



URBAN RENEWAL DISTRICT AGENCY BOARD

June 22, 2021

Council Chambers • 411 SW 9th Street

BOARD MEMBERS

George Endicott
Chair

Jay Patrick
Board President

Jon Bullock
Member

Krisanna
Clark-Endicott
Member

Clifford Evelyn
Member

Ed Fitch
Member

Shannon
Wedding
Member

JUNE 22, 2021

SPECIAL MEETING AGENDA

**FOLLOWING P.M.
COUNCIL MEETING**

I. CALL TO ORDER / ESTABLISH A QUORUM

II. MINUTES

A. Minutes of June 8, 2021, Special Urban Renewal Agency Board Meeting

III. PRESENTATIONS

A. Downtown Urban Renewal District Update

IV. ACTION ITEMS

A. Change Order #1 with McKenzie Cascade for construction of public parking lot at SW 4th and Evergreen: \$33,891.48 (DU2002)

V. OTHER BUSINESS

VI. 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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SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD JUNE 8, 2021, VIA GOTOMEETING.

BOARD MEMBERS PRESENT: Jon Bullock – Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Shannon Wedding

MEDIA PRESENT: None

Chair Endicott called the meeting to order at 7:51 p.m. and established a quorum.

MINUTES

A. Minutes of April 20, 2021, Urban Renewal Meeting

Clark-Endicott moved, seconded by Patrick, to approve the minutes of April 20, 2021, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

PUBLIC HEARINGS

A. Fiscal Year 2021/22 Budget Hearing and Adoption of the Urban Renewal Agency Annual Budget

Chair Endicott opened the public hearing.

Chief Financial Officer Jason Neff explained that URA Resolution #2021-03 adopts the Fiscal Year (FY) 2021/22 Urban Renewal Agency budget as approved by the Budget Committee on May 5, 2021. In addition, the resolution appropriates expenditures, and allows for the collection of Division of Tax Revenue.

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

Clark-Endicott moved, seconded by Bullock, to adopt URA Resolution #2021-03, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

ACTION ITEMS

A. URA Resolution #2021-04 – A resolution of the City of Redmond Urban Renewal Agency to make Budget Adjustments in Fiscal Year 2020/21.

Mr. Neff requested approval of URA Resolution #2021-04 which makes budget adjustments to the Downtown Urban Renewal Debt Service Fund and the Downtown Urban Renewal Development Fund in order to return \$1.58 million to the overlapping taxing districts due to required revenue sharing per Oregon Revised Statutes 457.470. In response to Fitch, Mr. Neff stated interest was calculated at \$14,000.

Wedding moved, seconded by Patrick, to adopt URA Resolution #2021-04 adjusting the Agency's FY 2020/2021 budget, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

OTHER BUSINESS

There being no further business, the meeting was adjourned at 8:03 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the Board and SIGNED by the Chair this 22nd day of June 2021.

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder



CITY OF REDMOND

URBAN RENEWAL 2020 YEAR IN REVIEW

REDMOND URBAN RENEWAL AGENCY BOARD
JUNE 22, 2021



TOPICS

● OVERVIEW/METRICS

● YEAR IN REVIEW

● CURRENT AND FUTURE PRIORITIES

SLIDE / 2





DOWNTOWN URBAN RENEWAL

Tax Increment Financing
Eliminate Blight
Leverage Public & Private Partners

DEPARTMENT SNAPSHOT	
Program Manager	Chuck Arnold
Program Analyst	Meghan Gassner
Total FTE*	2.5
Total Budget 21/22	\$10.6 million

* Contracts with the City's Community Development Department (CDD)



