



URBAN RENEWAL DISTRICT AGENCY BOARD

June 10, 2025

Council Chambers • 411 SW 9th Street

BOARD MEMBERS

Ed Fitch
Chair

Shannon Wedding
Board President

Clifford Evelyn
Member

John Nielsen
Member

Kathryn Osborne
Member

Jay Patrick
Member

Cat Zwicker
Member

JUNE 10, 2025

MEETING AGENDA

FOLLOWING P.M. COUNCIL MEETING

I. CALL TO ORDER / ESTABLISH A QUORUM

II. CONSENT AGENDA

- A. Minutes of February 11, 2025, Urban Renewal Agency Board Meeting
- B. Urban Renewal Grant Funding for Enjoy Downtown Redmond in the amount of \$76,000
- C. 5th Street and Forest Avenue Parking Lot: Engineering and Design Services Contract Award for \$99,950

III. PUBLIC HEARINGS

- A. Fiscal Year 2025/2026 Budget Hearing and Adoption of the Urban Renewal Agency Annual Budget

IV. ACTION ITEMS

- A. System Development Charge Buydown for the Timbre Lofts Mixed-Use Multifamily Housing Development at 612 SW 5th Street, Not to Exceed \$275,000

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.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

City of Redmond Urban Renewal District Agency Board Meeting Minutes

Council Chambers & Remote Video Conferencing
<https://www.redmondoregon.gov/government/city-council>

Board Members Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Shannon Wedding, Cat Zwicker

Board Members Excused: Jay Patrick

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, City Attorney Keith Leitz, City Recorder Kelly Morse, Public Works Director/City Engineer Jessica MacClanahan, Communications Director Heather Cassaro, Chief Financial Officer/Deputy City Manager Jason Neff, Finance Director James Wood, Police Chief Devin Lewis, Airport Director Zachary Bass, Planning Director Kyle Roberts, Economic Development/Urban Renewal Program Manager Chuck Arnold, Urban Renewal Program Analyst Meghan Gassner, Client Systems Administrator Tyler Roppe, Billing and Collection Manager Valerie Taylor, Budget Analyst Herlinda Corn

Media Present: None

CALL TO ORDER / ESTABLISH A QUORUM

Chair Fitch called the meeting to order at 7:32 p.m.

MINUTES

A. Minutes of June 11, 2024, Urban Renewal Agency Board Meeting

Board Member Evelyn moved, seconded by Board Member Zwicker, to approve the June 11, 2024, minutes, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-absent, Wedding-yes, Zwicker-yes)

ACTION ITEMS

A. Downtown Ice Rink Concept Design Development Contract with OSPORTS Architecture: \$83,410

Economic Development/Urban Renewal Program Manager Chuck Arnold, Downtown Urban Renewal Advisory Committee Chair Brandon Cook-Bostick and Urban Renewal Program Analyst Meghan Gassner presented an update on the proposed downtown ice rink and requested approval of the conceptual design services contract with OSPORTS and partner JBB Consultants & Engineers Inc. in the amount of \$83,410.

Board Member Wedding moved, seconded by Board Member Osborne, to award a concept design development contract for the Downtown Ice Rink Project to OSPORTS Architecture in an amount not to exceed \$83,410 and authorize the City Manager to sign the contract, motion passed (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-absent, Wedding-yes, Zwicker-yes)

ADJOURNMENT

The meeting adjourned at 7:46 p.m.

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

DRAFT

APPROVED by the City Council and **SIGNED** by the Mayor this 10th day of June 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND

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STAFF REPORT

DATE: June 10, 2025
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
Chuck Arnold, Economic Development/Urban Renewal Program Manager
FROM: Meghan Gassner, Urban Renewal Program Analyst
SUBJECT: Urban Renewal Grant Funding for Enjoy Downtown Redmond in the amount of \$76,000

Report in Brief:

This item requests the Urban Renewal Agency Board award a one-year grant in the amount of \$76,000 to support Enjoy Downtown Redmond, the newly established downtown Redmond business association. Funding is available from the Urban Renewal Business Development Services Fund.

Background:

Enjoy Downtown Redmond (EDR) was formally established in 2023 as a business support services organization for businesses located in the downtown core area, primarily on 5th and 6th Streets within the Urban Renewal District. EDR acts in an advocacy role between the business community and the City, and is generally tasked with working collaboratively with Urban Renewal staff to further the objectives of the Downtown Urban Renewal District.

In 2024, the executive director of EDR, Shannon Hawkins, approached Urban Renewal staff with a proposal for grant funding to help support EDR's efforts. Staff agreed to a one-year grant in the amount of \$48,000 as start-up funding for the organization, contingent on EDR using the funds to advance Urban Renewal goals and objectives.

Staff and Ms. Hawkins created a scope of work for the year that aligned the goals of EDR with the goals of the Downtown Urban Renewal Plan ("Plan"). This included regular updates to the Downtown Urban Renewal Advisory Committee (DURAC) and ongoing oversight and support from staff. This scope of work and the proposed grant were presented to DURAC for their review and approval prior to execution of the grant agreement.

Following the momentum and growth of Downtown in 2024, DURAC expressed interest in continuing to support EDR with a second grant for 2025 as an investment in the downtown business community. To align the grant contract with the fiscal year, a six-month award was granted, with the intent that EDR bring a proposal for an additional one-year grant in June for the 2025/2026 contract cycle.

Discussion:

2025/2026 EDR Proposal

For this coming fiscal year, EDR has proposed an Urban Renewal grant of \$76,000 to continue to support the organization's efforts in providing direct support to downtown businesses and to advance the objectives of the Plan. EDR will also be establishing membership dues and event fees as another revenue source this coming year with the expectation that this resource will continue to grow in future years, thereby offsetting Urban Renewal funding.

Staff will continue to provide direct oversight and support to Ms. Hawkins. Additionally, Ms. Hawkins will be expected to provide quarterly updates to both DURAC and the Urban Renewal Agency Board on matters concerning downtown and EDR.

Policy:

Urban Renewal grant funding is allowed through ORS 457.170(9), which states that Urban Renewal funds may be used to "plan, undertake, and carry out neighborhood development programs consisting of urban renewal project undertakings..." Consistent with this statute, EDR is a neighborhood development program that carries out activities in downtown that are in furtherance of the Downtown Urban Renewal Plan objectives.

DURAC members have also expressed their interest in continuing to support EDR through an investment of Urban Renewal grant funding, as evidenced in their annual Work Plan goals. This investment of seed funding furthers the Plan's goal of attracting and expanding downtown Redmond's customer base and maintaining the vitality of the downtown core and the millions of dollars invested by the urban renewal agency.

Fiscal Impact:

Funding is available through the "Business Development Services" Fund in the Plan. The purpose of the Fund is to "develop and implement key business development strategies for successfully promoting and capitalizing on market opportunities to recruit new businesses, retain existing businesses, assist businesses, and attract and expand downtown Redmond's customer base." There are no anticipated impacts to other planned Urban Renewal projects.

Alternative Courses of Action:

1. Approve the grant to EDR in the amount of \$76,000
2. Request more information.
3. Do not approve the grant with EDR.

Recommendation / Suggested Motion:

"I move to approve a one-year Urban Renewal grant to Enjoy Downtown Redmond in the amount of \$76,000, effective July 1, 2025, through June 30, 2026, for the management of the downtown Redmond business association development program, and authorize the City Manager to sign the contract."



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STAFF REPORT

DATE: June 10, 2025
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
Chuck Arnold, Economic Development/Urban Renewal Program Manager
FROM: Meghan Gassner, Urban Renewal Program Analyst
SUBJECT: 5th Street and Forest Avenue Parking Lot: Engineering and Design Services Contract Award for \$99,950

Report in Brief:

This item requests the Redmond Urban Renewal Agency Board (Board) approve a \$99,950 contract with Hickman Williams and Associates for engineering and concept design services for improvements to the existing parking lot at 5th Street and Forest Avenue.

Background:

With a current capacity of 62 spaces, this property's primary function is public parking. However, due to the complexity of the ownership structure of the parcel, the lot has deteriorated significantly over the years. Staff estimates the last major capital improvement occurred more than 40 years ago.

The parking lot, totaling approximately 20,600 SF, consists of four separately owned parcels:

- **City of Redmond:** 12,600 SF (38 spaces), approximately 62% of the total lot.
- **Silves Charter School:** 5,200 SF (12 spaces), approximately 26% of the total lot. Also owns the former Bank of America building (now a charter school).
- **Evest LLC:** 1,400 SF (6 spaces), approximately 6% of the total lot. Also owns three adjacent buildings facing 6th Street.
- **WHM Enterprises:** 1,400 SF (5 spaces), approximately 6% of the total lot. Spaces are reserved for tenants in the adjacent apartment building to the north.

The new owners, Evest LLC and Silves Charter School, have invested roughly \$3,000,000 in the purchase of the buildings adjacent to the alley west of the parking lot. As those owners begin to improve those buildings and seek tenants, they need an adjacent facility to command the competitive rents desired in the downtown. The owners approached staff about a collaboration to improve the entire parking lot.

Additional investment in the immediate area over the last few years, including General Duffy's, Nova Apartments, and The Blacksmith, have drawn more people to this evolving section of downtown. Planned investment for the Timbre Lofts Apartments and a new restaurant in the former Beccera's Bistro space also demonstrates the need for improvements to this parking facility.

Urban Renewal staff have begun discussions with the other parcel owners regarding a pro rata cost share for the improvements. After completion of the improvements, ongoing maintenance costs would be incurred by City Public Works. In order to better understand the costs associated with this proposed project, staff solicited a proposal from Hickman Williams for a scope of work. Early estimates suggest the capital improvement costs could be in the range of \$1,000,000. The Hickman work will provide clarity for that estimate.

Discussion:

The Urban Renewal Plan provides a Public Parking Fund to acquire, improve, and construct additional off-street public parking spaces in the downtown area.

The most recent Downtown Parking Data Collection Summary, completed in March 2024, found that while some areas of downtown are considered to have “constrained on-street parking” (over 85% utilization) during peak hours, the overall parking usage rate does not exceed 50% for on-street parking and 45% for off-street parking, indicating that parking is readily available in downtown.

While there is ample off-street parking available in downtown, the majority is privately owned and not accessible to the general public. This is not unusual for downtowns. However, as the community and tourism continue to grow, it is important for the City to maintain and improve existing facilities to encourage visitors to downtown and to provide sufficient parking to support downtown businesses.

This contract for engineering and design services is the first step towards making the improvements needed to the 5th Street and Forest Avenue parking lot. Hickman Williams will provide a conceptual design that maximizes public parking spaces, improves traffic flow and safety, and brings the facility up to City standards. Following approval of the conceptual design, Hickman Williams will prepare construction documents in coordination with the City Engineering Department.

It is anticipated that the design development phase will be completed by October 2025, and construction documents will be completed in early 2026 to meet the 2026 construction season timeline. Staff will bid the project in Spring 2026, with construction estimated to occur during Summer 2026.

