



URBAN RENEWAL DISTRICT AGENCY BOARD

December 13, 2022
Council Chambers • 411 SW 9th Street

BOARD MEMBERS

George Endicott
Chair

Jay Patrick
Board President

Krisanna
Clark-Endicott
Member

Clifford Evelyn
Member

Ed Fitch
Member

Shannon Wedding
Member

Cat Zwicker
Member

DECEMBER 13, 2022

MEETING AGENDA

FOLLOWING COUNCIL MEETING

I. CALL TO ORDER / ESTABLISH A QUORUM

II. MINUTES

- A. Minutes of August 23, 2022, Urban Renewal Agency Board Meeting
- B. Minutes of September 13, 2022, Urban Renewal Agency Board Meeting

III. PRESENTATIONS

- A. Project Updates

IV. ACTION ITEMS

- A. URA Resolution #2022-06 - A resolution of the Redmond Urban Renewal Agency Board authorizing the issuance, sale, execution and delivery of an Urban Renewal Revenue Note in an aggregate principal amount not to exceed \$6,100,000 to provide financing for projects within the City of Redmond Downtown Urban Renewal District; authorizing the execution and delivery of a Master Borrowing Declaration and related issuance and sale documents; and authorizing such other agreements, certificates and documents as may be necessary and appropriate to carry out such transaction; designating authorized representatives and delegating authority, and related matters.
- B. URA Resolution #2022-04 - A resolution approving the Twenty-First Amendment to the Redmond Downtown Urban Renewal Plan. (Acquisition of 470 NW Fir Avenue)
- C. URA Resolution #2022-05 - A resolution approving the Twenty-Second Amendment to the Redmond Downtown Urban Renewal Plan. (Removing SW 4th Street and SW Evergreen Ave property tax lot 151316AA10300 from the list of properties acquired)

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.

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

SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD AUGUST 23, 2022, IN COUNCIL CHAMBERS.

BOARD MEMBERS PRESENT: Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Cat Zwicker

BOARD MEMBERS EXCUSED: Shannon Wedding

STAFF PRESENT: City Manager Keith Witcosky – City Attorney Keith Leitz – IT Specialist Christian Armatas – Communications Director Heather Cassaro – City Recorder Kelly Morse – Accounting & Financial Reporting Director Brooks Slyter – Public Works Director Bill Duerden – Urban Renewal Programs Manager Chuck Arnold – Urban Renewal Programs Analyst Meghan Gassner

MEDIA PRESENT: None

Chair Endicott called the meeting to order at 8:39 p.m. A quorum was established.

MINUTES

- A. Minutes of February 22, 2022, Joint Meeting with Downtown Urban Renewal Agency Board Meeting**
- B. Minutes of June 14, 2022, Urban Renewal Agency Board Meeting**

Clark-Endicott moved, seconded by Zwicker, to approve the minutes as presented, motion passed. (Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

ACTION ITEMS

- A. The Blacksmith (308 SW Evergreen Avenue) - Property Rehabilitation Loan Program Request in the amount of \$100,000**

Urban Renewal Program Analyst Meghan Gassner requested the Board’s approval for a \$100,000 loan funded through the Urban Renewal Property Assistance Program for the Blacksmith Public House project located at the intersection of SW 4th Street and SW Evergreen Avenue. Highlights from Ms. Gassner’s presentation included the purpose of the property rehabilitation loan program, how the Blacksmith project meets loan program requirements, site background, the proposed project, and specifics on the funding request itself.

The estimated project costs are approximately \$700,000 and loan funds are only available after the applicant has invested twice as much as they requested. Mark Wilhite, the property owner and developer, is personally financing the remainder of the project out of pocket which makes him a strong applicant based on the loan program requirements and helps further mitigate risk to the Urban Renewal Fund.

Mr. Wilhite provided a brief background and shared design elements on the project. In response to questions from the Council, Mr. Wilhite confirmed no equipment remained from the previous Blacksmith owners, but he was able to save the neon sign.

Patrick expressed support for the project and opined it will be great for Downtown and particularly that intersection.

Clark-Endicott noted the SW 4th Street and SW Evergreen Avenue intersection is often busy and expressed concern about parking at the location. Mr. Wilhite explained the site plan meets the parking requirements and noted there is an additional 39-spaces in the City-owned parking lot across the street and a great deal of on street parking as well.

Clark-Endicott moved, seconded by Patrick, to authorize the City Manager to enter into a loan agreement through the Property Rehabilitation Loan Program with Blackthorn Holdings LLC for \$100,000 in support of the redevelopment of the commercial space at 308 SW Evergreen Ave.

Fitch stated he would support the loan request but expressed his concern about the process and requested additional information so the Board can make a more informed decision.

Motion passed. (Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

B. 470 NW Fir Avenue - Purchase Agreement: \$230,000

Urban Renewal Program Manager Chuck Arnold presented the recommendation from the August 8, 2022, Downtown Urban Renewal Advisory Committee (DURAC) meeting to purchase 470 NW Fir Avenue for housing purposes. Along with DURAC Chair Tobias Colvin and Broker of Record Dan Steelhammer, Mr. Arnold walked through the strategy and plan for the parcel, how it relates to the Urban Renewal Plan, the acquisition process, potential development, and the timeline being considered. Mr. Colvin shared specifics about DURAC's discussion and further details of the plans. Mr. Arnold summarized the investment noting that if approved, closing should take place in October.

Mr. Steelhammer stated the seller has asked that the Downtown Urban Renewal Agency pay the closing costs of about \$200 in title insurance plus escrow fees in addition to the commissions that are due. Mr. Steelhammer explained how activity in the area had increased the value of commercial property and the assessment of the property's value. He confirmed there has not been an appraisal.

Mr. Arnold confirmed the parcel's size and described the due diligence assessment by DURAC's finance subcommittee noting that the subcommittee members are involved in real estate. He clarified that six to eight units could be developed on the parcel and discussed next steps which would include a Request for Proposal process. A selection committee would review the proposed uses and developer teams. Mr. Arnold noted that Antler Apartments was a similar sized project.

Mr. Arnold, Mr. Steelhammer, and Mr. Colvin addressed the questions from the Council throughout the presentation.

City Attorney Keith Leitz confirmed that no appraisal is needed when the City purchases property; however, when the City sells property, an appraisal or other evidence of market value is required.

Clark-Endicott moved, seconded by Zwicker, to approve the purchase of Tax Lot #151309DA02100 located at 470 NW Fir Avenue and authorize the City Manager to sign the necessary purchase documents, motion passed. (Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

OTHER BUSINESS

There being no further business, the meeting was adjourned at 9:17 p.m.

Prepared by ABC Transcription Services
Prepared by Kelly Morse, City Recorder

APPROVED by the Board and SIGNED by the Chair this 15th day of November 2022.

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder

**SPECIAL CITY OF REDMOND URBAN RENEWAL AGENCY BOARD MEETING WAS HELD
SEPTEMBER 13, 2022, IN THE EXECUTIVE CONFERENCE ROOM AT CITY HALL.**

BOARD MEMBERS PRESENT: Krisanna Clark-Endicott (Virtual) – George Endicott (Virtual)
– Clifford Evelyn – Ed Fitch – Shannon Wedding (Virtual) –
Cat Zwicker

BOARD MEMBERS EXCUSED: Jay Patrick

STAFF PRESENT: City Attorney Keith Leitz – Deputy City Manager John Roberts – Police Chief
Devin Lewis – City Recorder Kelly Morse – Chief Financial Officer Jason Neff
– Accounting & Financial Reporting Director Brooks Slyter – Urban Renewal
Programs Manager Chuck Arnold – Urban Renewal Programs Analyst
Meghan Gassner – Parks Planner & Project Manager Maria Ramirez –
Planning Manager Kyle Roberts

MEDIA PRESENT: None

Chair Endicott called the meeting to order at 8:09 p.m. and established a quorum.

EXECUTIVE SESSION

Chair Endicott convened the Board into Executive Session at 8:09 p.m.in accordance ORS 192.660(2)(e) authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.”

OTHER BUSINESS

There being no further business, the meeting was adjourned at 8:31 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the Board and SIGNED by the Chair this 15th day of November 2022.

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder



CRUISIN' DOWNTOWN

NOTABLE INVESTMENTS

REDMOND URBAN RENEWAL AGENCY
DECEMBER 13, 2022



ROD'S QUALITY MEATS



testimony
WINE BAR
AN ENHANCED WINE EXPERIENCE
GRAND
OPENING
DEC 3

DAWSON
STATION

1st Cedar Ave

TESTIMONY WINE BAR



FEAST



470 NW FIR



BANK COMMONS & DESERT PRAIRIE BOUTIQUE





ARCH BUILDING APARTMENTS

—
SLIDE / 7



GRANT & LOAN RESOURCES INVESTED IN 2022

27

GRANTS & LOANS ISSUED

\$473K

TOTAL INVESTMENT VALUE

=

\$5.9

MILLION

IN PROPERTY
IMPROVEMENTS

PUBLIC PRIVATE LEVERAGE

\$1 : \$12



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: December 13, 2022
TO: Redmond Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
FROM: Jason Neff, Chief Financial Officer
Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: URA Resolution #2022-06 - A resolution of the Redmond Urban Renewal Agency Board authorizing the issuance, sale, execution and delivery of an Urban Renewal Revenue Note in an aggregate principal amount not to exceed \$6,100,000 to provide financing for projects within the City of Redmond Downtown Urban Renewal District; authorizing the execution and delivery of a Master Borrowing Declaration and related issuance and sale documents; and authorizing such other agreements, certificates and documents as may be necessary and appropriate to carry out such transaction; designating authorized representatives and delegating authority, and related matters.

Addresses Council Goal:

- 1.G. Manage financial affairs in a transparent, responsible and consistent manner
- 9. Urban Renewal: Deploy resources to encourage investment and advance the goals of the City's urban renewal areas.
 - A. 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.
 - C. Invest in infrastructure projects that leverage job creation and private investment and advance public objectives.

Report in Brief:

Seeking Board authorization to issue a not-to-exceed \$6,100,000 to finance upcoming projects within the Downtown Urban Renewal District.

Background:

In April 2011, the Urban Renewal Agency Board approved the Twelfth Amendment to the Downtown Urban Renewal Plan, incorporating new projects into the Plan and increasing the maximum indebtedness to \$121 million to bring about those projects. The Amendment called for a series of debt issuances to occur as needed to achieve Plan goals.

The most recent debt issuance occurred in 2014 to fund and carry out projects that align with the program goals in the Plan. Project funding is estimated to be depleted within the next six months, necessitating a new debt issuance to continue project investments as directed in the Plan. As individual large-scale projects come to fruition, they are brought to the Board for approval.

As of the first quarter of Fiscal Year (FY) 2022/23, \$64 million of the \$121 million in maximum indebtedness remains to be invested in projects.

Discussion:

Projects Plan

Although projects are subject to change and approval by the Board, bond proceeds from the debt issuance and ongoing property tax increment collections are expected to be utilized to invest in the following projects within the Downtown Urban Renewal Area:

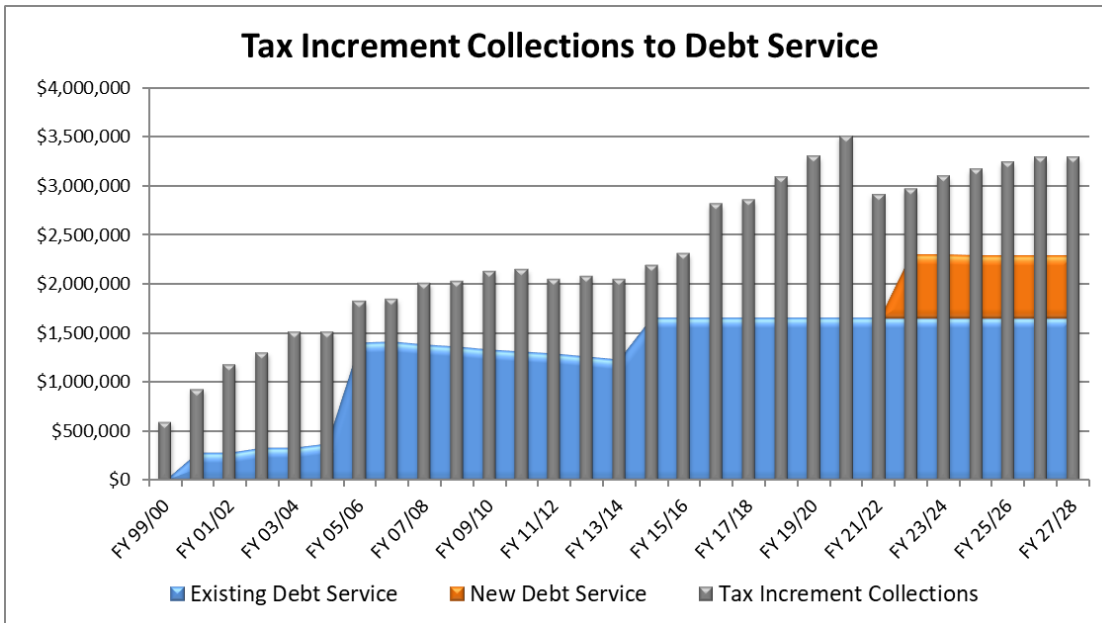
Activity Fund	Potential Projects	Estimated Maximum Resources Needed through FY 2025
Circulation Improvements	US97/Kingwood intersection US97/Veteran's Way intersection	\$ 550,000

Alternative Mobility Project	Sidewalk connectivity ADA improvements	\$ 650,000
Business/Medical Park Development	Grants and loans	\$ 300,000
Public Parking	Parking study update	\$ 30,000
Property Assistance Program	Grants and loans	\$ 500,000
Housing Development Opportunity Fund	Acquisition and development incentives	\$ 2,400,000
Restaurant Capital Improvements	Grants and loans	\$ 100,000
Industrial Opportunity Fund	Grants and loans	\$ 150,000
Redevelopment Opportunity Fund	Family activity center; Property acquisition for redevelopment	\$ 2,500,000
		\$ 7,180,000

It is anticipated that the requested bond proceeds and annual property tax increment will fund projects for the next 3 years (through FY 2025).

Financial Plan and Feasibility

The Downtown Urban Renewal District (DURD) is estimated to have \$3.0 million of property tax increment collections in FY 2023 and anticipated to reach it's maximum property tax increment collections (per Oregon Revised Statutes (ORS) revenue sharing requirements) by FY 2028 at \$3.4 million. This amount will continue until the district ends and all debt is repaid. It is estimated the DURD will share approximately \$1.2 million in FY 2023 (28% of the Area's incremental assessed value). Since the DURD is currently revenue sharing, any decline in assessed value would first impact the amount of revenue sharing (\$1.2 million annually) prior to reducing the DURD's collections (\$3.4 million annually). Moreover, assessed value is approximately 45% of real market value. Thus, a decline in property tax increment collections for the DURD is unlikely. Current debt service for the DURD is \$1.7 million annually (through FY 2031) and the \$6.1 million of debt proposed would be approximately \$0.6 million annually (\$2.3 million total annual debt service). Over the next 5 years, approximately \$0.7 - \$1.0 million annually is available to administer the DURD program (\$0.4 million in FY 2023) and invest in other ongoing DURD projects (i.e. Property Assistance Program). The chart below summarizes estimated DURD tax increment collections to debt service.



Method of Sale

A taxable private placement is being pursued for the financing where the Agency will solicit borrowing directly from banks. Comparative to a public offering, a private placement is estimated to have a similar interest rate, earlier pre-payment options (potential benefit/savings in the future) and less staff time for issuance.

Timing and Next Steps

With Board authorization on December 13, the following next steps are planned:

Item	Date
Term Sheet Sent to Banks	Dec 14

Review / Select Bank Bids	Jan 6
Board Update	Jan 10 or 17
Closing	Jan 31

Fiscal Impact:

The fiscal impact is subject to market conditions. Current estimates (15-year at 6.25% interest) would yield \$6.0 million for Downtown Urban Renewal Projects (after cost of issuance not-to-exceed \$100,000) with an annual debt service of approximately \$0.6 million. Large-scale project investments will be brought to the board for approval, individually, as they occur. Historically, DURD investments have supported growth in the tax base. Since inception (25 years), the DURD's annual growth in assessed value has averaged 5.8%. Over the past 5 years annual growth has averaged 5.9%.

Alternative Courses of Action:

1. Approve URA Resolution #2022-06.
2. Do not approve URA Resolution #2022-06.
3. Take no action and request more information.

Recommendation / Suggested Motion:

"I move to approve URA Resolution #2022-06 authorizing staff to issue an Urban Renewal revenue note."

**REDMOND URBAN RENEWAL AGENCY
URA RESOLUTION NO. 2022-06**

RESOLUTION OF THE REDMOND URBAN RENEWAL AGENCY BOARD AUTHORIZING THE ISSUANCE, SALE, EXECUTION AND DELIVERY OF AN URBAN RENEWAL REVENUE NOTE IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$6,100,000 TO PROVIDE FINANCING FOR PROJECTS WITHIN THE CITY OF REDMOND DOWNTOWN URBAN RENEWAL DISTRICT; AUTHORIZING THE EXECUTION AND DELIVERY OF A MASTER BORROWING DECLARATION AND RELATED ISSUANCE AND SALE DOCUMENTS; AND AUTHORIZING SUCH OTHER AGREEMENTS, CERTIFICATES AND DOCUMENTS AS MAY BE NECESSARY AND APPROPRIATE TO CARRY OUT SUCH TRANSACTION; DESIGNATING AUTHORIZED REPRESENTATIVES AND DELEGATING AUTHORITY; AND RELATED MATTERS.

WHEREAS, the Redmond Urban Renewal Agency (the “Agency”) of the City of Redmond, Oregon (the “City”) is authorized pursuant to Oregon Revised Statutes (“ORS”) Chapter 457 and 287A to issue tax increment indebtedness for the purpose of financing urban renewal projects authorized under its Downtown Urban Renewal Plan (as amended from time to time, the “Plan”) and located within the City of Redmond Downtown Urban Renewal District (the “District”); and

WHEREAS, the City enacted Ordinance No. 95-32 on September 12, 1995, initially approving the Plan; and

WHEREAS, ORS 457.440(8) provides that the Agency may incur indebtedness, including obtaining loans and advances in carrying out the Plan, and the portion of taxes received under ORS 457.440, or funds from other sources may be irrevocably pledged for the payment of principal of and interest on such indebtedness; and

WHEREAS, the Plan establishes a maximum indebtedness of \$120,717,081 to carry out the goals and objectives of the Plan, and as of the date of this Resolution the Agency has incurred \$49,147,658 of indebtedness; and

WHEREAS, the Agency intends to undertake certain projects authorized by the Plan and within the District and to finance such projects on a federally taxable basis with the proceeds of draws made by the Agency in an amount sufficient to (i) finance capital projects in the Downtown Urban Renewal Plan and (ii) pay costs of issuance (collectively, the “Project”); and

WHEREAS, the terms and conditions of the Agency obligations with respect to indebtedness issued by the Agency will be established in a Master Borrowing Declaration executed and delivered by the Agency (the “Master Declaration”), and the payment obligations of the Agency to finance the Project shall be evidenced by an Urban Renewal Note, Series 2023 (the “Note”) of the Agency; and

WHEREAS, it is in the best interest of the Agency to authorize the execution and delivery of the Master Declaration and the Note, in a method to be determined by the authorized representative of the Agency, and the execution and delivery of such other agreements, certificates and documents as may be necessary to provide for the financing of the Project, and to satisfy the

terms and conditions for the purchase, sale, issuance, execution, delivery and administration of the Note (collectively, together with the Note and the Master Declaration, the “Financing Documents”); and

WHEREAS, the Agency adopts this Resolution to authorize and provide for (i) the execution and delivery of the Financing Documents pursuant to the provisions of this Resolution; and (ii) the authorization of certain officials and employees of the Agency to take action on the Agency’s behalf and to determine the method of purchase and sale of the Note and to negotiate, execute and deliver the Financing Documents;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE AGENCY AS FOLLOWS:

Section 1. Authorization of the Note. The Agency authorizes the issuance, sale, execution and delivery of the Note, in an amount not to exceed \$6,100,000. The Note shall be issued as a taxable obligation (the “Taxable Obligations”). The true interest cost of the Note shall not exceed 6.25% per annum. The terms and conditions for the purchase, sale, issuance, execution, delivery and administration of the Note shall be established consistent with the authorization of this Resolution.

Section 2. Authorized Representative. The Agency authorizes and directs the City Manager or Chief Financial Officer of the City or their respective designees (each, an “Authorized Representative”), each acting individually, to act on behalf of the Agency and execute and deliver the Financing Documents related to the sale, execution and delivery of the Note and to determine the remaining terms of the Note to be established as set forth in Section 6 herein.

Section 3. Security. The Note shall be secured by and payable from the ad valorem tax revenues from property within the District that are divided based on the increase in value of property in the District and that are payable to the Agency under the provisions of Section 1(c), Article IX and Section 11(15), Article XI of the Oregon Constitution and ORS Chapter 457, as those provisions exist on the date of this Resolution, and all earnings thereon (the “Tax Increment Revenues”). Further, the Note shall not be general obligations of the Agency and the owner(s) of the Note will not have a lien on or security interest in the Project financed with the proceeds of the Note.

Section 4. Prepayment. The Note shall be subject to prepayment as provided in the Master Declaration or the Note

Section 5. Collection of Tax Increment Revenues. The Agency agrees to certify for collection each Fiscal Year an amount of Tax Increment Revenues equal to the full amount of the divide the taxes revenues available to the Agency.

Section 6. Delegation for Establishment of Terms and Sale of the 2023 Obligations. The Agency authorizes the Authorized Representative, on behalf of the Agency, and without further approval, to:

(a) Evaluate and determine favorable terms and conditions for the purchase, sale, issuance, execution, delivery and administration of the Financing Documents, subject to a

determination by the Authorized Representative that such terms are beneficial to the Agency to obtain good financing terms for the Note, including:

(1) Soliciting bids, including subsequent updated bids if necessary, based on market conditions, from and selecting the method of purchase of the Note by an investment banking institution (the “Bank”), which may occur through a direct private placement with a Bank, a negotiated public sale with a Bank serving as underwriter, or a public, competitive offering of the Note for sale to a Bank;

(2) Negotiating, executing and delivering the Master Declaration with the Bank, as purchaser or underwriter, to establish the terms and conditions for the purchase and sale of the Note, including, without limitation, the terms and conditions for the issuance of the Note, the principal and interest payment dates, redemption or prepayment provisions, defeasance provisions, registration, covenants for financial reporting and other covenants necessary and appropriate for the issuance of Note;

(b) Approve the form of the Note and take actions, if necessary, to qualify the Note for the book-entry system of The Depository Trust Company, and provide for the authentication, registration, payment, exchange and transfer of the Note;

(c) Execute and deliver the Note, the Master Declaration, the Financing Documents, and any other agreements, certificates, documents and opinions required in connection with the purchase, sale, issuance, execution, delivery and administration of the Note;

(d) Determine, if necessary, the form and content of the preliminary and final disclosure documents in connection with a public sale of the Note;

(e) Request and obtain ratings of the Note if determined by the Authorized Representative to be in the best interest of the Agency and expend proceeds of the Note to pay for such ratings;

(f) Establish and fund a debt service reserve, if necessary or desirable, for the Note;

(g) If applicable, negotiate and establish, if necessary, the terms of and execute and deliver an undertaking to provide ongoing disclosure (the “Continuing Disclosure Certificate”) for the benefit of owners of the Note that satisfies the requirements of Section (b)(5)(i) of the Securities and Exchange Commission Rule 15c2-12;

(h) If applicable, solicit proposals for services and/or select a paying agent and registrar for the Note;

(i) Execute and deliver a certificate specifying the actions taken pursuant to this Resolution, and any other agreements, certificates and documents that an Authorized Representative determines are necessary to execute and deliver the Master Declaration and to offer and sell the Note in accordance with this Resolution.

Section 7. **Appointment of Note Counsel and Placement Agent.** The Agency hereby appoints Orrick, Herrington & Sutcliffe LLP of Portland, Oregon, as Note Counsel to the Agency

with respect to the Note, and Piper Sandler & Co. as Placement Agent to the Agency with respect to the Note.

Section 8. Resolution to Constitute Contract. In consideration of the purchase and acceptance of any or all of the Note by the owners, the provisions of this Resolution shall be part of the contract of the Agency with the owners and shall be deemed to be and shall constitute a contract between the Agency and the owners. The covenants, pledges and representations contained in this Resolution, or in the closing documents executed in connection with the Note, including without limitation the Agency's covenants and pledges contained in Section 3, and the other covenants and agreements to be performed by or on behalf of the Agency shall be contracts for the equal benefit, protection and security of the owners, all of which shall be of equal rank without preference, priority or distinction of any of such Note over any other thereof, except as expressly provided in or pursuant to this Resolution.

Effective Date of Resolution. This Resolution shall become effective immediately upon its adoption by the Agency.

ADOPTED by the Redmond Renewal Agency Board and **SIGNED** by the Board Chair this 13th day of December 2022.

REDMOND URBAN RENEWAL AGENCY

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder



DEBT ISSUANCE DOWNTOWN URBAN RENEWAL DISTRICT

REDMOND URBAN RENEWAL AGENCY BOARD
DECEMBER 13, 2022



TOPICS



**DOWNTOWN
URBAN RENEWAL PLAN**



UPCOMING PROJECTS



**FINANCIAL PLAN &
FEASIBILITY**





HOW WE GOT HERE

A FINANCIAL TIMELINE

- 1995 • **DOWNTOWN DISTRICT ESTABLISHED**
\$24M for project investments
- 2011 • **MAJOR AMENDMENT**
\$121M for project investments
- 2014 • **DEBT ISSUANCE**
\$13M financing for project investments
- 2023 • **NEW DEBT ISSUANCE**
Project funds depleted
\$64M (of \$121M) remaining for projects
\$6M financing for project investments

PROJECT INVESTMENTS REMAINING

\$64 MILLION

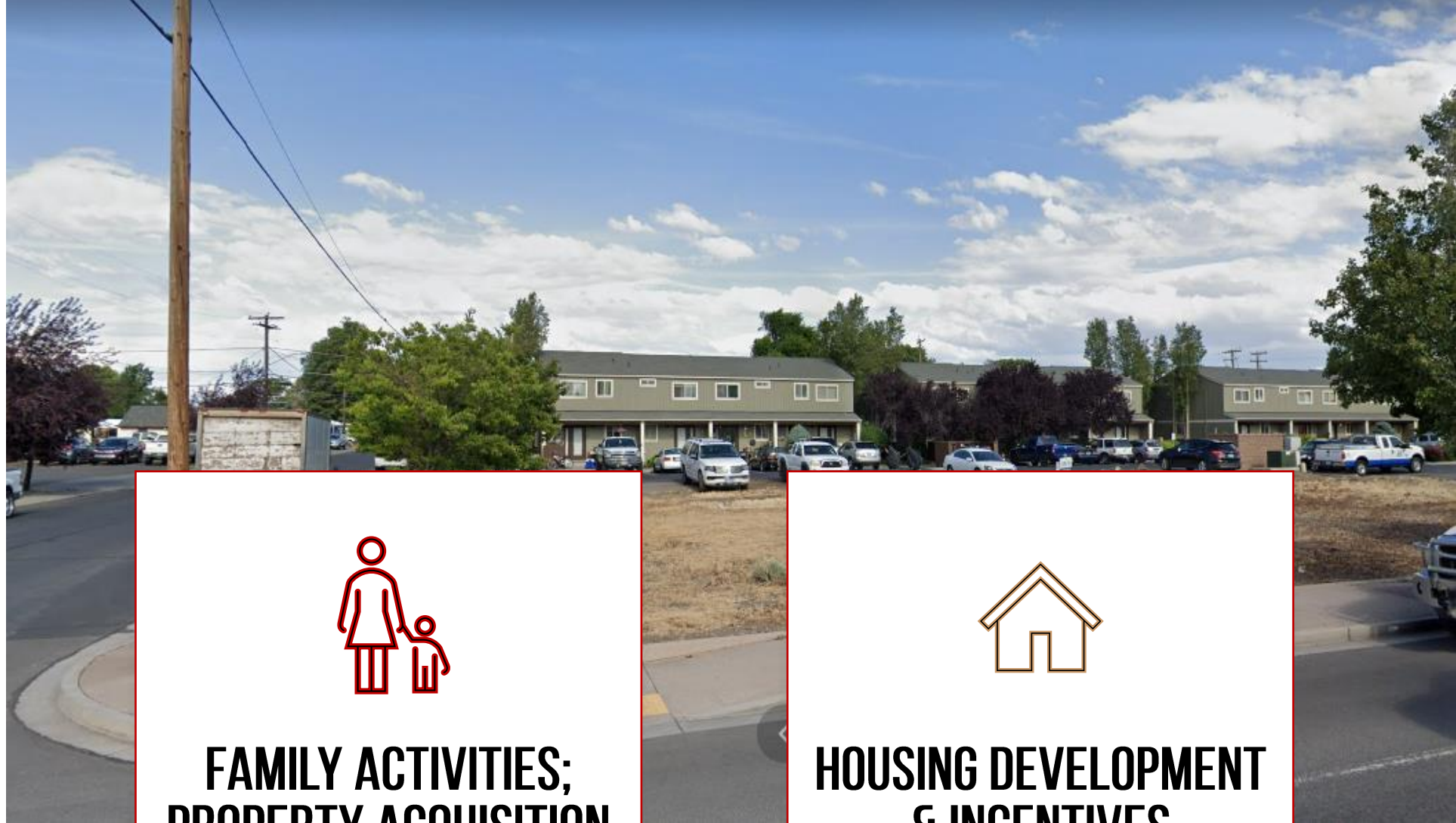
INVESTMENTS	REMAINING IN PLAN
CIRCULATION IMPROVEMENTS	\$ 7.5 M
ALTERNATIVE MOBILITY	\$ 3.3 M
BUSINESS/MEDICAL PARK	\$ 6.8 M
PUBLIC PARKING	\$ 15.5 M
PROPERTY ASSISTANCE PROGRAM	\$ 3.4 M
HOUSING DEVELOPMENT	\$ 5.8 M
INDUSTRIAL OPPORTUNITY	\$ 2.6 M
REDEVELOPMENT OPPORTUNITY	\$ 17.2 M
PUBLIC OPEN SPACE	\$ 1.3 M
TOTAL FOR ALL PROJECTS	\$ 64 MILLION



UPCOMING PROJECTS

FY23-25

SLIDE / 5



**FAMILY ACTIVITIES;
PROPERTY ACQUISITION**

\$2.5M



**HOUSING DEVELOPMENT
& INCENTIVES**

\$2.4M



FINANCIAL PLAN

**\$6.1
MILLION**

**DEBT ISSUANCE
IN 2022/23**



PRIVATE PLACEMENT REQUEST FOR PROPOSALS



FINANCING ELEMENTS:

- TERM - 15 YEARS
- INTEREST RATE $\leq 6.25\%$
- PREPAYMENT - 10 YEARS OR POTENTIALLY SOONER
- COST OF ISSUANCE $< \$100K$



SHORT-TERM INVESTMENT EARNINGS POTENTIAL

~4.5%

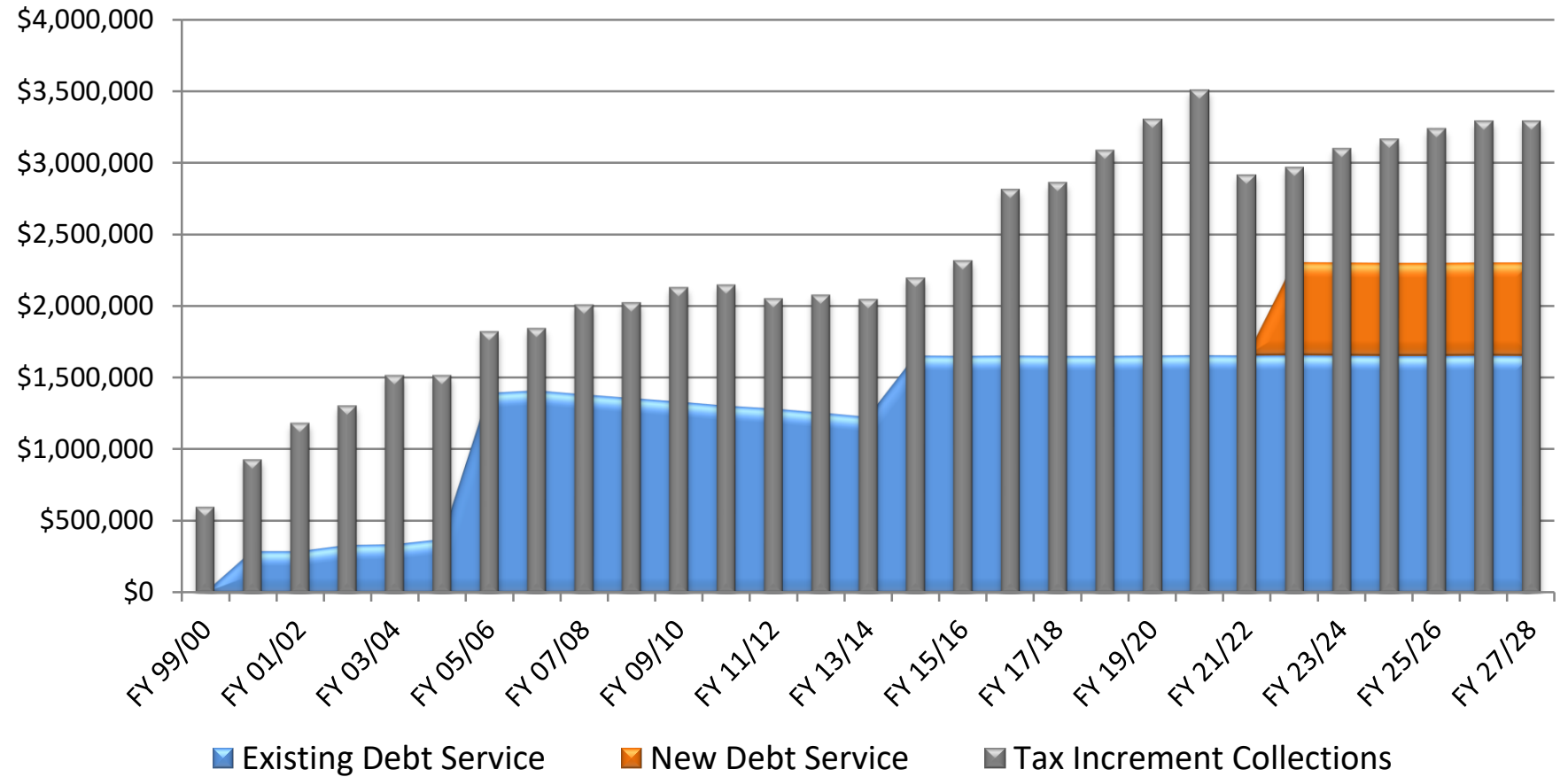


FINANCIAL FEASIBILITY

\$6.1 MILLION

DEBT ISSUANCE IN 2022/23

Tax Increment Collections to Debt Service



High Confidence: Resources will Exceed Debt Payments by ~ \$1 Million Annually



DISCUSSION & QUESTIONS



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: December 13, 2022
TO: Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: URA Resolution #2022-04 - A resolution approving the Twenty-First Amendment to the Redmond Downtown Urban Renewal Plan. (Acquisition of 470 NW Fir Avenue)

Addresses Council Goal:

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

Report in Brief:

This item requests the Redmond Urban Renewal Agency Board (Board) authorize the Twenty-First Amendment to the Downtown Urban Renewal Plan (UR Plan). The Resolution adds tax lot 151309DA02100 at 470 NW Fir Avenue (Property) to the List of Properties Acquired.

Background:

According to the Urban Renewal (UR) Plan the acquisition of property by the Urban Renewal Agency requires a Minor Amendment to the Plan. The parcel at 470 NW Fir Avenue, and its associated development opportunities, is determined to be necessary to carry out the Plan's objectives. Furthermore, the Board is authorized to acquire property within the Renewal Area for redevelopment for uses and purposes specified in the UR Plan.

The Plan identifies housing as key to downtown revitalization, as residents help support local businesses, bring in new investment, and create an 18-24 hour environment. The Housing Development Opportunity Fund provides incentives to develop new housing that supports the goals of the Plan. The property meets the goal by "redeveloping vacant and underutilized property, supporting new and existing retailers, and creating a more vibrant and active downtown."

The Mid-Town Plan identifies the Property as one of six "Development Opportunity Areas" with a high potential for redevelopment, improving property valuation, and catalyzing further redevelopment of the surrounding area.

The Downtown Urban Renewal Advisory Committee (DURAC) identified in their 2022-23 Work Plan "property site control" as a high priority task, along with development of new housing units in the downtown core. The Property was also identified in DURAC's Downtown Housing Action Plan as a development opportunity site with significant potential to increase valuation and have a catalyzing effect on surrounding properties.

On August 23, 2022, the Board approved the purchase of the property for \$230,000. In October 2022, acquisition was completed. Staff plans to issue a request for proposals for redevelopment in early 2023.

Discussion:

Per Section 750(A) of the UR Plan, acquisition of real property is determined necessary to carry out the Plan's objectives. The Board is authorized to acquire property within the Renewal Area for redevelopment for uses and

purposes specified in the UR Plan. Property acquisition must be recorded as a Minor Amendment to the UR Plan.

Fiscal Impact:

This proposed amendment has no fiscal impact. Property acquisition funding has been drawn from the Housing Development Opportunity Fund of the UR Plan. The impact on the fund was \$230,000.

Alternative Courses of Action:

1. Adopt URA Resolution No. 2022-04.
2. Request more information.
3. Do not adopt URA Resolution No. 2022-04.

Recommendation / Suggested Motion:

“I move to adopt URA Resolution No. 2022-04 amending the Redmond Downtown Urban Renewal Plan to add tax lot # 151309DA02100 to the list of properties acquired.”

**URBAN RENEWAL AGENCY RESOLUTION
URA RESOLUTION NO. 2022-04**

A RESOLUTION APPROVING THE TWENTY-FIRST AMENDMENT TO THE REDMOND DOWNTOWN URBAN RENEWAL PLAN.

WHEREAS, as described in the Redmond Downtown Urban Renewal Plan, the downtown urban renewal district has vacant and undeveloped or underdeveloped land; and

WHEREAS, as described in the Mid-Town Plan and Downtown Urban Renewal Advisory Committee’s Downtown Housing Action Plan, the property listed below is identified as a catalyst site for development of new housing units; and

WHEREAS, in order to achieve the objectives outlined in the Redmond Downtown Urban Renewal Plan, the goals of the Redmond Comprehensive Plan, and the City of Redmond Mid-Town Plan as they relate to redevelopment opportunities in Redmond’s downtown core, the Redmond Urban Renewal Agency has determined it is necessary to amend Section 750(A)(3) of the Redmond Downtown Urban Renewal Plan by adding the following property to the List of Properties Acquired:

151309DA02100

WHEREAS, the proposed Minor Amendment to the Downtown Urban Renewal Plan is economically sound and feasible; and

WHEREAS, the proposed Minor Amendment to the Downtown Urban Renewal Plan has been prepared in conformity with the requirements of ORS 457.085, and the applicable provisions of the Plan itself.

NOW, THEREFORE BE IT RESOLVED by the Redmond Urban Renewal Agency Board of Directors: the Board hereby approves the Twenty-First Amendment to the Redmond Downtown Urban Renewal Plan, which identifies one property for acquisition. The text of the Twenty-First Amendment, and the accompanying amendments to the Report on the Downtown Urban Renewal Plan, are adopted as appended hereto and marked as Exhibit A. The purchase price was \$230,000.

EFFECTIVE DATE OF RESOLUTION: This Resolution shall take effect immediately upon adoption by the Redmond Urban Renewal Agency.

ADOPTED by the Board of the Redmond Urban Renewal Agency and **SIGNED** by the Board Chair this 13th day of December 2022.

CITY OF REDMOND URBAN RENEWAL AGENCY

By: _____
George Endicott, Chair

ATTEST:

By: _____
Kelly Morse, City Recorder

EXHIBIT A

**TWENTY-FIRST AMENDMENT TO THE
REDMOND DOWNTOWN URBAN RENEWAL PLAN**

SUMMARY OF TWENTY-FIRST AMENDMENT:

This Twenty-First Amendment to the Downtown Urban Renewal Plan (Plan) for the City of Redmond is undertaken pursuant to ORS 457.085(2)(g) which provides that an urban renewal plan proposed by an urban renewal agency shall include an indication of which real property may be acquired.

The Downtown Urban Renewal Plan, Section 750 – Property to be Acquired for Redevelopment - authorizes the Urban Renewal Agency to adopt minor amendments to the Plan to acquire property for redevelopment by Resolution of the Urban Renewal Agency.

- Identifies one property to be purchased.
- Assists in meeting the objectives of the Plan by creating new development opportunities.

TEXT OF TWENTY-FIRST AMENDMENT

The TWENTY-FIRST Amendment to the Downtown Urban Renewal Plan proposes the following changes to the Plan.

LIST OF PROPERTIES TO BE ACQUIRED:

15-13-09DA 02100 (21st Amendment to Plan)



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: December 13, 2022
TO: Urban Renewal Agency Board
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: URA Resolution #2022-05 - A resolution approving the Twenty-Second Amendment to the Redmond Downtown Urban Renewal Plan. (Removing SW 4th Street and SW Evergreen Ave property tax lot 151316AA10300 from the list of properties acquired)

Addresses Council Goal:

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

Report in Brief:

This item requests the Redmond Urban Renewal Agency Board (Board) approve URA Resolution No. 2022-05 authorizing the Twenty-Second Amendment to the Downtown Urban Renewal Plan (UR Plan).

Background:

This Resolution removes tax lot 151316AA10300 at 4th Street and Evergreen Avenue (Property) from the List of Properties Acquired and transfers it to the City of Redmond. This property was acquired for the purpose of constructing a public parking facility.

The UR Plan provides a Public Parking Fund to acquire and construct additional off-street public parking spaces in the downtown area. The 2018 Downtown Parking Study identified the need to increase the supply of off-street parking (Strategy 11). Sites to provide a public parking facility were analyzed and researched by the Downtown Urban Renewal Advisory Committee to meet the growing demand downtown. In November 2019, the Board authorized the purchase of the Property and the work was completed October 2021.

Discussion:

Per Section 750(B)(2) of the UR Plan, the Board is authorized to dispose of property that assists in meeting the objectives of the UR Plan by dedicating a public facility to the City.

Primary goals of the UR Plan are to remove blight and raise property values. These goals are achieved in part through funding for public projects and private development. Per statute, Urban Renewal is designed to assist in funding development or improvements, not ongoing maintenance. The City has resources to perform ongoing maintenance for the 4th and Evergreen Public Parking facility. The Urban Renewal Agency has coordinated with the Public Works Department to arrange for the transfer of maintenance responsibility.

Fiscal Impact:

There is no fiscal impact on the Urban Renewal Agency. The City's Public Works Department has the capacity to assume maintenance of this asset.

Alternative Courses of Action:

1. Adopt URA Resolution No. 2022-05.

2. Request more information.
3. Do not adopt URA Resolution No. 2022-05.

Recommendation / Suggested Motion:

"I move to adopt URA Resolution No. 2022-05 amending the Redmond Downtown Urban Renewal Plan to remove tax lot # 151316AA10300 from the list of properties acquired."

**REDMOND URBAN RENEWAL AGENCY
URA RESOLUTION NO. 2022-05**

A RESOLUTION APPROVING THE TWENTY-SECOND AMENDMENT TO THE REDMOND DOWNTOWN URBAN RENEWAL PLAN.

WHEREAS, the Redmond Urban Renewal Agency invested funds in projects for the benefit of the City of Redmond; and

WHEREAS, a Public Parking Fund is described in the Twelfth Amendment to the Redmond Downtown Urban Renewal Plan; and

WHEREAS, funding from the Public Parking Fund acquired and improved the property described below; and

WHEREAS, the City of Redmond has agreed to maintain the improvements made by the Redmond Urban Renewal Agency; and

WHEREAS, in order to achieve the objectives outlined in the Redmond Downtown Urban Renewal Plan, the Redmond Urban Renewal Agency has determined it is necessary to amend Section 750(A)(3) of the Plan by removing the following property tax lot 151316AA10300 from the List of Properties Acquired and dedicating the public facility to the City of Redmond; and

WHEREAS, the proposed Minor Amendment is economically sound and feasible; and

WHEREAS, the proposed Minor Amendment has been prepared in conformity with the requirements of ORS 457.085, and the applicable provisions of the Redmond Downtown Urban Renewal Plan itself.

NOW, THEREFORE, THE REDMOND URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS: The Redmond Urban Renewal Agency Board hereby approves the Twenty-Second Amendment to the Redmond Downtown Urban Renewal Plan, removing one property listed above from the list of properties acquired. The text of the Twenty-Second Amendment, and the accompanying amendments to the Report on the Downtown Urban Renewal Plan, are adopted as appended hereto and marked as Exhibit A.

EFFECTIVE DATE OF RESOLUTION: This Resolution shall take effect immediately upon adoption by the Redmond Urban Renewal Agency.

ADOPTED by the Board of the Redmond Urban Renewal Agency and **SIGNED** by the Board Chair this 13th day of December 2022.

CITY OF REDMOND URBAN RENEWAL AGENCY

By: _____
George Endicott, Chair

ATTEST:

By: _____
Kelly Morse, City Recorder

EXHIBIT A

**TWENTY-SECOND AMENDMENT TO THE
REDMOND DOWNTOWN URBAN RENEWAL PLAN**

SUMMARY OF TWENTY-SECOND AMENDMENT:

This Twenty-Second Amendment to the Downtown Urban Renewal Plan for the City of Redmond is undertaken pursuant to ORS 457.085(2)(g) which provides an urban renewal plan shall include an indication of which real property may be acquired or disposed.

The Downtown Urban Renewal Plan, Section 750 (B)(2) – Property Disposition - authorizes the Urban Renewal Agency to adopt minor amendments to the Plan to dispose of property by Resolution.

This Amendment makes the following changes to the Redmond Downtown Urban Renewal Plan:

- Identifies one property to be disposed.
- Assists in meeting the objectives of the Redmond Downtown Urban Renewal Plan by dedicating a public facility specified in the Plan to the City of Redmond.

TEXT OF TWENTY-SECOND AMENDMENT

The TWENTY-SECOND Amendment proposes the following changes to the Downtown Urban Renewal Plan.

LIST OF PROPERTY TO BE DISPOSED (Tax Lots):

151316AA10300