

**MINUTES**

COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
REGULAR MEETING  
OCTOBER 26, 2015

CITY COUNCIL CHAMBERS  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Chair Steve Lawrence

**COUNCIL PRESENT:** Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

**COUNCIL ABSENT:** None

**STAFF PRESENT:** Interim City Manager Julie Krueger, Recording Secretary Izetta Grossman, Project Coordinator Daniel Hunter

**CALL TO ORDER**

The meeting was called to order by Chair Lawrence at 7:25 p.m.

**ROLL CALL**

Roll call was conducted by Recording Secretary Izetta Grossman; all members present.

**APPROVAL OF AGENDA**

Spatz requested adding Action Item 6C Reconsider Granada Block RFP Deadline to the agenda.

It was moved by McGlothlin and seconded by Elliott to approve the agenda as amended. The motion carried unanimously.

**AUDIENCE PARTICIPATION**

None.

## **APPROVAL OF MINUTES**

It was moved by Spatz and seconded by Elliott to approve the October 12, 2015 Urban Renewal meeting minutes as presented. The motion carried unanimously.

## **ACTION ITEMS**

### Approval of Property Rehabilitation Façade Improvement Grant for Alan and Bev Eagy

Project Coordinator Daniel Hunter reviewed the staff report.

Elliott asked if there was a timeline for completion of the project.

Project Coordinator Hunter said that one extension was allowed and a timeline could be added to the agreement with the Eagy's.

Alan Eagy said that there was extensive interior work that needed to be completed and that the work being done with the grant was to stabilize and preserve the exterior of the structure.

Interim City Manager Krueger said that the agreement would outline the timeline and expectations.

It was moved by Elliott and seconded by Spatz to approve the Property Rehabilitation Façade Improvement Grant in the amount of \$18,166 for Alan and Bev Eagy. The motion carried unanimously.

### Approval of Civic Improvement Grant for the Main Street Program

Project Coordinator Daniel Hunter reviewed the staff report. Hunter noted that the grant is awarded semi-annually, and that Main Street was the only applicant for this cycle.

Mayor Lawrence noted that the 100 year anniversary of the Scenic Hwy was coming up and asked if that information could be included in the kiosks.

Main Street Executive Director Matthew Klebes said they would be interested in including that type of information.

Elliott asked if local sign companies had bid on the project.

Klebes said they had asked Meyer Sign for a bid because they wanted to maintain continuity with the other signage at the Lewis and Clark Festival Park and the dock. Klebes said he would contact local companies to see if any were interested in the project.

In response to a question Klebes said that the real estate grant had a one year deadline for completion, and that grant was received about four months ago.

It was moved by Miller and seconded by Elliott to approve the Civic Improvement Grant in the amount of \$16,250 for the Main Street Program. The motion carried unanimously.

Granada Block Redevelopment Request For Proposals Deadline

Spatz read a statement regarding request to change the deadline for accepting Request For Proposals to allow time for Representative Huffman time to request the \$1 million in lottery funds for the project (Statement attached).

It was moved by Spatz that the deadline for a Request for Proposals for the Granada Block and associated improvements to include and specify a destination hotel, parking structure, Washington Street plaza and undercrossing to be established as January 15, 2016.

After discussion on changing the intent from proposals to specific type of development the motion died for lack of a second.

Hunter reported that he and Business Development Director Rains had received inquiries on receiving the request for proposals and both had adequate financial stacks.

It was move by Spatz and seconded by McGlothlin to change the deadline of the RFP to December 29, 2015. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:12 p.m.

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Submitted by/  
Izetta Grossman  
Recording Secretary

SIGNED:

  
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Stephen E. Lawrence, Chair

ATTEST:

  
\_\_\_\_\_  
Izetta Grossman, Recording Secretary

Over the past several years gateway Urban Renewal Agency and the Urban Renewal Advisory Board have invested hundreds of thousands of dollars and uncounted staff time in pursuit of a downtown destination hotel complex to be located on the Granada block in downtown The Dalles.

The purpose of this work has been to generate private sector jobs downtown through the rehabilitation of what had become a blighted combination of vacant buildings. Neither the city nor the urban renewal board had any role in the closure of the Recreation and Granada Theatre, but we suffered a share in the economic consequences through loss of potential tax revenue, and the discouraging effect these blighted properties have on investment in downtown as a whole.

It is absolutely incumbent upon the urban renewal board to take a leadership role in resolving these conditions. That's why the board was created in the first place.

Over the past two years we have engaged with Rapoza Development in an attempt to develop the Granada block as a destination hotel. Although that development agreement has now lapsed, I believe it is far too soon to consider other development concepts for the Granada block property. No other anchor use holds the promise of incorporating the Granada Theatre as a conference space; no other anchor use provides within its business model an adjoining parking structure, which has always been a constraining factor in the Granada's use since this historic theatre opened in 1929.

Downtown The Dalles needs the combination of a destination hotel, parking structure and Washington Street plaza to drive downtown retail business growth and downtown residential development. The spin-offs from this development will be substantial, whoever the ultimate developer may be.

Furthermore, we have the opportunity through Rep. John Huffman to seek Legislative authorization of state bonding capacity to assist with this project. That capacity could prove instrumental in a business model for the hotel itself, or in addressing the recently-identified additional costs associated with the Washington Street below-grade pedestrian undercrossing. Such funding might also help the city leverage grant dollars to assist in relocation of the Gitchell building, a project which must occur if this building is to see continued use and not simply be demolished.

However, Rep. Huffman would need to have a signed development agreement in place by Feb. 1, 2016, in order to proceed with a legislative request.

With that in mind, **I move that the deadline for a Request for Proposals for the Granada block and associated improvements to include and specify a destination hotel, parking structure, Washington Street plaza and undercrossing be established as Jan. 15, 2016**, rather than Feb. 29, 2016, as I earlier moved and the agency accepted.

*and additional components*  
I offer this change in deadline having conferred with Rep. Huffman on his requirements for legislative consideration. I recognize that this leaves potential developers relatively little time to craft their proposals, and only two weeks between the deadline for project concepts and conclusion of a development agreement by Feb. 1, 2016. I would contend that site research which has already been accomplished will nevertheless make this timeline feasible, whether the agency receives a proposal from Rapoza or another prospective developer.