

**Redmond City Council
Workshop Minutes**

October 21, 2024

Executive Conference Room & Remote Video Conferencing

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Present: Tobias Colvin (arrived at 3:01 pm), Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Shannon Wedding, Cat Zwicker (arrived at 3:16 pm)

Excused: None

Staff Present: City Manager Keith Witcosky, City Attorney Keith Leitz, Deputy City Manager/Chief Financial Officer Jason Neff, City Recorder Kelly Morse, Public Works Director/City Engineer Jessica MacClanahan, Finance Director James Wood, Interim CDD Director Kyle Roberts, Police Chief Devin Lewis, Housing Program Analyst Linda Cline, Budget Analyst Herlinda Corn

Media Present: None

CALL TO ORDER

Mayor Fitch called the meeting to order at 3:00 pm.

PRESENTATIONS

A. Panel Discussion on When and How to use the Local Improvement District (LID) Financing Tool

Land Use Attorney Josh Soper presented a brief overview of Local Improvement Districts (LIDs), a detailed walkthrough of the formation process, and other considerations.

Piper Sandler Managing Director Lauren MacMillan presented an overview of LID financing. Key highlights included financing terms, risks, and who issues LID debt in Oregon.

Questions from Council were addressed.

City of Portland LID Administrator Andrew Abbi described Portland's experience with LIDs and his personal best and worst experiences. He explained how LIDs can be controversial and the opportunity cost of not doing LIDs.

City of Hillsboro's Transportation Planning Supervisor Gregg Snyder, Assistant Finance Director Michelle Wareing, and Principal Financial Analyst John Campbell presented Hillsboro's experience with LIDs. Key highlights included who pays for south Hillsboro transportation and parks infrastructure, amounts paid during/after home purchase, the original bonded Major Streets Transportation Improvement Program's construction schedule, the City-County intergovernmental agreement summary, estimated LID costs, financial and risk considerations, managing pre-assessments, and levying and managing LID assessments.

B. Northpoint Strategy Discussion

Housing Program Analyst Linda Cline presented an update on the Northpoint mixed-income neighborhood. Key highlights included benchmarks of infrastructure finances and development; 2025 construction of water, sewer, stormwater, and streets; and benchmarks of housing finances and Phase 1 of the affordable housing development. Goals included 400 to 435 units of housing, of which at least one third must be affordable. Examples of affordable housing and workforce housing were shared. Recommended upcoming decisions on the sale of single-family development sites and Northpoint options for resulting income were outlined.

Questions from Council were addressed.

Mayor Fitch requested updated numbers on construction costs, park costs, etc., for the next discussion.

ADJOURNMENT

There being no further business, Mayor Fitch adjourned the meeting at 4:30 pm.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 10th day of December 2024.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder