



city of
REDMOND
oregon

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**JOINT WORKSHOP
REDMOND CITY COUNCIL /
DESCHUTES COUNTY COMMISSIONERS**

March 15, 2022

Virtual Meeting • www.redmondoregon.gov/CityCouncilLive

**COUNCIL
MEMBERS**

George Endicott
Mayor

Jay Patrick
Council President

Krisanna
Clark-Endicott
Councilor

Clifford Evelyn
Councilor

Ed Fitch
Councilor

Shannon Wedding
Councilor

Cat Zwicker
Councilor

MARCH 15, 2022

WORKSHOP AGENDA

6:00 PM

I. CALL TO ORDER

II. PRESENTATIONS

- A. Skyline Village Status Report
- B. Stabilization Center/North County Campus
- C. Urban Renewal Plan End Date / Downtown District
- D. Joint Office on Homelessness / Status and Plans

III. 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

The background image shows a city street scene. In the center is a large, two-story brick building with a classical facade, featuring several tall columns and large windows. To the left of the building, there are several trees and a statue of a horse. In the foreground, there are several large, dark-colored planters filled with flowers. The sky is overcast with grey clouds. The overall tone of the image is somewhat muted, with a dark overlay that makes the white text stand out.

DURAC WORK PLAN PRIORITIES 2022-23

CITY/COUNTY
MARCH 15, 2022



2022-23 HIGH PRIORITY PROJECTS

SLIDE / 2



FAMILY ACTIVITIES & AMENITIES

Seek opportunities to attract family-focused activity centers and partner with private sector.



HOUSING

Attract diverse housing types

Adjust incentive program to diversify housing types.



SITE CONTROL

Identify and acquire underutilized properties to stimulate redevelopment.

Build portfolio of diverse properties.



FAMILY ACTIVITIES & AMENITIES

POTENTIAL ATTRACTORS:

- Bowling center
- Trampoline park
- Skating rink
- Climbing gym
- Laser tag
- Indoor golf
- Arcade
- Teen flex space





FAMILY ACTIVITIES & AMENITIES

SLIDE / 4

POTENTIAL ATTRACTORS:

- Bowling center
- Trampoline park
- Skating rink
- Climbing gym
- Laser tag
- Indoor golf
- Arcade
- Teen flex space

REDEVELOPMENT OPPORTUNITY FUND:

- Gap financing
- Acquisition
- Partnerships with private owners and developers

PLAN TOTAL: \$22.6MM

REMAINING: \$17.3MM

76%



DOWNTOWN HOUSING DEVELOPMENT

SLIDE / 5

ASSESS OPPORTUNITIES TO ATTRACT DIVERSE HOUSING TYPES

- *Cottage clusters*
- *Dorm-style*
- *Mixed-use*

ADJUST DEVELOPER INCENTIVE PROGRAM TO DIVERSIFY HOUSING TYPES





DOWNTOWN HOUSING DEVELOPMENT

SLIDE / 6

ASSESS OPPORTUNITIES TO ATTRACT DIVERSE HOUSING TYPES

- *Cottage clusters*
- *Dorm-style*
- *Mixed-use*

ADJUST DEVELOPER INCENTIVE PROGRAM TO DIVERSIFY HOUSING TYPES

HOUSING DEVELOPMENT OPPORTUNITY FUND:

- Gap financing
- Public amenities
- Low interest loan
- SDC Buydown Program

PLAN TOTAL: \$10.3MM
REMAINING: \$8.3MM

81%





PROPERTY SITE CONTROL

SLIDE / 7

**IDENTIFY AND ACQUIRE
UNDERUTILIZED
PROPERTIES TO
STIMULATE
REDEVELOPMENT**

**BUILD PORTFOLIO OF
DIVERSE PROPERTIES**

**MULTIPLE URBAN
RENEWAL FUNDS
AVAILABLE**



A wide-angle photograph of a town street. In the foreground, an American flag is partially visible on the left. A large, ornate metal archway spans the street, featuring the word "REDMOND" in a stylized font and "EST. 1910" on either side. In the background, there are brick buildings, including one with a vertical sign that says "HOTEL". The street is paved and has some traffic lights visible in the distance.

QUESTIONS?



DOWNTOWN URBAN RENEWAL DISTRICT EXTENDING INVESTMENT BEYOND PLAN'S 'END DATE'

**CITY/COUNTY JOINT MEETING
MARCH 15, 2022**



TOPICS

SLIDE / 2



PLAN END DATE
PURPOSE/LEGISLATIVE
HISTORY



REVENUE SHARING
NEXUS TO PLAN END
DATES



ACTION TAKEN BY
COUNCIL/URA BOARD ON
FEB. 15, '22: PLAN END DATE
REMOVED



LEGISLATIVE HISTORY OF PLAN END DATES — AND REVENUE SHARING

01

STATEWIDE NEGOTIATED CHANGES TO ORS 457

- Revenue sharing
- End date no longer needed



02

WHY: ELIMINATE '30- YR' WAIT ON GROWTH RETURNED

- Return on investment 10 years sooner



03

2022 – PROPOSED MINOR AMENDMENT

- Remove Plan end date to maximize resources and continue investments

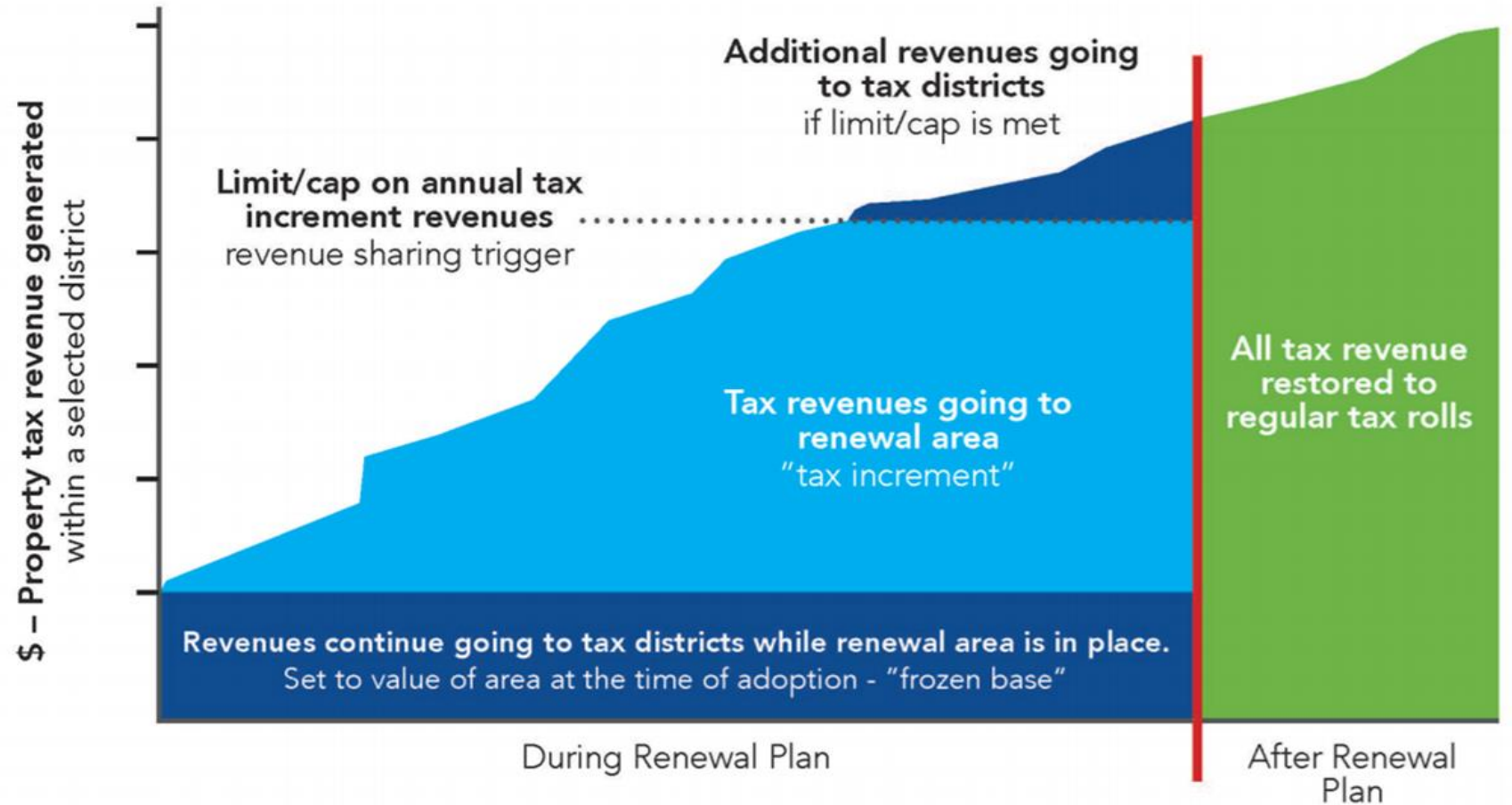




HOW TIF WORKS

SLIDE / 4

Visualizing Tax Increment Financing





WHAT IS REVENUE SHARING?



Successful Urban Renewal Districts are required to share tax revenues with overlapping taxing districts

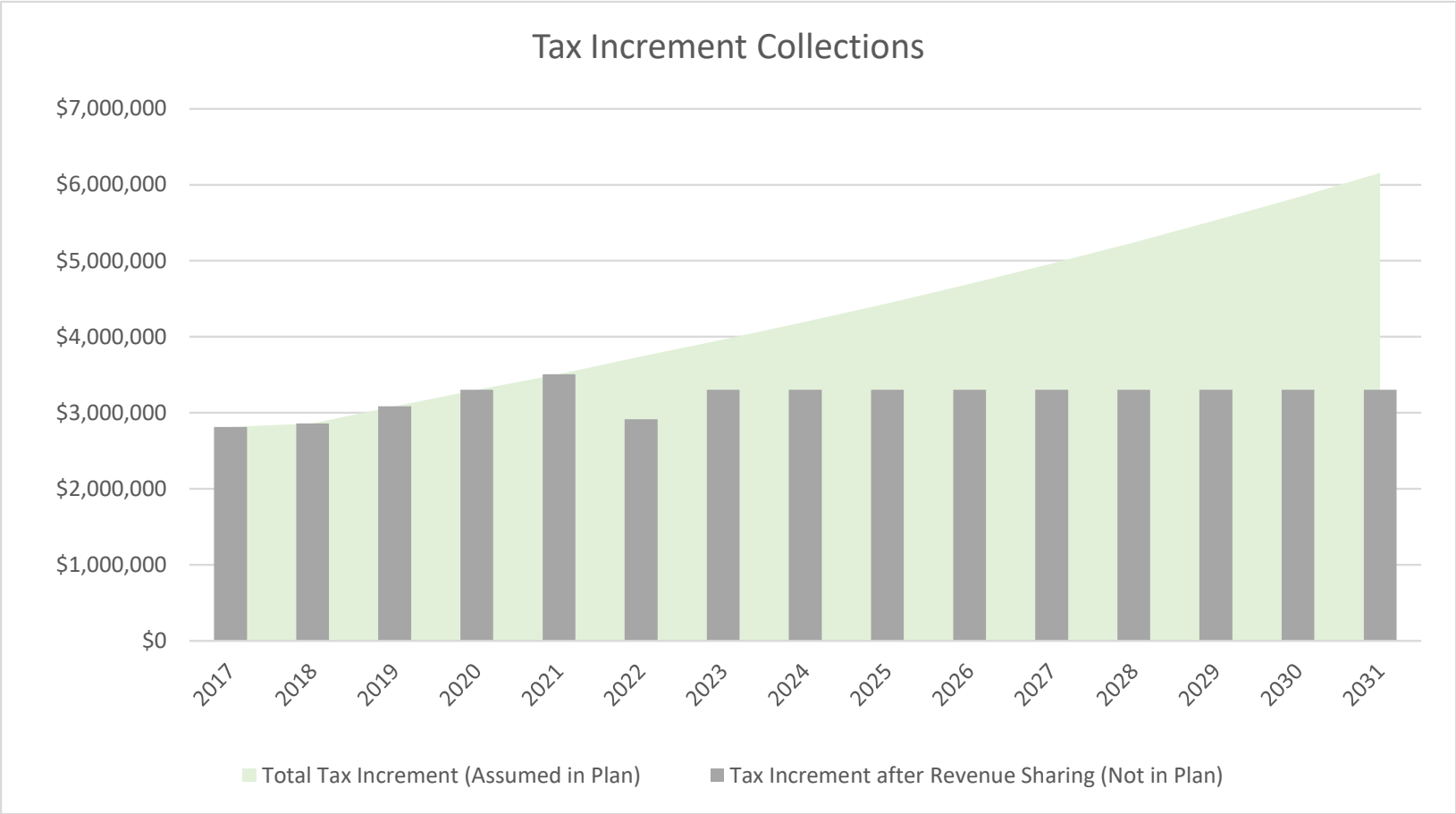


Caps annual tax revenue to URD



REVENUE SHARING IN THE DOWNTOWN DISTRICT

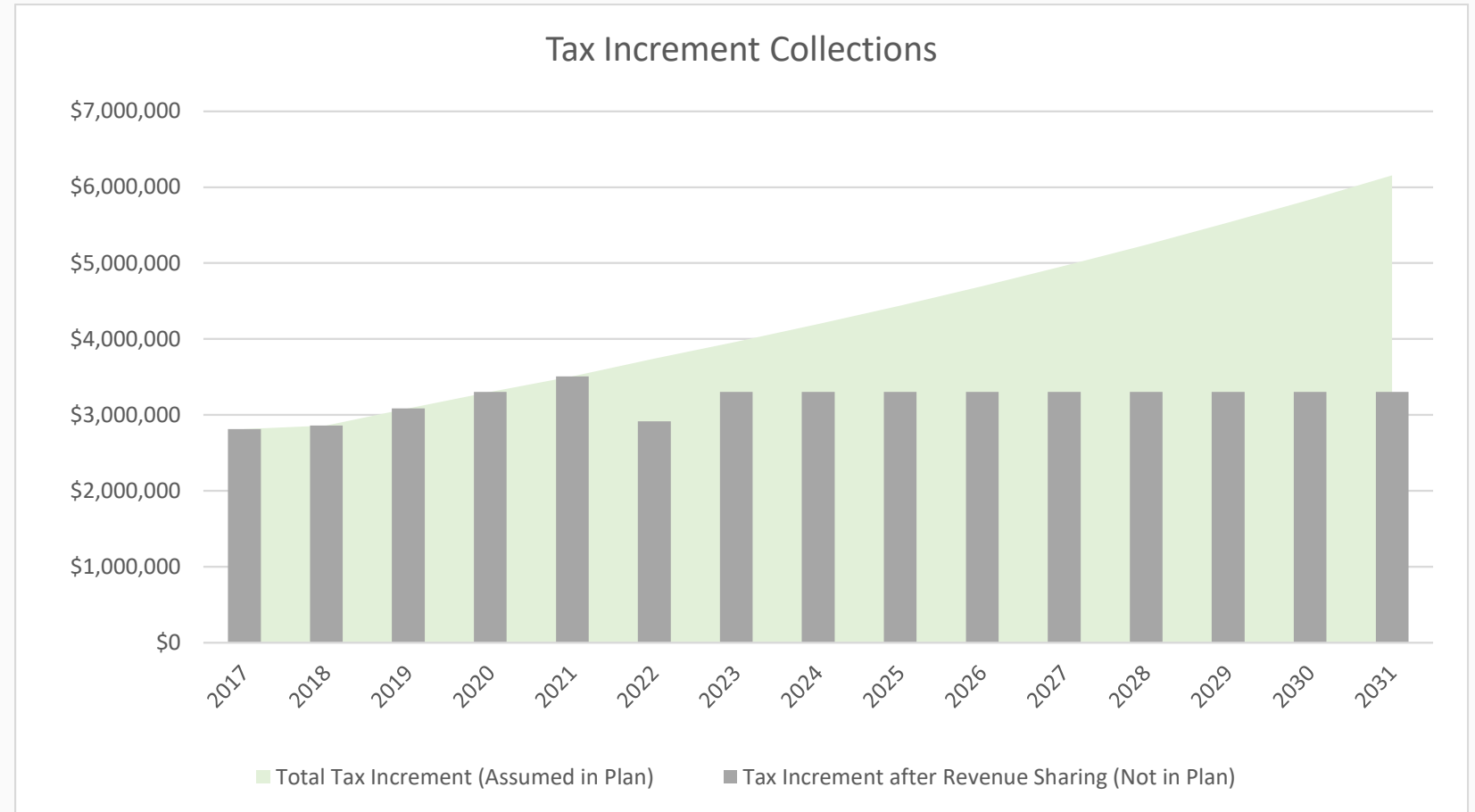
\$3.3M/YEAR





WITHOUT REVENUE
SHARING THE AVG.
INCREMENT
THROUGH 2031
WOULD HAVE BEEN:

\$4.8M/YEAR

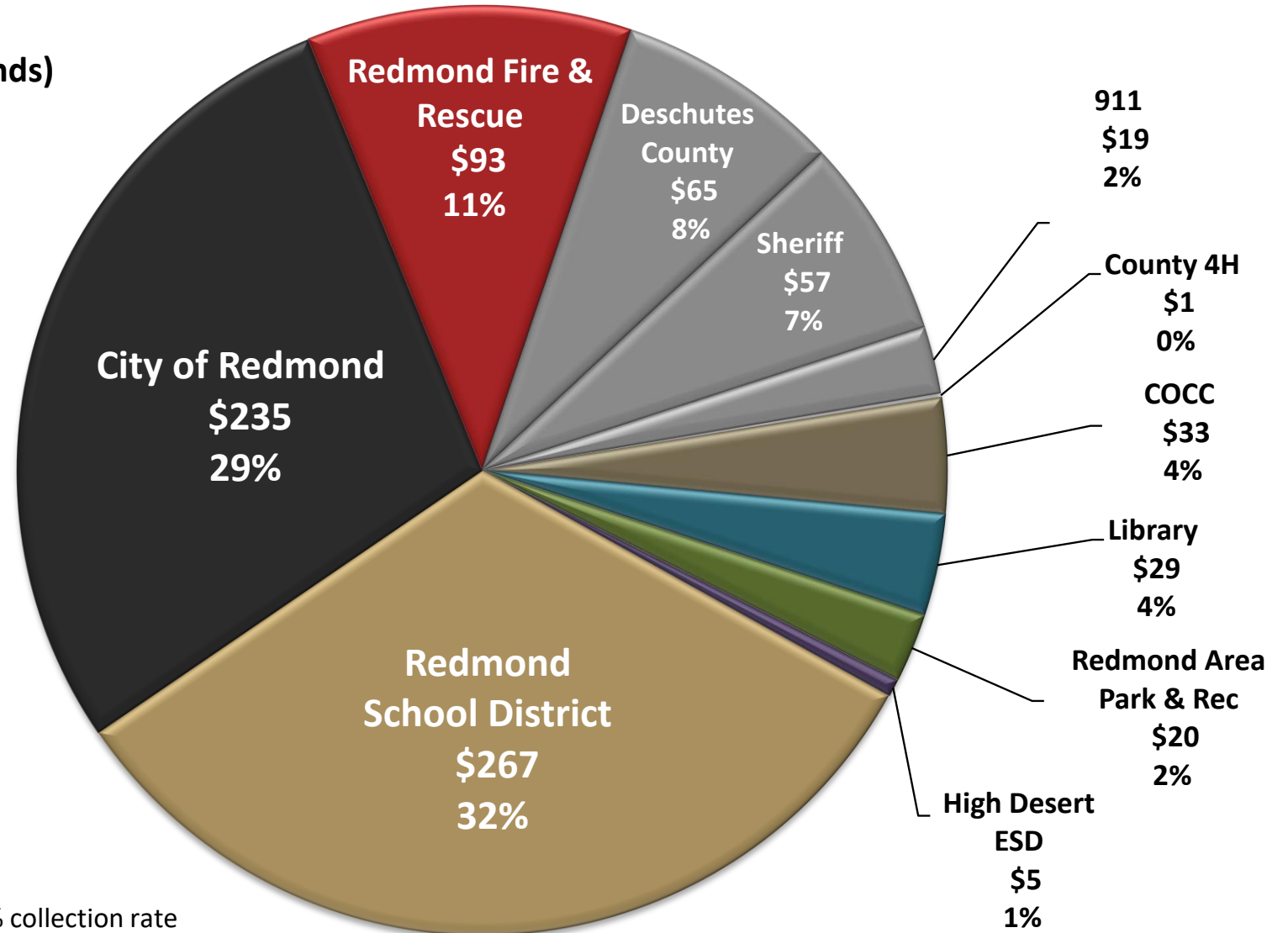




WHO RECEIVES WHAT FY 21/22

SLIDE / 8

**Downtown Urban Renewal District
FY 2021/22 Revenue Sharing
By Taxing District
\$825,000 *
(\$s in thousands)**

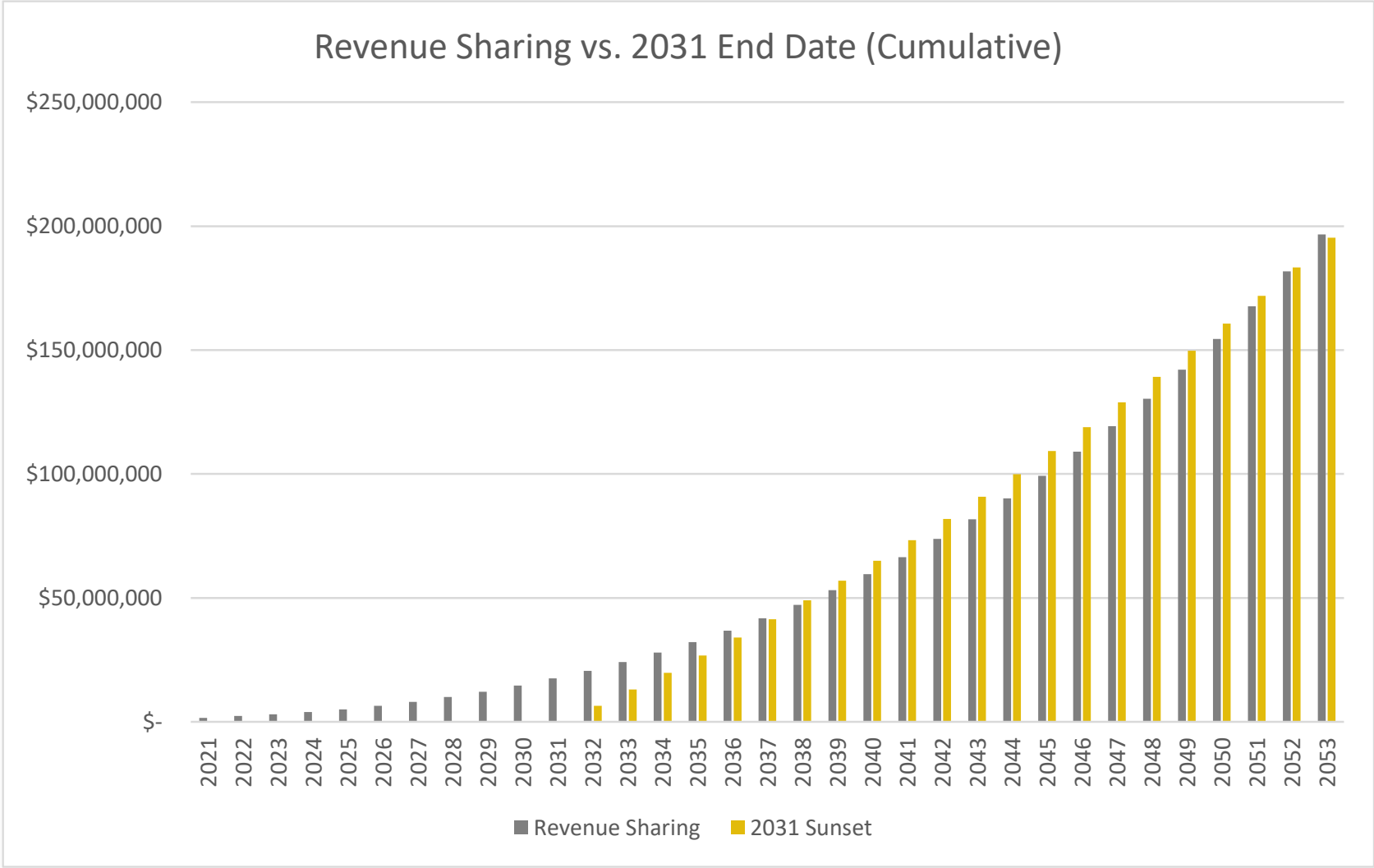


* Assumes a 96% collection rate



OVERLAPPING TAXING DISTRICTS

PROJECTED REVENUE FROM DURD





REVENUE
SHARING
CREATES NET
REDUCTION
OF **\$45M** FOR
PROJECTS

WITH END DATE
(NO CHANGE)

\$22
MILLION

WITHOUT END DATE
(PLAN AMENDMENT)

\$67
MILLION



PROJECT INVESTMENTS REMAINING

INVESTMENTS	REMAINING PLAN PROJECTS
Circulation Improvements	\$ 7.5M
Alternative Mobility	\$ 3.3M
Business/Medical Park	\$ 6.8M
Public Parking	\$ 15.5M
Property Assistance Program	\$ 3.7M
Housing Development	\$ 8.4M
Industrial Opportunity	\$ 2.6M
Redevelopment Opportunity Fund	\$ 17.3M
Public Open Space	\$ 1.3M
TOTAL	\$67 MILLION



QUESTIONS AND DISCUSSION