Redmond Urban Renewal Agency staff engaged the Downtown Urban Renewal Advisory Committee (DURAC) Parking Subcommittee to review the proposed project. Subcommittee members all expressed their support for the reconstruction of the parking lot and recommended the engineering and design contract with Hickman-Williams for approval by DURAC, which in turn is recommending the Board’s approval of the contract.

Fiscal Impact:

Funding is available for this project through the Urban Renewal Public Parking Fund and is included in the Fiscal Year 2024/2025 Budget. The Fund has \$15.3 million remaining. If funded, there are no anticipated short-term impacts (1 to 5 years) to other planned Urban Renewal projects.

Alternative Courses of Action:

1. Approve the contract with Hickman Williams in the amount of \$99,950 for engineering and design services for the 5th and Forest Parking Lot.
2. Request more information.
3. Do not approve the contract with Hickman Williams.

Recommendation / Suggested Motion:

“I move to approve the engineering and design services contract with Hickman Williams in the amount of \$99,950 and authorize the City Manager to sign the contract.”



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STAFF REPORT

DATE: June 10, 2025
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
FROM: Jason Neff, Deputy City Manager/Chief Financial Officer
SUBJECT: Fiscal Year 2025/2026 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) 2025/2026 Budget.

Background:

On May 7, 2025, the City of Redmond Urban Renewal Agency Budget Committee (seven Board Members and seven Citizens) met, reviewed and approved the FY 2025/2026 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 #2025-01):

This resolution adopts the budget, which includes appropriating the expenditures into an organizational unit / object classifications and allows for the collection of approximately 64% of the Division of Tax Revenue, using a tax increment assessed value of \$213,038,652, 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 7, 2025.

Fiscal Impact:

Authorizes Urban Renewal expenditures for FY 2025/2026 totaling \$10,668,133. Excluding transfers, the total budget is \$8,271,330.

Alternative Courses of Action:

1. Approve URA Resolution #2025-01
2. Amend URA Resolution #2025-01

Recommendation / Suggested Motion:

"I move to adopt Urban Renewal Agency Resolution #2025-01."

**REDMOND URBAN RENEWAL AGENCY
URA RESOLUTION NO. 2025-01**

RESOLUTION ADOPTING THE BUDGET

BE IT RESOLVED, that the Redmond Urban Renewal Agency Board hereby adopts the budget for fiscal year 2025/26, as approved by the Budget Committee, in the amount of \$17,756,249. This figure includes \$7,088,116 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, 2025, and for the following purposes (OU = Organizational Unit):

DOWNTOWN UR DEVELOPMENT FUND	
Downtown Urban Renewal (OU)	\$ 5,826,412
TOTAL	\$ 5,826,412

DOWNTOWN UR DEBT SERVICE FUND	
Materials & Services	\$ 2,250
Debt Service	\$ 2,198,286
Transfers	\$ 1,132,412
TOTAL	\$ 3,332,948

SOUTH 97 UR DEVELOPMENT FUND	
South 97 Urban Renewal (OU)	\$ 244,382
TOTAL	\$ 244,382

SOUTH 97 UR DEBT SERVICE FUND	
Transfers	\$ 1,264,391
TOTAL	\$ 1,264,391

RESOLUTION TO COLLECT THE TAX INCREMENT

BE IT RESOLVED, that the Agency Board hereby elects to collect approximately 64% (using a tax increment assessed value of \$213,038,652) 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 2025/26 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 2025/26 budget.

The above resolution statements are **ADOPTED** by the Urban Renewal Agency Board and **SIGNED** by the Chair this 10th day of June 2025.

Ed Fitch, Chair

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND URBAN RENEWAL AGENCY

FISCAL YEAR 2025/26 BUDGET HEARING & ADOPTION

REDMOND URBAN RENEWAL AGENCY

JUNE 10, 2025



RESOLUTION

#01 BUDGET ADOPTION

Adopts the budget

Appropriates expenditures into organizational units or object classifications

Allows for the collection of Division of Tax Revenue:

~64% for Downtown

100% for South 97

PUBLIC HEARING



DISCUSSION & MOTIONS





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STAFF REPORT

DATE: June 10, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: System Development Charge Buydown for the Timbre Lofts Mixed-Use Multifamily Housing Development at 612 SW 5th Street, Not to Exceed \$275,000

Report in Brief:

This item requests the Urban Renewal Agency Board (RURA) authorize an investment of up to \$275,000 in support of a mixed-use market-rate development located at 612 SW 5th Street (the Project). The proposed investment would be through the contribution of a buydown of System Development Charges (SDC).

Background:

The Downtown Urban Renewal Plan includes \$10.3 million in the Housing Opportunity Fund (Program) to stimulate housing redevelopment in the Downtown Urban Renewal District (District). The Program provides gap financing for housing developments in the District. The goal is to create increased assessed value through investment in downtown properties and strengthen the residential presence in downtown by attracting new residents.

The Project

The site is a half-acre vacant and blighted property at the SW corner of Forest Avenue and 5th Street in downtown Redmond. The property hosted a plant store for several years and, prior to that, was used as a gas station. The Project proposes a modern 25-unit multifamily apartment building totaling 25,000 square feet, 7,800 of which will be ground floor commercial with three additional floors above. Twenty-five parking spaces will be provided on-site, an additional 5-7 new parking spaces will be created on-street, and approximately 5-10 additional spaces will be provided through shared parking agreements with adjacent property owners.

Parking

This area of downtown Redmond has seen tremendous private investment in the last three to five years. It is just this success that led the developer to invest in this large-scale development - the first-of-its-kind in downtown. However, with that success comes the challenge of managing the increase in activity, such as ensuring parking availability.

In the Pre-Development meeting with staff, it was determined that the Project provided the Code-required amount of parking. Parking will be a combination of on-site, on-street, and shared parking agreements with adjacent properties. The new on-street parking spaces created because of this development will utilize the public right of way as well as a portion of the Project site, and will be open for public use.

The project is in the City's land-use planning process and is scheduled to break ground this summer. Total Project costs are estimated to be \$6.5 million.

Development Team Background

Hood Properties and its principal, Andrew Hood, have been developing properties for over 30 years and have completed several similar projects in Oregon. The property was acquired for \$775K cash in 2024 and is a qualifying and established Opportunity Zone investment. Funds placed in an Opportunity Zone project must remain in the project for 10 years.

Mr. Hood has added an additional \$2 million in equity to the capital stack and will be seeking a senior construction loan for the remaining portion of the cost, or about \$3.5 million.

Benefits

The Project will not only eliminate the blighted condition of the property, it will also increase the number of high-density housing units in the District, bringing more “feet on the street” and potential customers to downtown shops and restaurants and much needed housing for workers in the city core.

The Project meets the following Urban Renewal housing goals:

1. **Eliminates conditions of blight.** The development will activate the vacant land and significantly enhance the visual appearance of a key property downtown.
2. **Promotes economic development.** The Project not only provides housing, but also additional job opportunities during construction. Activating this parcel will also generate new property tax revenue, roughly estimated at \$60,000 annually.
3. **Stimulates additional private investment.** The Project will increase the number of residents living, shopping, and dining downtown, stimulating additional investment into our downtown.

The Project also meets several Redmond Comprehensive Plan 2040 goals related to housing development, including:

- A wider range of types of housing development within Redmond to meet the housing needs of all income levels in both existing neighborhoods and new residential areas.
- Development of higher density multifamily housing in High Density overlay zone.
- Development of mixed-use multifamily housing in commercial zones.

One of the goals of urban renewal financing is to leverage at least four dollars of private investment for each dollar of urban renewal funding. This Project is anticipated to leverage over \$10 in new private capital for each Urban Renewal public dollar invested.

Discussion:

The Redmond Urban Renewal Agency Staff engaged the Downtown Urban Renewal Advisory Committee (DURAC) Finance Subcommittee to review the proposed Project. The subcommittee members have direct experience in financial and residential real estate business operations. The proposal and pro forma were stress-tested to determine the feasibility of the Project, capability of the Developer, and public investment risk.

The subcommittee recommended the Project for approval by DURAC, which in turn is recommending the Board's approval.

The proposed investment will be in the form of a System Development Charge Buydown, not to exceed \$275,000.

Project Costs

Land Acquisition	\$ 775,000
Construction	\$4,000,000
Soft Costs	\$1,508,958
SDCs	\$ 275,000
Total Project Costs:	\$6,558,958

Funding Sources

Senior Lender	\$3,508,916
RURA SDC Buydown	\$ 275,000
Developer equity	\$2,775,042
Total Funding:	\$6,558,958

Total Urban Renewal funding of \$275,000 is approximately 4% of the total \$6.5 million Project cost.

The investment will be subject to the following terms:

- Work progress and budget updates will be provided by the contractor when requested by Urban Renewal staff or on a mutually agreed-upon regular schedule.
- Notice will be provided to Urban Renewal staff if any additional debt over \$25,000 is incurred on the Project.

Developer Obligations:

- Construct a multifamily housing project as detailed in the Proposal (see Exhibit 1).
- Provide regular reports to the Urban Renewal staff on the schedule, budget, and progress of the Project during construction.
- Maintain ownership of the project for no less than 10 years.

RURA Obligations:

- Pay SDC fees in full, up to \$275,000, as they are incurred on the Project
- Urban Renewal staff engage in project team and general contractor meetings as needed to ensure the Project stays on track to be completed.

Project Confidence:

Using the Project Confidence Level Rating Index (see Exhibit 2), staff confidence in the Project estimate at this time is moderate. The Project scope and specifications are generally defined, but lack detail at this stage. It is expected that as the Project moves through construction, the scope will be further understood and staff confidence will increase to high-optimal.

Fiscal Impact:

Funding is available for this Project through the Housing Opportunity Revolving Loan Fund. The Fund has \$5.3 million remaining. If funded, there are no anticipated short-term impacts (1 to 5 years) to other planned projects.

Alternative Courses of Action:

1. Approve an urban renewal investment of up to \$275,000 and authorize the City Manager to enter into an SDC Buydown Agreement with Keedans Properties, LLC for a mixed-use housing development at 612 SW 5th Street.
2. Request more information.
3. Do not approve entering into an SDC Buydown Agreement.

Recommendation / Suggested Motion:

"I move to approve the System Development Charge Buydown Agreement with Keedans Properties, LLC in the amount of \$275,000 for the development of a mixed-use housing development at 612 SW 5th Street and authorize the City Manager to sign the contract."

Timbre Lofts

New Construction Loan Request: \$3,500,000
SDC Waiver Request: \$275,000



REDMOND, OR

Mixed-Use New Construction

SW 5th St & Forest Avenue

Sponsor: Andrew Hood

Presented by ARGO COMMERCIAL CAPITAL

ARGO



COMMERCIAL CAPITAL

Date Prepared: June 4th, 2025

EXECUTIVE SUMMARY

Developer Andrew Hood has acquired a site in downtown Redmond, Oregon that is highly suitable for new development of a 25,000 SF mixed-use building. Mr. Hood is proposing to construct a building with approximately 7800 net rentable square feet (NRSF) of commercial space on the ground floor and three additional floors above containing 25 multifamily units. Permitting and approvals are nearly complete and groundbreaking is targeted for summer of 2025.