MAX. INDEBTEDNESS	TOTAL ACREAGE
\$120M	702 ACRES

DOWNTOWN DISTRICT

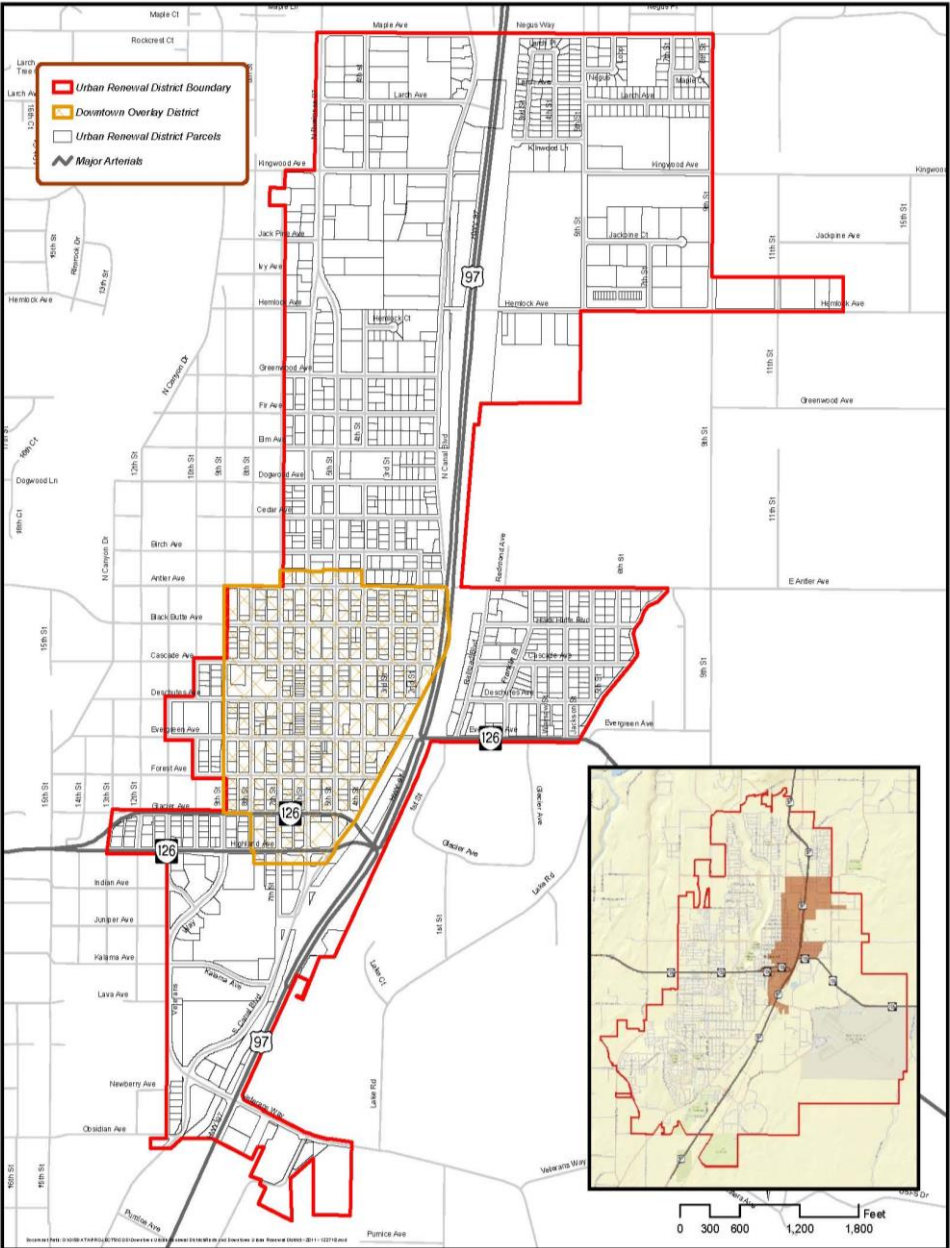
PROPERTY VALUATION
GROWTH: 4X

TOP PRIORITIES

- 1. Remove conditions of blight
- 2. Improve vitality and a vibrant core
- 3. Create jobs

