growing needs of a successful downtown core, within walking distance to 5th, 6th and 7th streets.

A new public parking lot at 716 SW Evergreen brings the following benefits:

- Increases total number of stalls on the block from 76 to nearly 120.
- Provides parking for the Soul Community Planet Redmond Hotel (26 dedicated stalls) and downtown businesses.
- Results in an eventual shovel-ready site by removing aging structures.

The parking lot is envisioned to be an interim use. Over the next seven to ten years, it is anticipated development pressure and the demand for mixed-use projects will catalyze the surface lot to become a multi-story redevelopment at a likely lesser amount of urban renewal subsidy.

Discussion:

The City publicly advertised and procured construction services per ORS Section 279C. Bids were advertised on May 4, 2020. There were 24 attendees at the Pre-Bid meeting, and 28 attendees at the Abatement Tour.

This was a competitive bidding process resulting in multiple proposals:

SunWest Builders	\$1,091,624.60
Jaron McKernan Enterprises	\$1,092,465.64
CS Construction	\$1,163,709.63
Knife River	\$1,254,665.54
R&H Construction	\$1,282,656.12
JAL Construction	\$1,363,866.30

The bid was awarded to low bidder - SunWest Builders. It is expected that the project will be completed by November 2020.

Fiscal Impact:

Funding is available for this project through the Urban Renewal Public Parking Fund and is included in the FY 20/21 Budget. There are no anticipated short-term impacts to other planned urban renewal projects.

The Fund has \$17.3 million remaining. The contract for the demolition of the buildings and construction of the parking lot is in the amount of \$1.1 million.

Alternative Courses of Action:

1. Approve the contract with SunWest Builders for the demolition of the current buildings on the former City Hall site and construction of a public parking lot.
2. Request more information.
3. Do not approve the contract.

Recommendation / Suggested Motion:

"I move to award the demolition of the former City Hall site and construction of a public parking lot on the site to SunWest Builders in the amount of \$1,091,624.60 and authorize the City Manager to execute the contract."



BIDS RECEIVED

DEMOLITION OF FORMER
CITY HALL SITE &
CONSTRUCTION OF
PUBLIC PARKING LOT

• SUNWEST BUILDERS	\$1,091,624
• JARON MCKERNAN ENTERPRISES	\$1,092,465
• CS CONSTRUCTION	\$1,163,709
• KNIFE RIVER	\$1,254,665
• R&H CONSTRUCTION	\$1,282,656
• JAL CONSTRUCTION	\$1,363,866



FORMER REDMOND CITY HALL





FORMER CITY HALL PARKING LOT

DESIGN CONCEPT

SLIDE / 3





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STAFF REPORT

DATE: June 23, 2020
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
FROM: Jason Neff, Chief Financial Officer
SUBJECT: FY 2020/21 Budget Hearing and Adoption of the Urban Renewal Agency Annual Budget

Addresses Council Goal:

1. Sustain Operations

Report in Brief:

This item fulfills budgetary requirements, through resolution, for the adoption and implementation of the City of Redmond's Urban Renewal Agency FY 2020/21 Budget.

Background:

On June 3, 2020, the City of Redmond Urban Renewal Agency Budget Committee (7 Board Members and 7 Citizens) met, reviewed and approved the FY 2020/21 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 #2020-01):

This resolution adopts the budget, which includes appropriating the expenditures into an organizational unit / object classifications and allows for the collection of 100% of the Division of Tax Revenue for the Downtown Urban Renewal District.

Discussion:

Staff recommends adopting the budget as approved by the Budget Committee.

Fiscal Impact:

Authorizes Urban Renewal expenditures for FY 2020/21 totaling \$23,444,334. Excluding transfers the total budget is \$13,772,478.

Alternative Courses of Action:

1. Approve URA Res. #2020-01
2. Amend URA Res. #2020-01

Recommendation / Suggested Motion:

"I move to adopt URA Res. #2020-01."

**REDMOND URBAN RENEWAL AGENCY
URD RESOLUTION NO. 2020-01**

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED, that the Redmond Urban Renewal Agency Board hereby adopts the budget for fiscal year 2020/21, as approved by the Budget Committee, in the amount of \$27,441,017. This figure includes \$3,996,683 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, 2020, and for the following purposes (OU = Organizational Unit):

DOWNTOWN UR DEVELOPMENT FUND		DOWNTOWN UR DEBT SERVICE FUND	
Urban Renewal (OU)	\$ 12,055,294	Materials & Services	\$ 66,500
		Debt Service	\$ 1,650,684
		Transfers	\$ 9,671,856
TOTAL	\$ 12,055,294	TOTAL	\$ 11,389,040

RESOLUTION TO COLLECT THE TAX INCREMENT

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 Downtown Urban Renewal District, as included in the fiscal year 2020/21 budget.

The above resolution statements are adopted by the Agency Board and SIGNED by the Chair this 23rd day of June 2020.

George Endicott, Mayor

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND URBAN RENEWAL AGENCY FISCAL YEAR 2020/21 BUDGET HEARING & ADOPTION

June 23, 2020



RESOLUTION

#01 BUDGET ADOPTION

Adopts the budget

Appropriates expenditures into organizational units or object classifications

Allows for the collection of 100% of the Division of Tax Revenue

PUBLIC HEARING



DISCUSSION & MOTIONS