The land was acquired in 2024 for \$775,000 with an all-cash equity payment. The property is in an Opportunity Zone and also designated for re-development in the City of Redmond by the Downtown Housing Action Plan. Mr. Hood intends to hold the property for 10 years to obtain the full tax benefits of the Opportunity Zone.

Andrew Hood has a very successful track record developing and renovating properties for over 30 years. He owns and manages several other similar projects in central Oregon. Mr. Hood has been involved with the renovation or development of over 3,000 residential units and more than 250,000 square feet of commercial property.

CAPITAL STACK

Senior Loan Request: The total project budget is \$6,284,000. Mr. Hood is seeking a senior construction loan for \$3,500,000 (~ 52% LTC)

Incentives from the City of Redmond: The Sponsor is requesting that the City of Redmond waive 100% of System Development Charges for the 25 residential units. This will result in savings of approximately \$275,000 (~5%) in the construction budget.

Sponsor Equity Contribution. The Sponsor paid \$775,000 in all cash to acquire the land. Mr. Hood will contribute an additional \$2,000,000 to complete the capital stack with equity. Mr. Hood has recently established an opportunity zone fund with \$2,000,000 and will be contributing those funds in conjunction with closing on the senior loan to establish his tax benefit.

SOURCES & USES

The Sponsor anticipates utilizing a senior construction loan from a bank. Upon completion of construction, the Sponsor is projecting that they should be able to obtain an agency permanent loan (i.e. Freddie Mac Small Balance Loan) for approximately \$3,900,000 (~62% LTC). The permanent loan will pay off the senior construction loan. The property will be a 10-year hold for the Sponsor to maximize opportunity zone benefits. They intend to minimize the permanent debt amount and maximize net cash flow. The following table illustrates the expected Sources & Uses of funds for the construction period and expected permanent capital stack upon stabilization of property operations. Permanent financing is expected to be obtained in 18 to 24 months after groundbreaking.

Source & Uses - Construction Period						Stabilized Permanent Capital Stack	
Source of Funds	Pct	Total	Per SF	Per Unit	Refinance Projection	Stabilized Yr 1	
Senior Debt	53.5%	\$3,502,157	\$142.34	\$140,086	Stabilized Value	\$8,660,000	
Mezz Loan	0.0%	\$0	\$0.00	\$0	Refinance Loan Amount	\$3,886,164	
Preferred Equity	0.0%	\$0	\$0.00	\$0	Cash Out to Sponsor	\$384,007	
Common Equity	42.4%	\$2,774,907	\$112.78	\$110,996	Refinance LTC	61.9%	
SDC Fee Waiver	4.2%	\$275,000	\$11.18	\$11,000	Refinance LTV	44.9%	
Total Sources	100.0%	\$6,552,063	\$266.30	\$262,083	Refinance DSCR	1.70X	
					Refinance Debt Yield	12.2%	
					Stabilized NCF	\$205,495	
					Cash Equity after Cash Out	\$2,390,900	
					Stabilized Cash-on-Cash Return	8.6%	
Use of Funds	Pct	Total	Total	Total			
Land Purchase Price	11.8%	\$775,000	\$31.50	\$31,000			
Hard Cost	61.0%	\$4,000,000	\$162.58	\$160,000			
Soft Cost	7.9%	\$515,000	\$20.93	\$20,600			
Contingency	8.6%	\$566,250	\$23.01	\$22,650			
Financing & Carrying Cost	2.5%	\$164,877	\$6.70	\$6,595			
Operating Cashflow Shortfalls	0.6%	\$38,874	\$1.58	\$1,555			
Additional Reserve Fund	0.0%	\$0	\$0.00	\$0			
Development Fee	3.3%	\$217,063	\$8.82	\$8,683			
SDC FEES	4.2%	\$275,000	\$11.18	\$11,000			
Total Cost	100.0%	\$6,552,063	\$266.30	\$262,083			

LOCATION

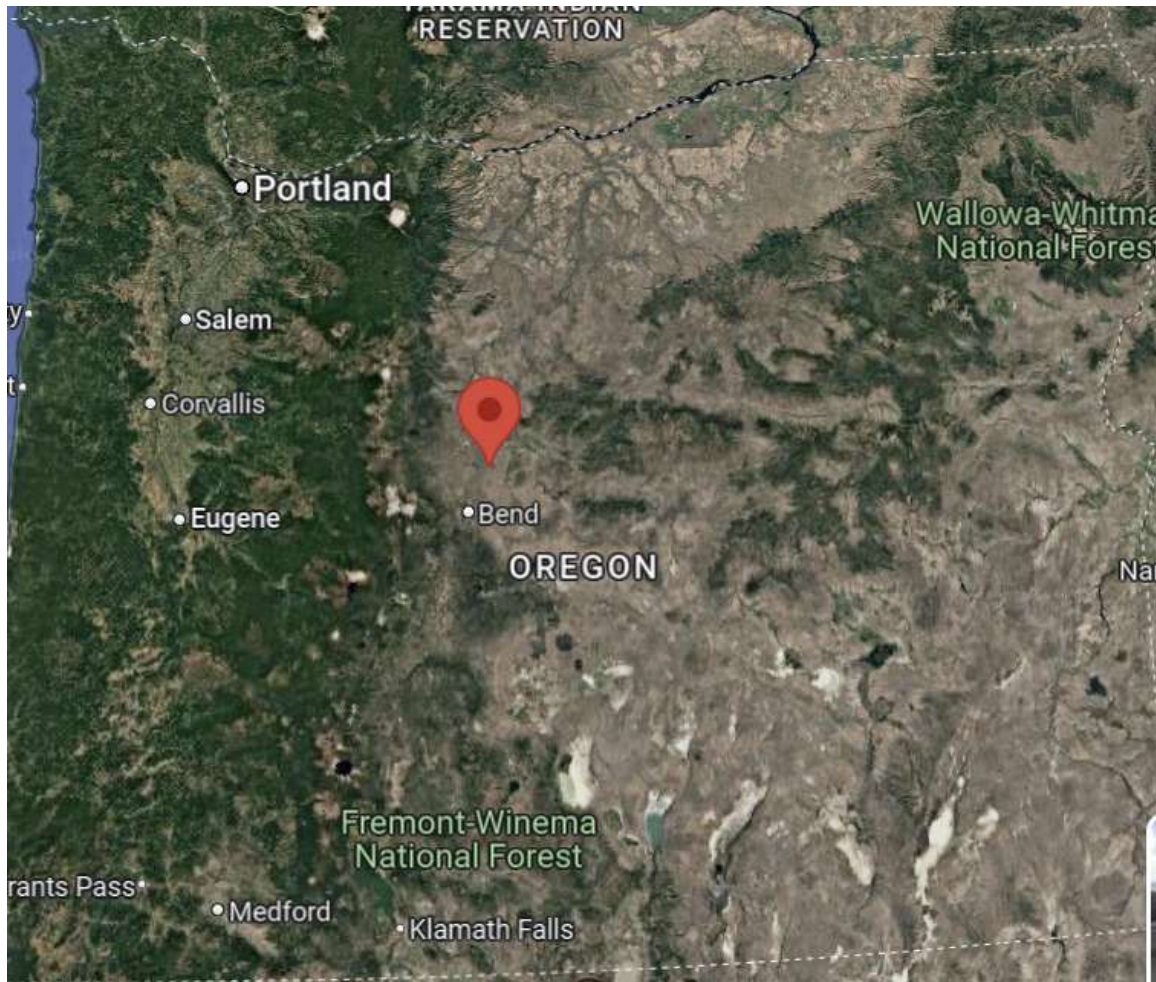
The property is located in downtown Redmond, OR. Redmond is approximately 150 miles southeast of Portland, OR in central Oregon. It is about 20 miles north of Bend, OR.

From Wikipedia:

Redmond is a city in [Deschutes County](#), [Oregon](#), United States. The population was 33,274 at the [2020 census](#),^[3] and according to 2023 census estimates, the city is estimated to have a population of 37,009.^[4]

The city is on the eastern side of Oregon's [Cascade Range](#), in the [High Desert](#) in [Central Oregon](#). From Redmond there is access to recreational opportunities. Redmond is a full-service municipality and one of the fastest-growing industrial and residential communities in Oregon.

A major employer is Redmond Air Center, at the [Redmond Airport](#). This is a [Forest Service smoke-jumping](#), [firefighting](#) and training installation. Redmond is the location of the region's only commercial airline service airport, [Roberts Field](#). Air carriers include [Avelo Airlines](#), [Alaska Airlines](#), [American Airlines](#), [Delta Air Lines](#) and [United Airlines](#) with service operated by their respective regional airline affiliates via [code sharing](#) agreements.



MARKET

City of Redmond

Redmond has an extensive housing plan to encourage residential development within the city. The web site and PDF document include extensive analysis of the market conditions, the City’s housing objectives and incentives for new multifamily development. The map below depicts the Redmond Urban District. A more extensive discussion of the City’s objectives and incentives is in a later section of this document.

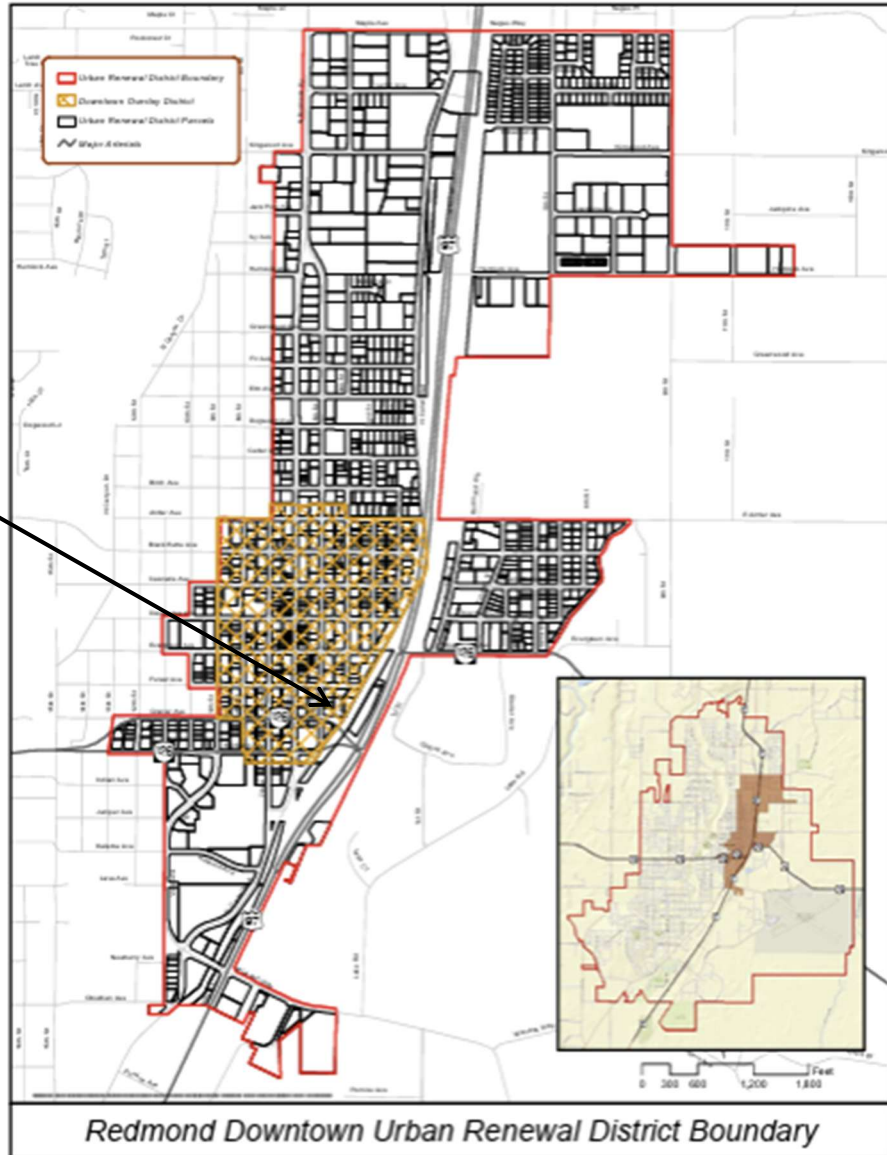
City of Redmond web site

[Urban Renewal Plan-Housing Fund](#)