URBAN RENEWAL STRATEGIES

- 1. Incent business and industrial employment
- 2. Create a dynamic city center
- 3. Provide diverse housing options



Redmond Downtown Urban Renewal District Boundary



\$21 MILLION

of DURD investments
since 2013 has
contributed to an
increase to the tax
base of

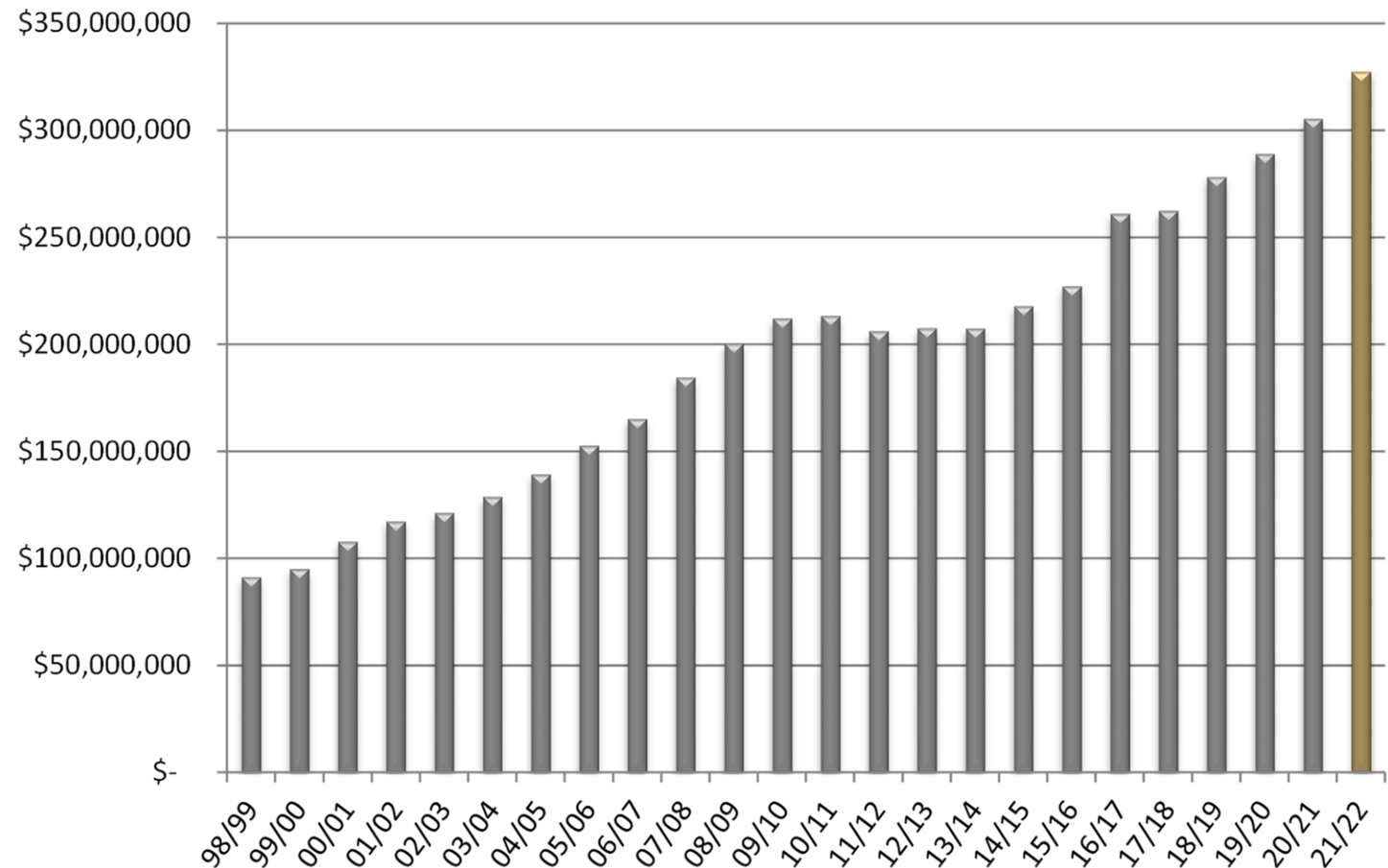
\$98 MILLION

6%

ANNUAL TAX BASE GROWTH IS 6% A YEAR

For 20+ year the Downtown Urban Renewal District Tax Base has grown by 6% a year

DURD Assessed Value (Tax Base)





LOAN FUNDING SOURCES

INDUSTRIAL

EMPLOYMENT

Up to \$2.5 - \$7.5K per job created

RESTAURANT

CAPITAL IMPROVEMENTS

Up to 20% per first \$50,000
50% per next \$80,000

PROPERTY REHABILITATION

Up to \$100,000

HOUSING

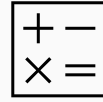
RESOURCES
Up to 20% of
Construction Cost





2020-21 KEY OUTCOMES

SLIDE / 7



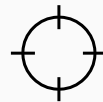
INCREASE PARKING SUPPLY

Draw customers to businesses by developing parcels to increase off street parking.



MIDTOWN HOUSING AND REDEVELOPMENT

Acquire land and position parcels for redevelopment.



ACCELERATE PROVE PROPERTY VALUES

Partner with the private sector to invest in improving existing properties through deployment of grant and loan funding.





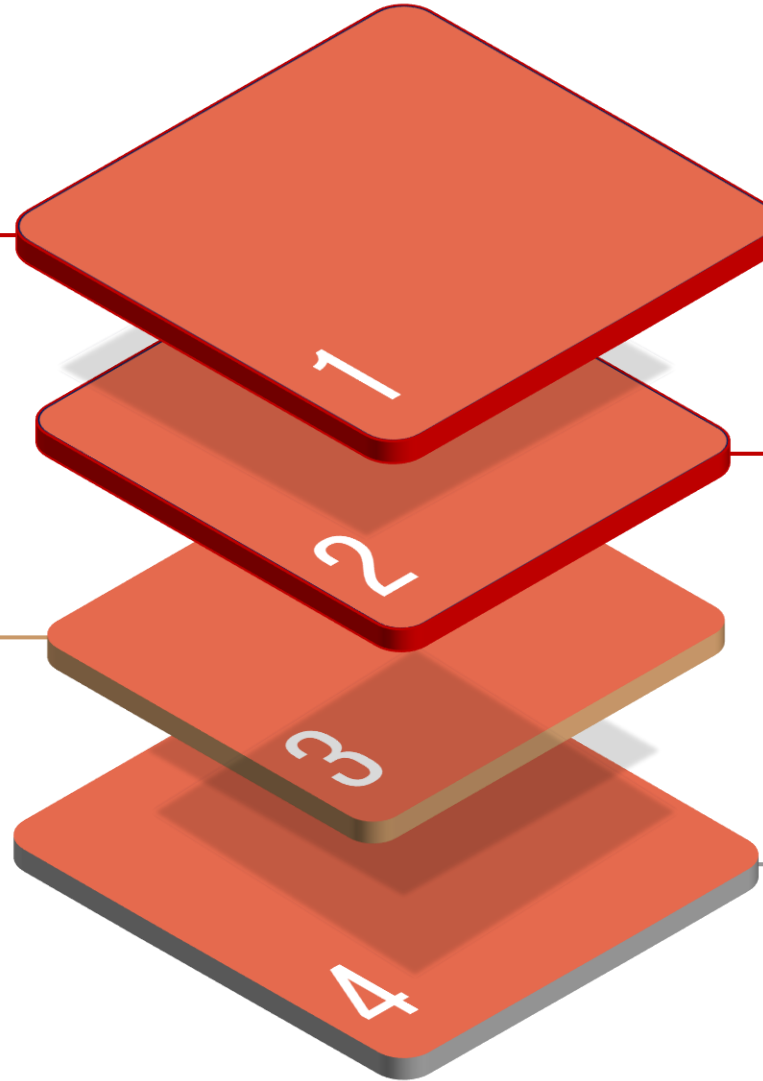
GRANTS PROGRAMS

FREE DESIGN ASSISTANCE

Up to 15 Hours
Local architects and engineers

SMALL PROJECTS

Up to \$5,000
Awnings; windows; sidewalks; landscaping



FAÇADE REHABILITATION

Up to \$4,000
Building Facades; Signage; Historic rehab

FIRE, SAFETY & ACCESSIBILITY

Up to \$7,500
ADA improvements; Building systems; Environmental cleanup



PROPERTY ASSISTANCE PROGRAM: 2020-21

20

GRANTS AND LOANS



\$227K

TOTAL GRANT AND LOAN
INVESTMENT



= \$3.8

MILLION

IN PROPERTY
IMPROVEMENTS



COVID-19 BUSINESS SUPPORT

SLIDE / 10

LISTENING TO NEEDS:

REDMOND RALLIES

FOCUS GROUPS

FUNDING TO HELP BUSINESS:

\$630,000

100 + BUSINESSES

FREE PPE DISTRIBUTION:

257,000+ UNITS

375+ BUSINESSES

3,100+ EMPLOYEES



URBAN
RENEWAL
AGENCY

Downtown District Update



CURRENT AND FUTURE PRIORITIES

DURAC 21/22 WORK PLAN PRIORITIES:



HOUSING



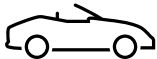
FAMILY ENTERTAINMENT CENTER



PROPERTY ASSISTANCE PROGRAM



MIDTOWN PLACE



PUBLIC PARKING



SOUTH 97 URBAN RENEWAL DISTRICT



MAX. INDEBTEDNESS	TOTAL ACREAGE
\$83M	1330 ACRES

DISTRICT CHARACTER

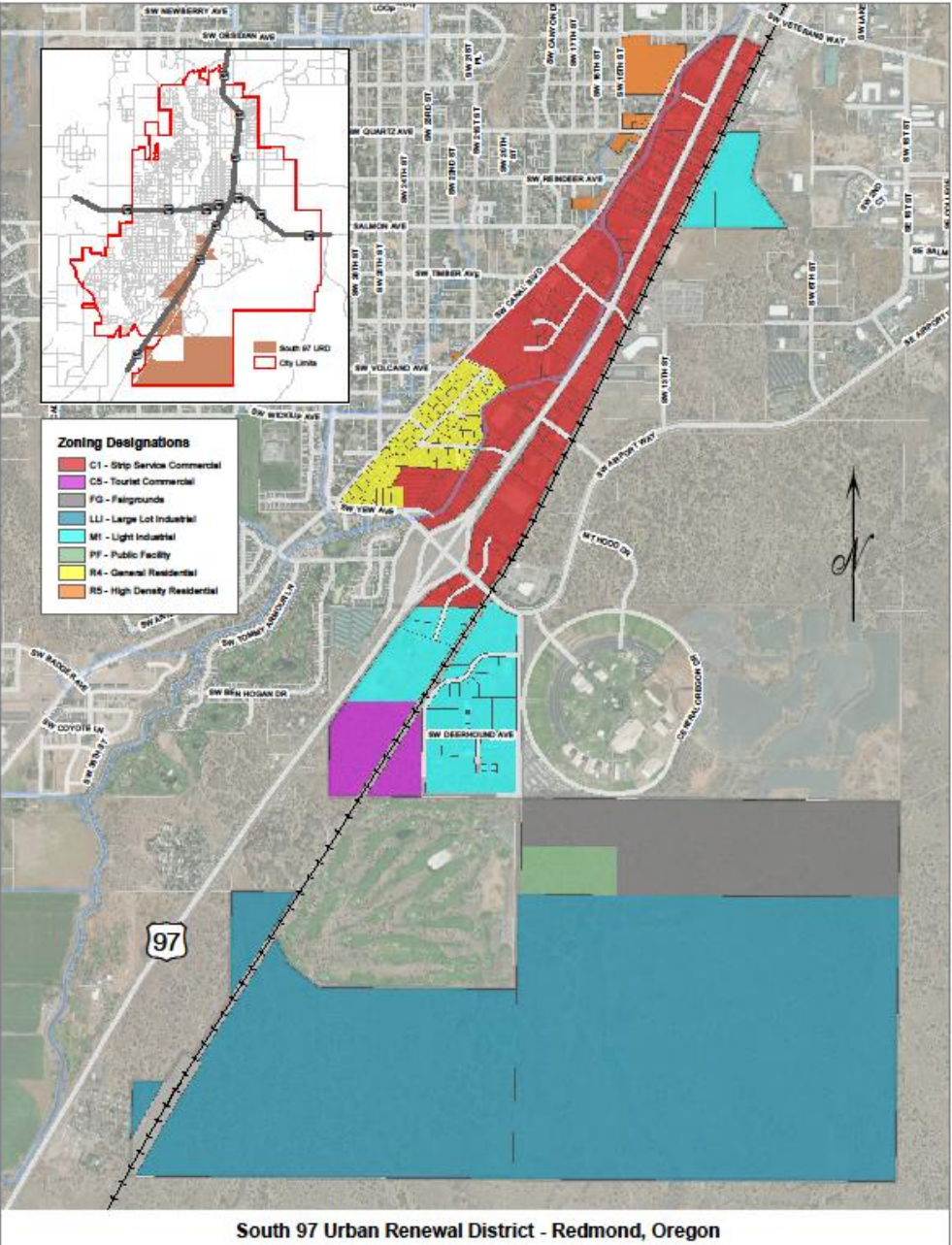
- DETERIORATING INFRASTRUCTURE
- JOBS AND EMPLOYMENT LANDS
- MAJOR COUNTY THOROUGHFARE
- UNDER-INVESTED COMMERCIAL CORRIDOR

TOP PRIORITIES:

1. S. HWY 97 IMPROVEMENTS
2. EMPLOYMENT LAND INFRASTRUCTURE
3. PUBLIC/PRIVATE PARTNERSHIPS

SOUTH 97 URBAN RENEWAL DISTRICT

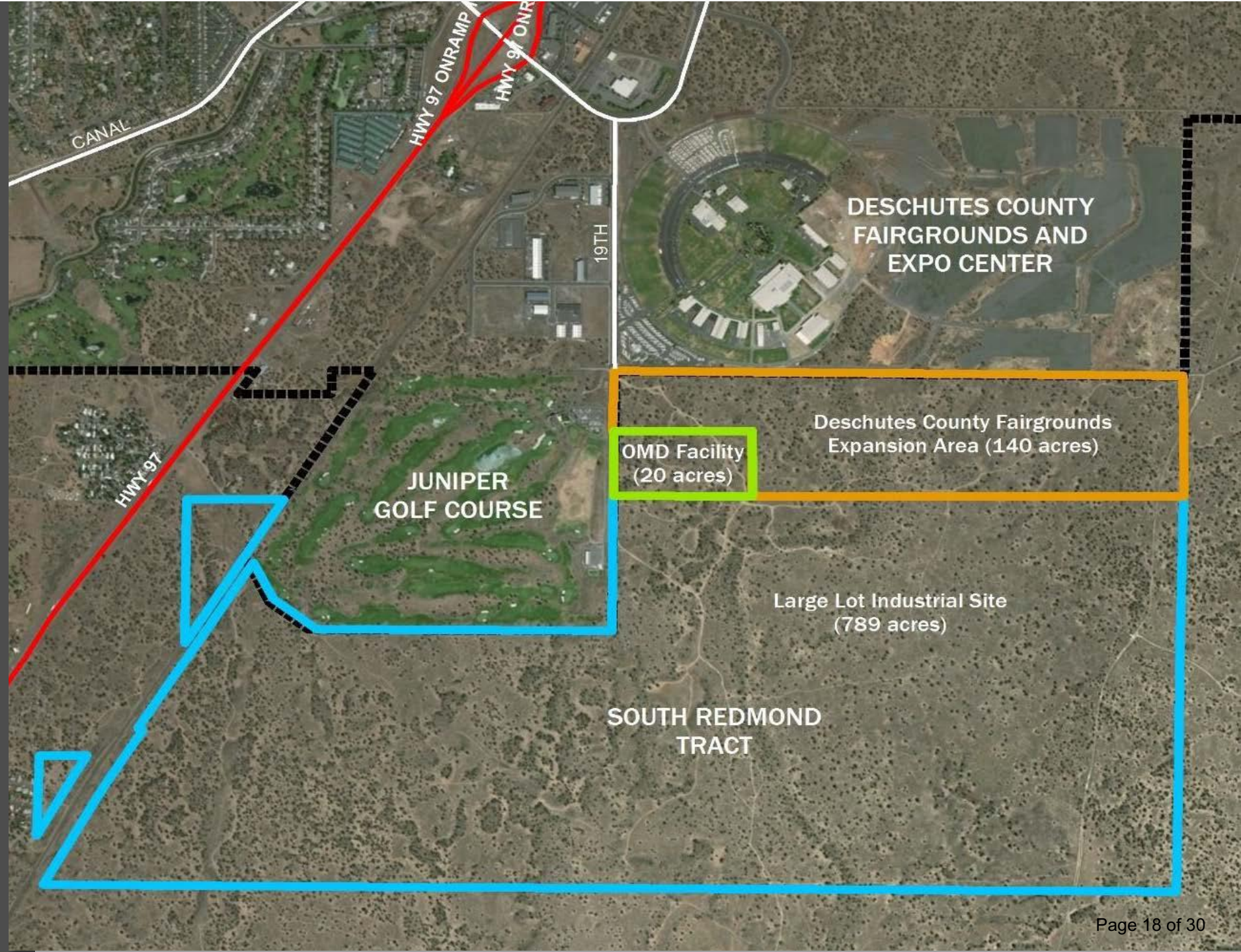
PROJECTED PROPERTY
VALUATION GROWTH:
6X





LARGE LOT INDUSTRIAL

789 ACRES





QUESTIONS?

SLIDE / 17





CITY OF REDMOND

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info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: June 22, 2021
TO: Redmond City Council
Keith Witcosky, City Manager
THROUGH: John Roberts, Deputy City Manager
Chuck Arnold, Economic Development/Urban Renewal Program Manager
FROM: Meghan Gassner, Urban Renewal Program Analyst
Steve Wilson, Civil Engineer II
SUBJECT: Change Order #1 with McKenzie Cascade for construction of public parking lot at SW 4th and Evergreen:
\$33,891.48 (DU2002)

Addresses Council Goal:

9.C - Invest in infrastructure projects that leverages job creation and private investment and advance public objectives.

Advance objectives of the Downtown Urban Renewal Plan to maintain the vitality of the downtown core; provide sufficient parking; make productive use of land; create opportunities for new development; relieve traffic problems and improve pedestrian safety; and provide new public amenities and open spaces.

Report in Brief:

This item requests the Urban Renewal Agency Board (Board) approve Change Order #1, with McKenzie Cascade in the amount of \$33,891.48 for the construction of the public parking lot at SW 4th and SW Evergreen Avenue which increases the original contract from \$282,906.30 to \$316,797.78

Background:

On February 16, 2021, the Board approved the award of a contract with McKenzie Cascade for construction of a public parking lot at SW 4th Street and Evergreen Avenue.

