

**City of Redmond Urban Renewal District Agency Board  
Special Meeting Minutes**

**June 10, 2025**

Council Chambers & Remote Video Conferencing

<https://www.redmondoregon.gov/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Cat Zwicker

Excused: Shannon Wedding

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, City Attorney Keith Leitz, Deputy City Manager/Chief Financial Officer Jason Neff, City Recorder Kelly Morse, Finance Director James Wood, Planning Director Kyle Roberts, Communications Director Heather Cassaro, Police Chief Devin Lewis, Economic Development/ Urban Renewal Program Manager Chuck Arnold, Urban Renewal Program Analyst Meghan Gassner, Budget Analyst Herlinda Corn, Network Administrator Christian Armatas

Media Present: None

**CALL TO ORDER / ESTABLISH A QUORUM**

Chair Fitch called the meeting to order at 8:06 p.m.

**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**

**Board Member Patrick moved, seconded by Board Member Zwicker, to approve the Consent Agenda, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-absent, Zwicker-yes)**

**PUBLIC HEARINGS**

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

Chair Fitch opened the public hearing.

Deputy City Manager/Chief Financial Officer Jason Neff provided an overview of the Urban Renewal Agency budget, highlighting that 100 percent of the South Highway 97 District taxes will be collected, while the Downtown District collection is down to 64 percent. Approximately \$1.8 million was being returned to overlapping taxing districts, reflecting the Downtown District's success.

There being no public testimony, Chair Fitch closed the public hearing.

**Board Member Osborne, seconded by Board Member Zwicker, moved to adopt Urban Renewal Agency Resolution #2025-01, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-absent, Zwicker-yes)**

**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**

Economic Development/Urban Renewal Program Manager Chuck Arnold provided a high-level overview of the System Development Charge (SDC) Buydown for Timbre Lofts, a mixed-use multifamily housing