City of Redmond Housing Action Plan (Copy and Paste into browser)

[Downtown Housing Action Plan](#)

Timbre Lofts



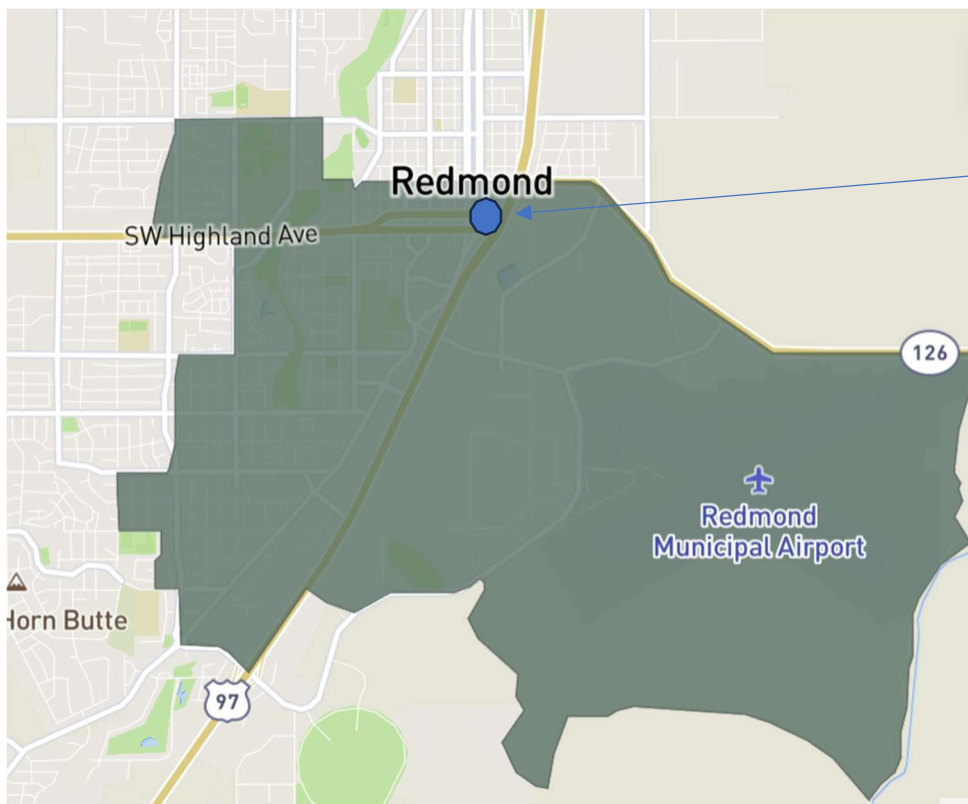
OPPORTUNITY ZONE

Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America’s governors, and certified by the U.S. Secretary of the Treasury via his delegation of that authority to the Internal Revenue Service. The opportunity zone map below illustrates the location of Timbre Lofts within the zone.

The Opportunity Zones initiative is not a top-down government program from Washington but an incentive to spur private and public investment in America’s underserved communities.

Opportunity Fund - All investments in qualified opportunity zones need to go through such a fund, which is subject to a penalty if not holding 90% or more of its assets in the form of qualified opportunity zone property, as specified in federal regulations. The Sponsor has \$2,000,000 available in an opportunity fund which will all be allocated as equity to the Timbre Lofts project in addition to \$775,000 cash that was utilized to acquire the property.

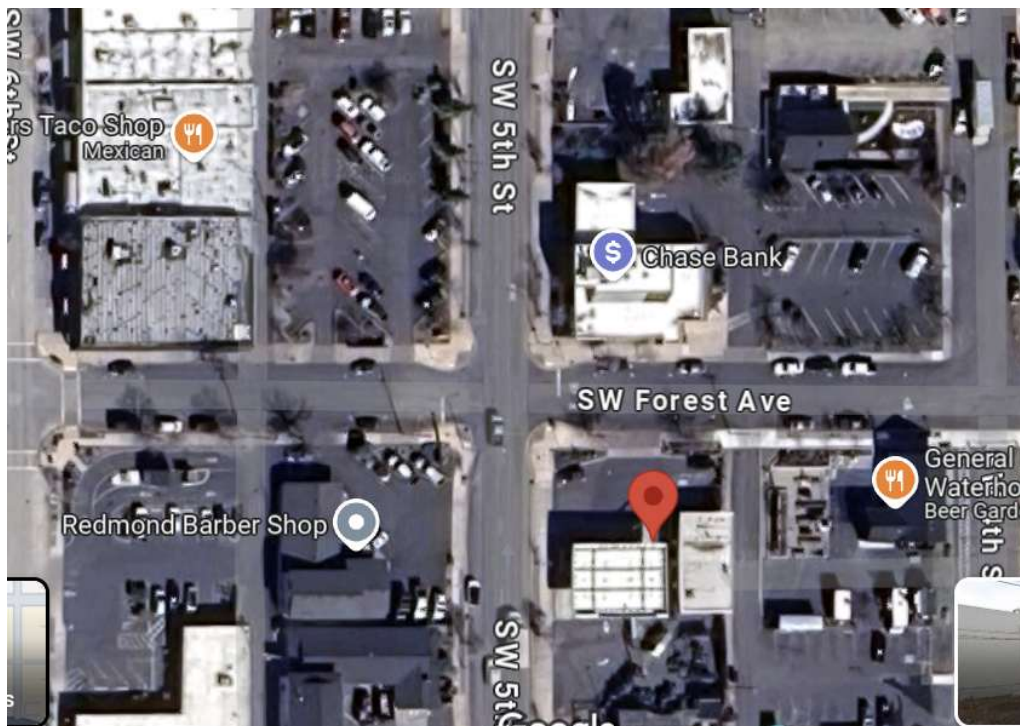
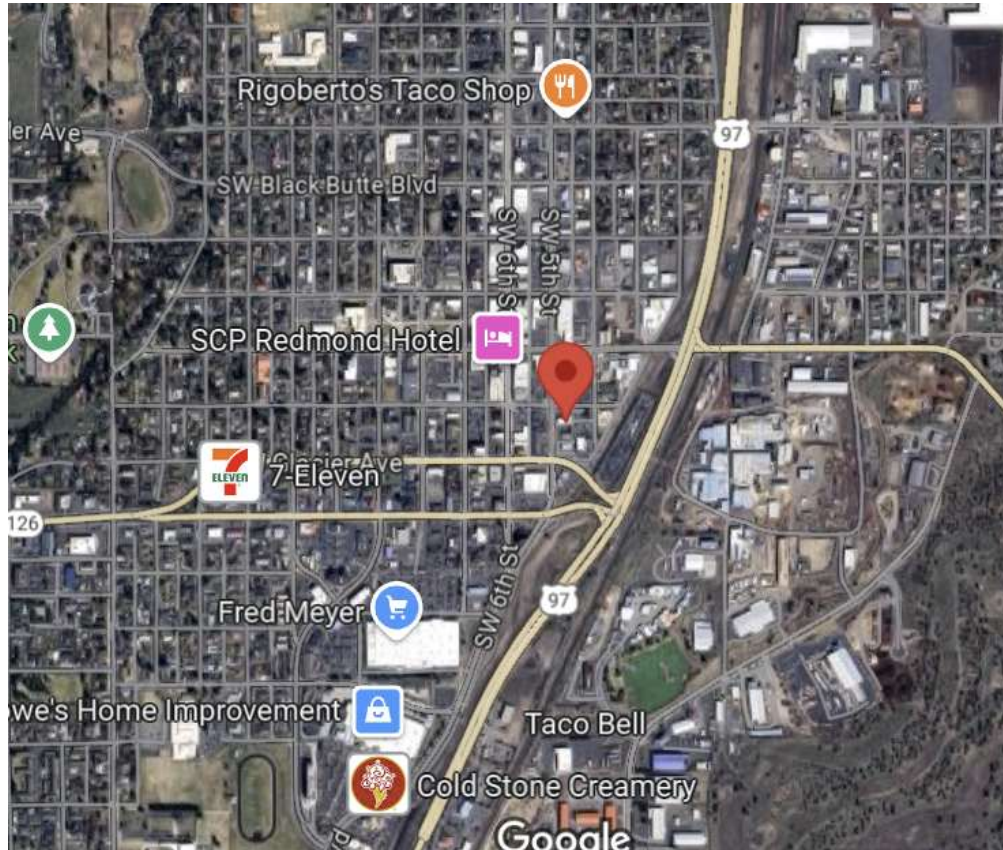
REDMOND AREA OPPORTUNITY ZONE



TIMBRE LOFTS

SITE

The site is located in the Redmond CBD. It has convenient access to the area highways and is in a very walkable neighborhood location with banks, restaurants, stores and personal services within a few blocks.