The Project will result in a 36-stall parking lot, landscaping, and connectivity of the sidewalk network along a portion of the Homestead Canal Trail through downtown.

Unlike SW 5th and 6th Streets in the downtown core, SW 4th Street does not have specific design standards when it comes to items such as sidewalk and landscaping treatments. As a result, staff would like to make modifications that reflect the increased pedestrian traffic along this area of SW 4th street.

Specifically, the Change Order includes additional paint striping, driveway apron improvements, sidewalk extension, tree relocation, and sidewalk pavers to replace the grass that was originally installed.

Sidewalk and driveway apron work was conducted to extend the sidewalk from SW Evergreen Avenue to SW Deschutes Avenue along SW 4th Street adjacent to the property north of the parking lot. This work serves to extend the connected downtown sidewalk network and improve pedestrian safety.

The location and size of the SW Evergreen Avenue street trees were also adjusted to account for the new location of the power pole and power lines. Additionally, the approximate two-foot wide parkway strip of grass is to be removed.

Discussion:

The original contract for this project was \$282,906.30. Change Order #1 increases that total cost by \$33,891.48, for a total of \$316,797.78.

Approximately a 12% increase.

This exceeds the 10% limit for City Manager authorization and therefore requires Board approval. The Downtown Urban Renewal Advisory Committee recommended Board approval at their meeting on June 14, 2021.

In the coming months, staff will look at developing consistent design standards throughout the urban renewal area in order to prevent this situation from occurring in the future.

Fiscal Impact:

Funding is available for this project through the Urban Renewal Public Parking Fund and is included in the Fiscal Year 2020/21 Budget.

The Fund has \$17 million remaining.

Prior to awarding the contract to McKenzie Cascade, staff estimated project costs to be \$316,768.80. This estimate was at a moderate confidence level, utilizing the "Project Estimate Confidence Level Rating Index" (attached).

If the project initially made the improvements contemplated in this \$33,891.48 change order, the total original contract would have increased by about \$18,500.

The cost of making these subtractions (namely the sod) is around \$3,500 (this includes time and materials). The sod will be difficult to re-use, however, the sprinklers and irrigation will likely be able to be re-used.

Alternative Courses of Action:

1. Approve Change Order #1 with McKenzie Cascade.
2. Request more information.
3. Do not approve Change Order #1 with McKenzie Cascade.

Recommendation / Suggested Motion:

"I move to approve Change Order #1 with McKenzie Cascade in the not to exceed amount of \$33,891.48 and authorize the City Manager to execute the change order."

Project Estimate Confidence Level Rating Index Defined

<u>COMPLETE</u>	○ 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.
<u>OPTIMAL</u>	○ 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%.
<u>HIGH</u>	○ 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%.
<u>MODERATE</u>	○ 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%.
<u>LOW</u>	○ 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%.



SW 4TH AND EVERGREEN PARKING LOT PROJECT

CHANGE ORDER #1

SLIDE / 1

CHANGE ORDER TOTAL	% OVER ORIGINAL CONTRACT
\$33,891.48	12%

WORK INCLUDES:

1. Paint directional arrows, striping
2. Driveway apron improvements
3. Sidewalk & landscaping extension
4. Tree relocation and pavers (Evergreen Ave.)
5. Sod removal and sidewalk pavers (4th St.)

ORIGINAL CONTRACT: \$282,906

NEW TOTAL COSTS: \$316,798

ORIGINAL ESTIMATE: \$316,769



PROJECT SITE

SLIDE / 2







SCOPE 2: DRIVEWAY APRON IMPROVEMENTS

SLIDE / 4





SCOPE 3: SIDEWALK & LANDSCAPE EXTENSION

SLIDE / 5





SCOPE 4: TREE RELOCATION & PAVERS

SLIDE / 6





SCOPE 5: SOD REMOVAL & PAVER INSTALL

SLIDE / 7





QUESTIONS?