ELEVATIONS



VIEW FROM NORTHWEST

SW 5th Street & SW Forest Ave. Redmond, OR	03.14 2025	EXTERIOR VIEW 0
---	---------------	--------------------

NOT FOR CONSTRUCTION



VIEW FROM EAST

SW 5th Street & SW Forest Ave. Redmond, OR	03.14 2025	EXTERIOR VIEW 0
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NOT FOR CONSTRUCTION



GROUND FLOOR LAYOUT



2nd FLOOR RESIDENTIAL



LEVEL 2 UNITS

STUDIO	5
LOFT	—
1 BR	3
2 BR	2
TOTAL	10

LEVEL 3 UNITS

STUDIO	—
LOFT	5
1 BR	3
2 BR	2
TOTAL	10

LEVEL 4 UNITS

STUDIO	—
LOFT	—
1 BR	3
2 BR	2
TOTAL	5

TOTAL UNITS

STUDIO	5
LOFT	5
1 BR	9
2 BR	6
TOTAL	25

LEGEND

- STUDIO
- 1 BR
- 2 BR
- MECH
- STORAGE
- CIRCULATION



SW 5th Street & SW Forest Ave. Redmond, OR

03 14 2025 LEVEL 2 PLAN



NOT FOR CONSTRUCTION

3rd FLOOR RESIDENTIAL



LEVEL 2 UNITS

STUDIO	5
LOFT	—
1 BR	3
2 BR	2
TOTAL	10

LEVEL 3 UNITS

STUDIO	—
LOFT	5
1 BR	3
2 BR	2
TOTAL	10

LEVEL 4 UNITS

STUDIO	—
LOFT	—
1 BR	3
2 BR	2
TOTAL	5

TOTAL UNITS

STUDIO	5
LOFT	5
1 BR	9
2 BR	6
TOTAL	25

- LEGEND**
- 1 BR
 - 2 BR
 - LOFT
 - MECH
 - STORAGE
 - CIRCULATION



SW 5th Street & SW Forest Ave, Redmond, OR 03.14.2025 LEVEL 3 PLAN



NOT FOR CONSTRUCTION

4th FLOOR RESIDENTIAL



LEVEL 2 UNITS

STUDIO	5
LOFT	—
1 BR	3
2 BR	2
TOTAL	10

LEVEL 3 UNITS

STUDIO	—
LOFT	5
1 BR	3
2 BR	2
TOTAL	10

LEVEL 4 UNITS

STUDIO	—
LOFT	—
1 BR	3
2 BR	2
TOTAL	5

TOTAL UNITS

STUDIO	5
LOFT	5
1 BR	9
2 BR	6
TOTAL	25

- LEGEND**
- 1 BR
 - 2 BR
 - LOFT
 - MECH
 - STORAGE
 - CIRCULATION

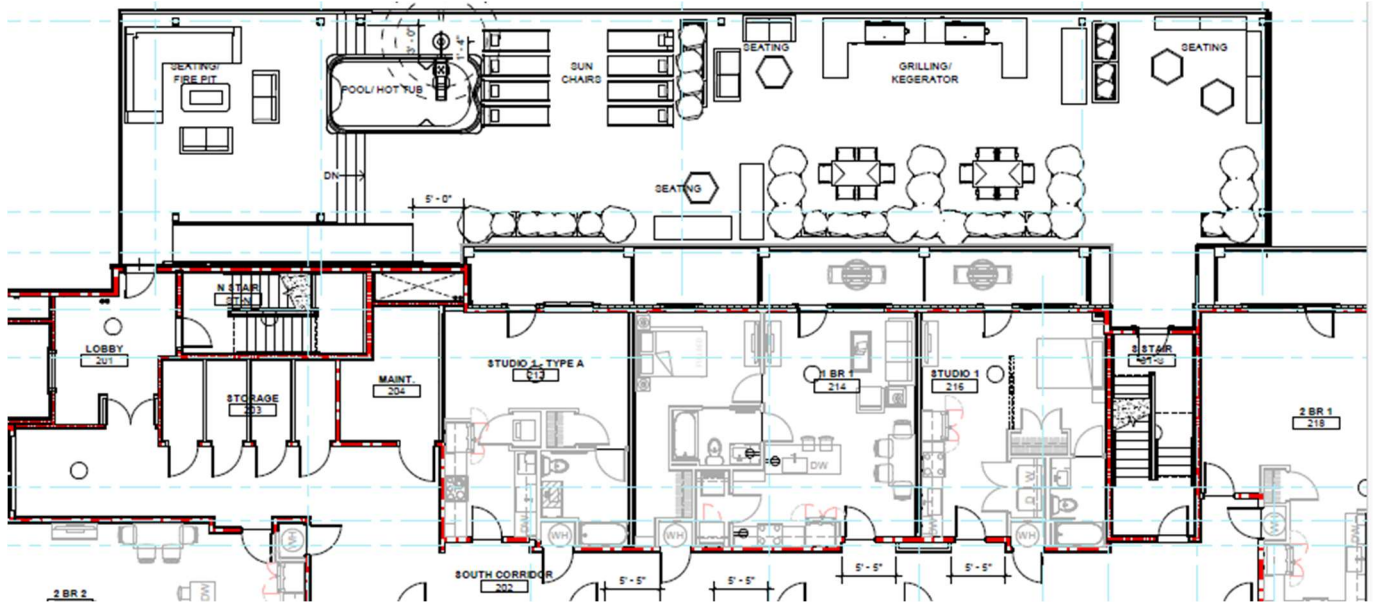


SW 5th Street & SW Forest Ave, Redmond, OR 03.14.2025 LEVEL 4 PLAN



NOT FOR CONSTRUCTION

2nd FLOOR DECK LAYOUT OVER PARKING



FINANCIAL SUMMARY

SUMMARY OF PROPOSED CONSTRUCTION PROJECT

PROPERTY NAME: : Timbre Lofts
 Property Type : Multifamily
 LOCATION: : 612 SW 5th St. Redmond, OR

Transaction Information

Project Owner : Drew Hood
 Broker : 0.00
 Property Manager : 0.00
 Land Area/ Lot Size : 0.46 Acre
 # of Buildings : 1
 Stories : 4
 # of Units : 25
 NRSF : 24,604 SF
 NRSF/Unit : 984 SF
 Parking Spaces : 32 24 Onsite/8 Street
 Parking Ratio : 1.28/Unit

Breakeven Occupancy

Breakeven Occupancy at Stabilization 64.12%
 Breakeven Occupancy at Refinance 63.32%

Timing

Land Closing Date Month 0 6/1/2025
 Horizontal Construction Start Month 1 7/1/2025
 Horizontal Construction End Month 6 11/30/2025
 Vertical Construction Start Month 4 10/1/2025
 Vertical Construction End Month 16 9/30/2026
 Stabilization Month 18 12/1/2026
 Refinance Month 24 5/31/2027
 Disposition Month 120 5/31/2035

Pro Forma	Untrended	Trended	Sale
Effective Gross Income	725,679	752,554	973,261
Operating Expenses	(274,243)	(283,198)	(426,804)
Net Operating Income	451,437	469,357	546,457
Capital Expenditures	(7,500)	(7,500)	(7,500)
Cash Flow from Operations	443,937	461,857	538,957
Cap Rate	5.00%	5.10%	5.00%
Valuation	\$9,028,733	\$9,203,076	\$10,929,140
% of Total Project Cost	143.84%	146.61%	174.11%
Valuation/Unit	\$361,149	\$368,123	\$437,166

Stabilized Ratios	Untrended	Trended	Sale
Perm Loan Amount	\$3,886,164	\$3,886,164	\$3,886,164
Perm Loan Debt Service	\$279,594	\$279,594	\$279,594
DSCR	1.59	1.65	1.93
Debt Yield	11.62%	12.08%	14.06%
LTV	43.0%	42.2%	35.6%
Net Cash Flow after Debt Service	\$164,342	\$182,263	\$259,363

Project Cost

Total Project Cost \$6,277,063
 Per Unit (Inc. Commercial) \$251,083
 Per SF \$255.12

Refinance

Refinance Amount \$3,886,164
 Per Unit (Inc. Commercial) \$155,447
 Per SF \$157.95

Disposition

Net Sales Value \$10,601,266
 Per Unit (Inc. Commercial) \$424,051
 Per SF \$430.88

In Place Rent

In Place Rent (First Month) \$61,004
 Per Unit (Inc. Commercial) \$2,440
 Per SF \$2.48

Stabilization Rent

Proforma Rent (First Month) \$61,157
 Per Unit (Inc. Commercial) \$2,446
 Per SF \$2.49

Cap Rate

In Place 5.00%
 Refinance 5.50%
 Exit 5.00%

Use of Funds

		Land	Horizontal	Vertical	Total
Land Purchase Price	12.3%	\$775,000			\$775,000
Hard Cost	63.7%	\$0	\$300,000	\$3,700,000	\$4,000,000
Soft Cost	8.2%	\$0	\$440,000	\$75,000	\$515,000
Contingency	9.0%	\$0	\$0	\$566,250	\$566,250
Financing & Carrying Cost	2.6%	\$0	\$0	\$164,877	\$164,877
Operating Cashflow Shortfalls	0.6%			\$38,874	\$38,874
Additional Reserve Fund	0.0%			\$0	\$0
Development Fee	3.5%				\$217,063
Total Cost	100%	\$775,000	\$740,000	\$4,545,001	\$6,277,063

Source of Funds

		Land	Horizontal	Vertical	Total
Senior Debt	55.79%	\$0	\$0	\$3,502,157	\$3,502,157
Mezz Loan	0.00%	\$0	\$0	\$0	\$0
Preferred Equity	0.00%	\$0	\$0	\$0	\$0
Common Equity	44.21%	\$775,000	\$740,000	\$1,259,907	\$2,774,907
GP		\$775,000	\$740,000	\$1,259,907	\$2,774,907
LP		\$0	\$0	\$0	\$0
Total Sources		\$775,000	\$740,000	\$4,762,063	\$6,277,063

Funds Required at Closing

	Land	Horizontal	Vertical	Total
Total Funding Required	\$775,000	\$740,000	\$4,762,063	\$6,277,063
Cash Invested to Date	\$775,000	\$0	\$0	\$775,000
Total Remaining Funds Required	\$0	\$740,000	\$4,762,063	\$5,502,063
Senior Debt Financing	\$0	\$0	\$3,502,157	\$3,502,157
Cash Required at Closing	\$0	\$740,000	\$1,259,907	\$1,999,907

APPLICABILITY OF INCENTIVES

Below are excerpts from the City of Redmond Urban Renewal Plan and the Downtown Housing Action plan. The Timbre Lofts project checks all the boxes relative to the stated objectives of these initiatives, therefore eligible to benefit from financial assistance and incentives from the City of Redmond. The Sponsor is specifically requesting a waiver of System Development Charges on the project as a means to make the investment financially viable.

Urban Renewal Plan – Housing Fund

“Housing is key to downtown revitalization, as residents help support local merchants, bring new investment, and create an 18 to 24-hour environment. In Redmond, the vast majority of housing in the past 10 years has been built outside the District and has been almost exclusively detached single family homes. Demographic trends indicate that there will be a growing need for smaller homes that will appeal to seniors, first-time homebuyers, downtown workers, and others.

Incentives to develop new housing will support the goals of the Plan by redeveloping vacant and underutilized property, supporting new and existing retailers, and creating a more vibrant and active downtown. In the short term, due to the recession and the depressed housing market, **new housing will not likely be built without financial assistance and incentives.**

This project activity includes a fund for public investments to support private housing development in the District. Assistance could take the form of gap financing (low or no interest loans), public amenities (plazas, small parks), infrastructure (sidewalks, utilities), property assembly and acquisition, and other tools.”

Downtown Action Housing Plan

The Downtown Housing Action Plan, created in 2022, supports the following objectives of the Downtown Urban Renewal Plan:

1. Eliminate blighted conditions including vacant and underutilized parcels, buildings experiencing disinvestment, and deteriorated neighborhoods, and contribute to the general aesthetics of Redmond’s downtown area.
2. Provide residents increased options to live in areas where they can conveniently access services with reduced reliance on private automobiles.
3. Provide housing products that meet the needs of both well-represented and underrepresented members of the community including families, work force and retirees.
4. Provide the area’s pedestrian oriented central business district an enhanced customer base—thereby supporting a more vital and diverse central business core which can better serve and attract residents, employees, and visitors.
5. Foster higher density housing in areas of the community where it can be most efficiently served with utilities and infrastructure, including alternative modes of travel.

BASIC ASSUMPTIONS At its core, Urban renewal measures its success by improving the valuation of properties within the District. Properties identified in this Action Plan meet the criteria of (1) having a valuation that has a significant potential for increase through redevelopment, and/or (2) having significant redevelopment potential value due to the likely catalyzing effect it will have on surrounding properties. Based on these assumptions, a two-method process was conducted to identify the target properties: (1) Valuation Analysis – Properties identified as having greater land value than structure value. (2) Significant Urban Renewal Synergy Analysis – Properties identified as having significant potential to encourage investment in the immediately surrounding area.

REQUEST FOR FINANCIAL SUPPORT FROM THE CITY OF REDMOND

The total project budget is ~\$6,552,000. Based on current financial market conditions and discussions with prospective lenders, underwriting indicates that the maximum construction loan amount available is \$3,500,000.

Andrew Hood has already invested \$775,000 to acquire the blighted site. Mr. Hood has \$2,000,000 available in his Opportunity Zone fund. The entire fund will be invested in this project, depleting the fund of substantially all remaining cash available.

Combined funds from the senior lender and the sponsor total \$6,275,000, leaving a financing shortfall of \$277,000.

Based on discussions with the Economic Development program manager for the City of Redmond, System Development Charges are estimated to be \$11,000 per multifamily unit. An estimate for SDC fees for commercial property has not been provided yet, but the analysis below assumes an SDC of \$25,000 for the commercial component of the project.

In the spirit of furthering the urban renewal goals of the City as well as Opportunity Zone objectives of the state of Oregon, the Sponsor is requesting that the Urban Renewal Agency waive 100% of the System Development Charges on the 25 multifamily units in the project.

The fees add significant financial burden on the project that does not benefit the project itself or create an incentive to draw new residents and businesses. The SDC fees increase the construction budget by approximately 5%. The charges materially reduce the economic feasibility for the Sponsor to take on this amount of risk in an area already designated as economically challenged by the City and State. Furthermore, the current unpredictable nature of possible tariffs and supply chain delays have increased the potential level of risk to the cost of the project for the Sponsor.

For these reasons, the Urban Renewal Agency’s assistance in reducing project costs by waiving System Development Charges is critical to the success of the project. By joining together, the Sponsor and the City of Redmond can achieve their mutually compatible goals of developing an exciting new project while pursuing the mission of Urban Renewal.

Impact of System Development Charges				
SOURCES & USES				
USES	Project Budget	Pct. Of Total Project	SDC Budget Analysis	
Land Purchase Price	\$775,000	11.8%	Total Project Budget without SDC's	\$6,277,063
Hard Cost	\$4,000,000	61.0%	- Land Acquisition	\$775,000
Soft Cost	\$515,000	7.9%	Construction Budget Excluding Land & SDC's	\$5,502,063
Contingency	\$566,250	8.6%		
Financing & Carrying Cost	\$164,877	2.5%	Estimated SDC's	\$275,000
Operating Cashflow Shortfalls	\$38,874	0.6%	SDC's as a Pct. Of Construction Budget	5.0%
Additional Reserve Fund	\$0	0.0%		
Development Fee	\$217,063	3.3%		
Direct Project Cost without SDC's	\$6,277,063	95.8%		
System Development Charges - Multifamily	\$275,000	4.2%		
System Development Charges - Commercial	\$25,000	0.4%		
Total Uses of Capital	\$6,552,063	100.0%		
SOURCES				
Maximum Senior Construction Loan	\$3,500,000	53.4%		
Sponsor's Available Capital	\$2,775,000	42.4%		
Total Sources Available	\$6,275,000	95.8%		
Capital Surplus (Shortfall)	(\$277,063)	-4.2%		

Contact Don Coleman with inquiries regarding financing

Don Coleman

ARGO COMMERCIAL CAPITAL

Don.Coleman@ArgoKC.Com

913-205-2938



Project Estimate Confidence Level Rating Index Defined

COMPLETE

- Final payment made.
- Post project assessment completed comparing project estimate, amount of contract award and total amount of change orders issued during project.
- Total project costs reported.

OPTIMAL

- Project scope and specifications clearly understood and well defined.
- Clear understanding of materials, size and quantities needed to execute job.
- Schedule and special site conditions understood.
- Project estimate unlikely to change (generally at 90% or greater design and engineering phase).
- Total Project contingencies (including project management, design, engineering, plus construction) range between 10%-15%.

HIGH

- Project scope and specifications nearly complete but still subject to change (70%–90% design and engineering phase)
- Materials, size and quantities needed to execute job have been defined but subject to minor changes.
- Schedule understood.
- Total Project contingencies (including project management, design, engineering, plus construction) may range between 20%-30%.

MODERATE

- Project scope defined but lacks details.
- Project specifications incomplete (60%-70% design and engineering phase).
- Total Project contingencies (including project management, design, engineering, plus construction) may range between 30%-40%.

LOW

- Project scope is a conceptual “vision” with limited detail.
- Project cost is an educated guesstimate. Limited technical information available and/or limited analysis performed.
- Specifications still in infancy stage. (Less than 50% design and engineering phase).
- Total Project contingencies (including project management, design, engineering, plus construction) may range up to or exceed 50%.

SDC Waiver Request

Presentation to Redmond Urban Renewal Board - Mixed Use Development

Project: Timbre Lofts

Sponsor: Andrew Hood

Downtown Urban Renewal Advisory Committee – 5:00 pm June 9th, 2025

Urban Renewal Board – 6:00 pm June 10th, 2025



Table of Contents

- I. Executive Summary**
- II. Project Details & Specifications**
- III. Alignment with Urban Renewal Goals**
- IV. Financial Justification**
- V. Public Benefit & Community Impact**
- VI. Risk Mitigation & Accountability**
- VII. Closing & Next Steps**

I. Executive Summary & Request

- **Project Name & Location:** Timbre Lofts - SW 5th St & Forest Avenue, Downtown Redmond
- **Clear Ask:** Requesting waiver of \$275,000 in System Development Charges (25 residential units)
- **Project Overview:** 25,000 SF mixed-use building with 25 residential units and 7,800 NRSF commercial space
- **Total Investment:** \$6.28M private investment in downtown core
- **Developer:** Andrew Hood (30+ years' experience, 3,000+ units developed, over 250,000 SF)

II. Project Details & Specifications

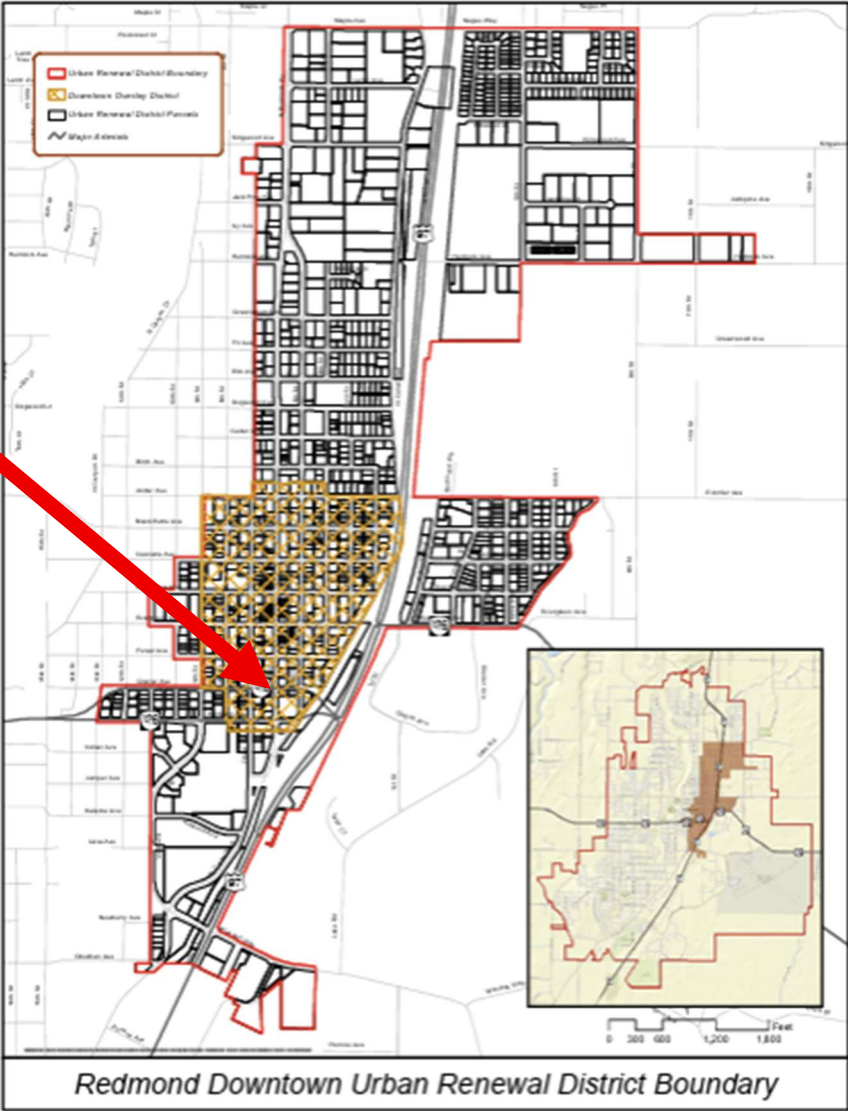
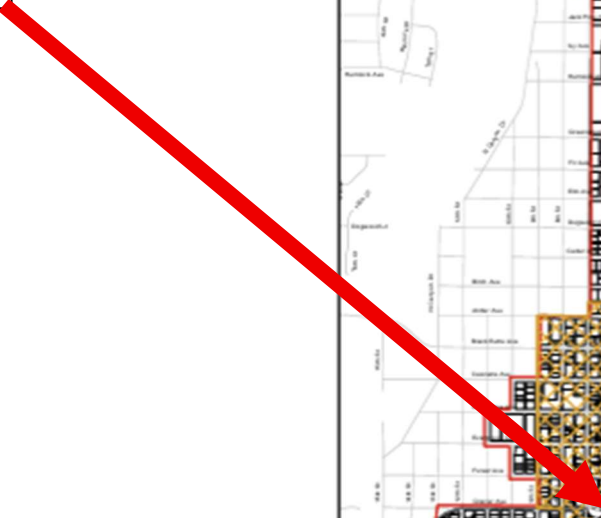
A. Development Overview (See Appendix A & B)

- 25,000 SF four-story mixed-use building
- 25 multifamily residential units (floors 2-4)
- 7,800 NRSF ground-floor commercial space
- Modern design with deck areas and integrated parking

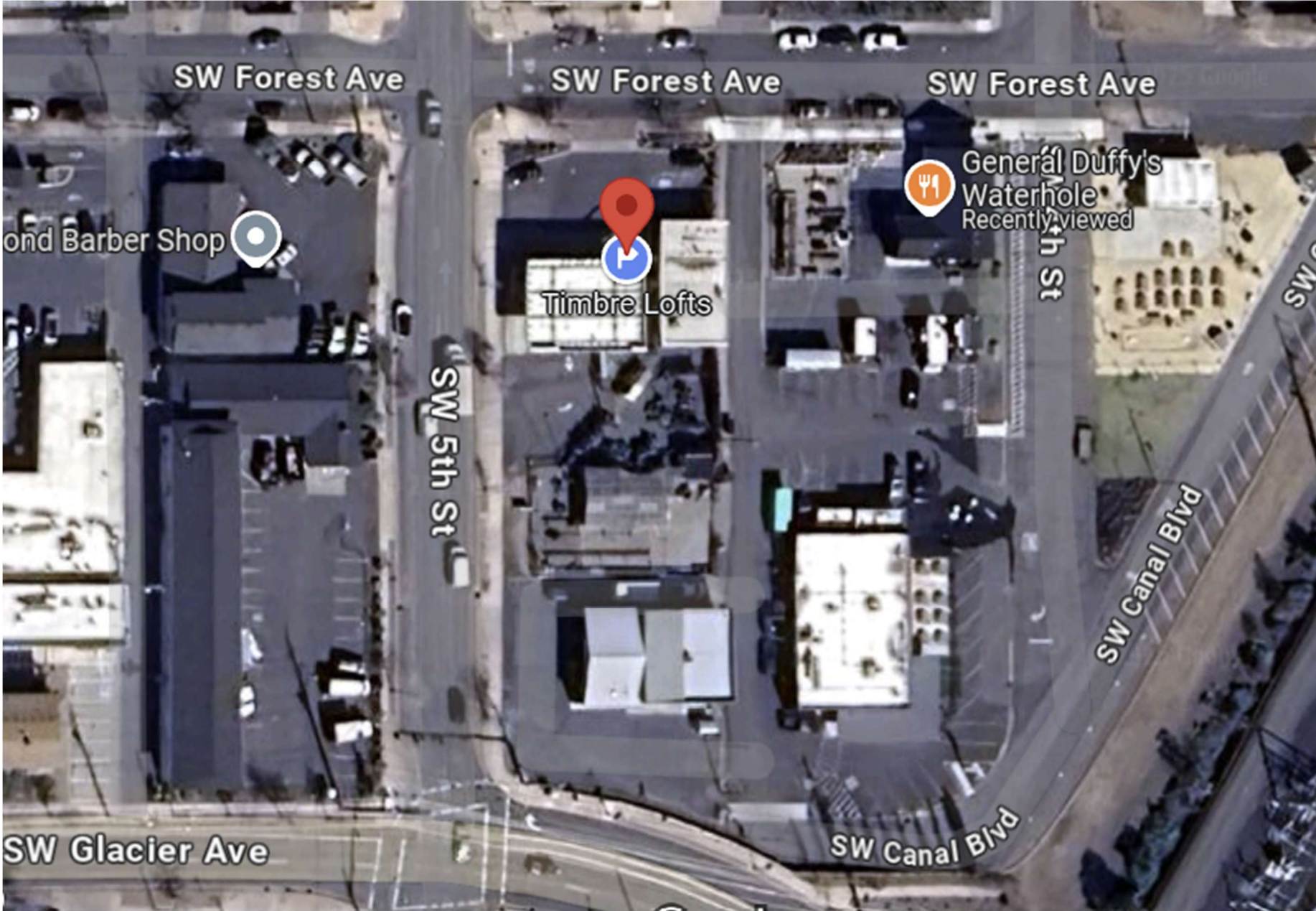
B. Timeline & Investment

- Construction start: Summer 2025 (permits nearly complete)
- Total project investment: \$6.28M
- Estimated 18-24 month construction timeline
- Permanent jobs from commercial tenants

TIMBRE LOFTS



Aerial of Site



BEFORE





VIEW FROM NORTHWEST

SW 5th Street & SW Forest Ave. Redmond, OR	03.14 2025	EXTERIOR VIEWS
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NOT FOR CONSTRUCTION





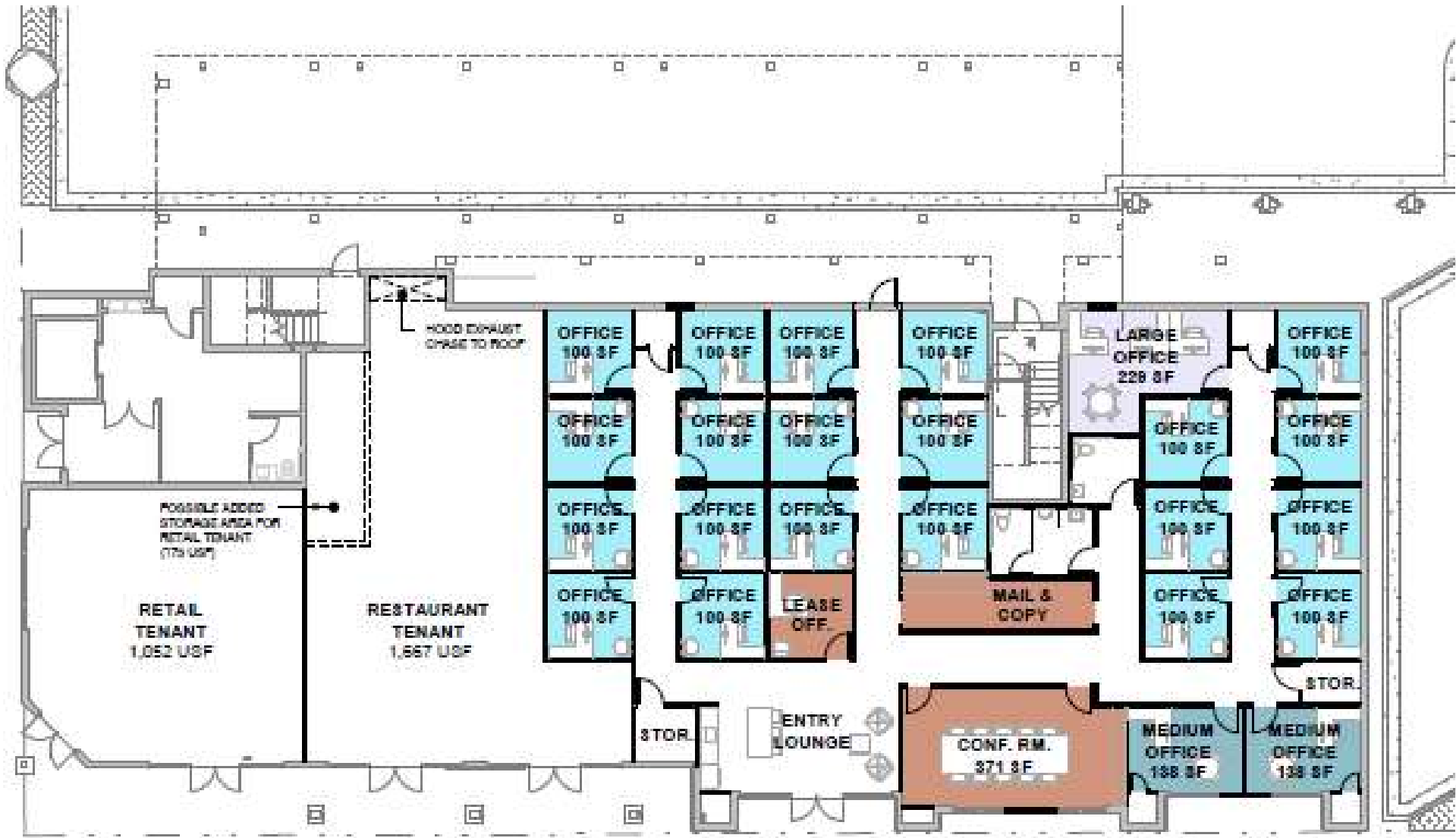
VIEW FROM EAST

SW 5th Street & SW Forest Ave. Redmond, OR	03.14 2025	EXTERIOR VIEWS
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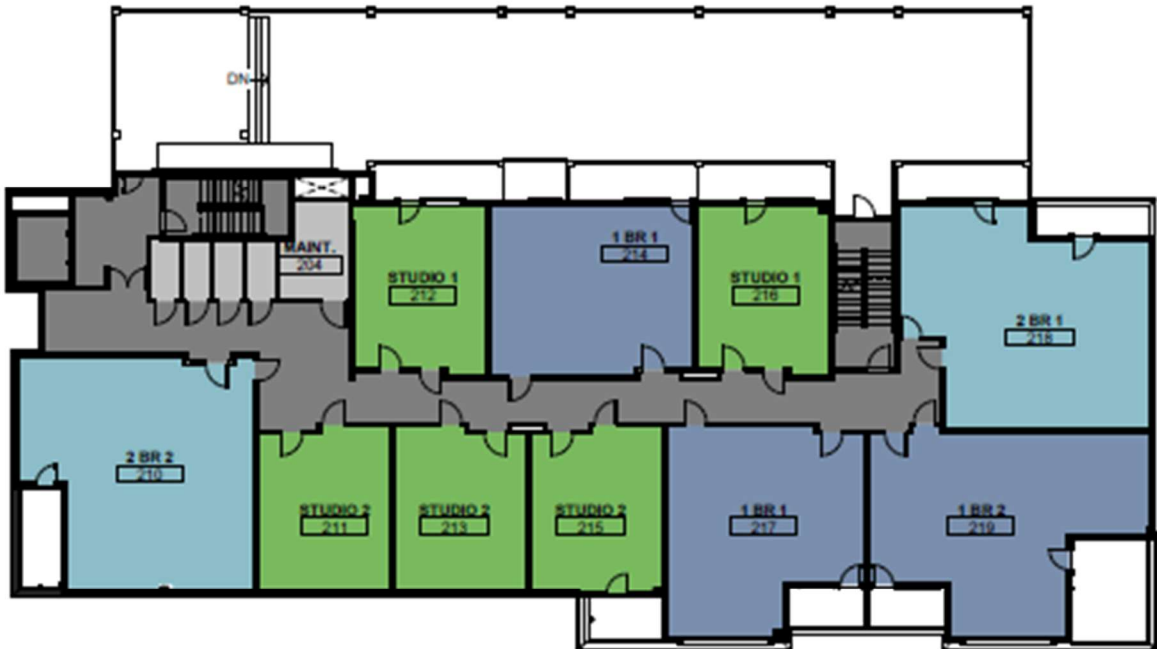


NOT FOR CONSTRUCTION

GROUND FLOOR LAYOUT



2nd FLOOR RESIDENTIAL



LEVEL 2 UNITS

STUDIO	5
LOFT	—
1 BR	3
2 BR	2
TOTAL	10

LEVEL 3 UNITS

STUDIO	—
LOFT	5
1 BR	3
2 BR	2
TOTAL	10

LEVEL 4 UNITS

STUDIO	—
LOFT	—
1 BR	3
2 BR	2
TOTAL	5

TOTAL UNITS

STUDIO	5
LOFT	5
1 BR	9
2 BR	6
TOTAL	25

- LEGEND**
- STUDIO
 - 1 BR
 - 2 BR
 - MECH
 - STORAGE
 - CIRCULATION



SW 5th Street & SW Forest Ave.
Redmond, OR

03.14
2025

LEVEL 2
PLAN



NOT FOR CONSTRUCTION

3rd FLOOR RESIDENTIAL

LEVEL 2 UNITS

STUDIO	5
LOFT	—
1 BR	3
2 BR	2
TOTAL	10

LEVEL 3 UNITS

STUDIO	—
LOFT	5
1 BR	3
2 BR	2
TOTAL	10

LEVEL 4 UNITS

STUDIO	—
LOFT	—
1 BR	3
2 BR	2
TOTAL	5

TOTAL UNITS

STUDIO	5
LOFT	5
1 BR	9
2 BR	6
TOTAL	25

LEGEND

- 1 BR
- 2 BR
- LOFT
- MECH
- STORAGE
- CIRCULATION



SW 5th Street & SW
Forest Ave.
Redmond, OR

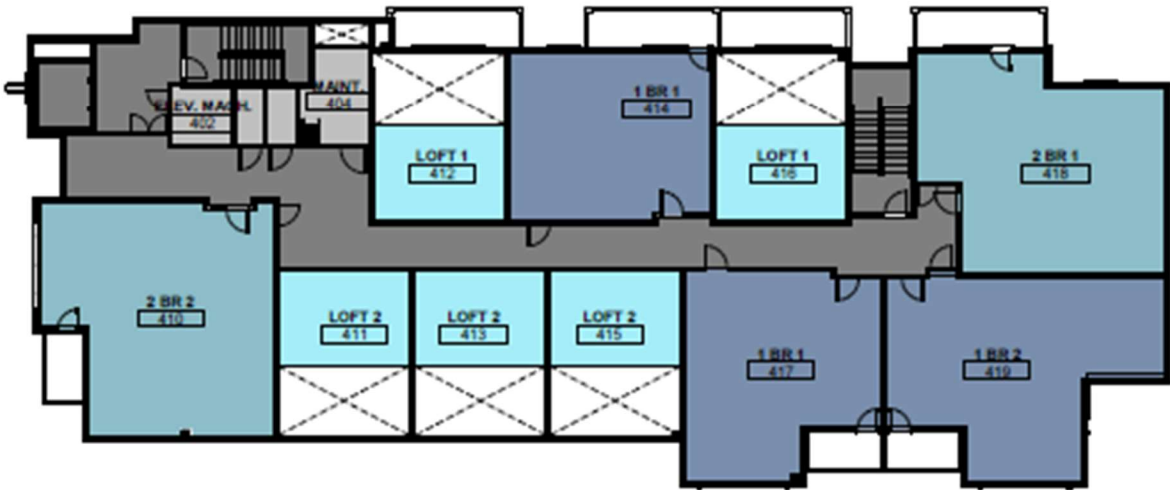
03.14
2025

LEVEL 3
PLAN



NOT FOR CONSTRUCTION

4th FLOOR RESIDENTIAL



LEVEL 2 UNITS

STUDIO	5
LOFT	—
1 BR	3
2 BR	2
TOTAL	10

LEVEL 3 UNITS

STUDIO	—
LOFT	5
1 BR	3
2 BR	2
TOTAL	10

LEVEL 4 UNITS

STUDIO	—
LOFT	—
1 BR	3
2 BR	2
TOTAL	5

TOTAL UNITS

STUDIO	5
LOFT	5
1 BR	9
2 BR	6
TOTAL	25

- LEGEND**
- 1 BR
 - 2 BR
 - LOFT
 - MECH
 - STORAGE
 - CIRCULATION



SW 5th Street & SW Forest Ave.
Redmond, OR

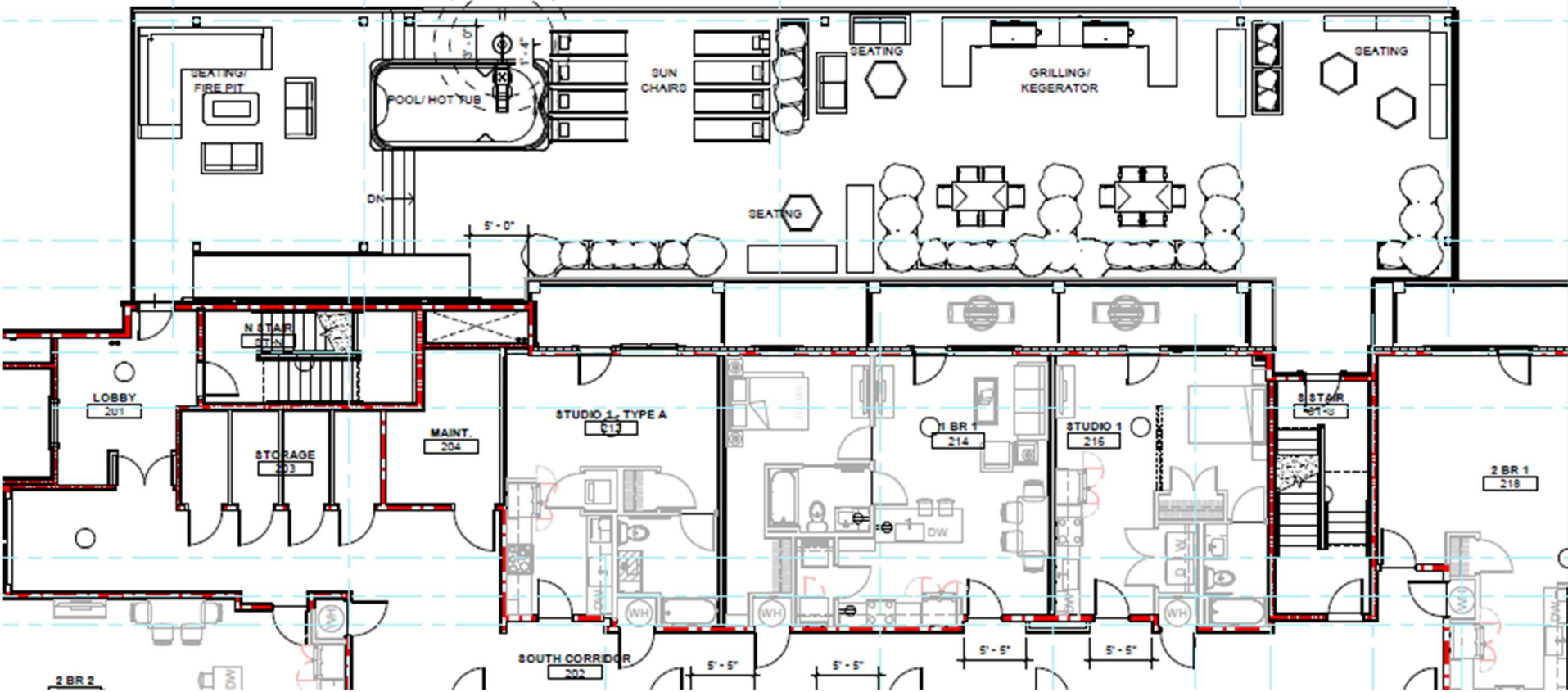
03.14
2025

LEVEL 4
PLAN



NOT FOR CONSTRUCTION

2nd FLOOR DECK LAYOUT OVER PARKING



III. Alignment with Urban Renewal Goals

A. Downtown Revitalization Impact

- Addresses vacant/underutilized property in downtown CBD core
- Located in designated Opportunity Zone census tract
- Directly fulfills Downtown Housing Action Plan objectives
- Enhances walkability with ground-floor commercial activation

B. Economic Development Benefits

- Significant property tax increase
- Sales Tax Increase from retail
- 25 new households as customers for downtown businesses
- Catalytic effect in an economically distressed area
- 10-year hold commitment ensures long-term stability

C. Housing & Community Goals

- Provides 25 needed downtown housing units
- Supports multi-modal transportation (walkable location)
- Supports 18-24 hour downtown environment
- Addresses housing shortage identified in City plans

IV. Financial Justification

A. SDC Impact Analysis

- Total SDCs for residential units: \$275,000 (\$11,000 per unit)
- SDC waiver represents 5% of construction budget
- Critical gap funding - project has \$277,000 financing shortfall
- Without waiver, project financially infeasible

B. Project Economics

- Total development cost: \$6.28M
- Senior construction loan: \$3.5M (52% LTC)
- Developer equity investment: \$2.775M (land + opportunity fund)
- Permanent financing projected: \$3.9M (62% LTC)
- Tight margins require SDC relief for viability

V. Public Benefit & Community Impact

A. Immediate Benefits

- Construction jobs and local contractor opportunities
- Increased foot traffic for downtown businesses
- Improved property values in surrounding area
- Enhanced safety through increased activity

B. Long-term Community Value

- Permanent job creation
- Increased tax base beyond SDC waiver amount
- Demonstration project for future development
- Contribution to downtown's 24/7 vitality

C. Leveraged Investment

- City's \$275K SDC waiver leverages \$6.28M private investment (23:1 ratio)
- Developer investing \$2.775M of own equity
- Risk entirely on private developer
- Permanent financing secures long-term project stability

VI. Risk Mitigation & Accountability

A. Developer Track Record

- Andrew Hood: 30+ years development experience
- Successfully developed 3,000+ residential units
- Renovated and Managed 250,000+ SF of commercial property
- Proven track record in Central Oregon market

B. Project Safeguards

- \$775,000 already invested in land acquisition
- \$2M Opportunity Zone fund fully committed to project
- 10-year hold commitment (Opportunity Zone requirement)
- Permits nearly complete, construction ready Summer 2025

VII. Closing & Next Steps

A. Summary of Request

- Restate SDC waiver amount and justification
- Emphasize alignment with urban renewal goals
- Highlight community benefits vs. cost

B. Call to Action

- Request for committee recommendation
- Timeline for decision needed
- Contact information for follow-up questions
- Availability for site visits or additional presentations