



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

JOINT WORK SESSION

Urban Renewal Agency  
and  
Urban Renewal Advisory Committee

December 29, 2015  
5:30 p.m.  
City Council Chamber  
313 Court Street, The Dalles, Oregon

**AGENDA**

1. CALL TO ORDER
2. DISCUSSION REGARDING URBAN RENEWAL PROJECTS AND PRIORITIES
  - A. Funding of Projects (Bonds)
  - B. Current Funding Available
  - C. Current Projects
  - D. Proposed Changes and Additions to Project List
  - E. Review Prioritization of Project List
3. ADJOURNMENT

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Prepared by/  
Julie Krueger, MMC  
City Clerk

A handwritten signature in blue ink, reading "Julie Krueger", positioned above a horizontal line.



**CITY of THE DALLES**

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**STAFF REPORT**  
**CITY OF THE DALLES**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 29, 2015		

**TO:** Honorable Mayor and City Council

**FROM:** Kate Mast, Finance Director

**DATE:** December 09, 2015

**ISSUE: Urban Renewal Funding – 2009 FFCO Bond**

**BACKGROUND:** The City of The Dalles issued the 2009 FFCO Bond and received net proceeds of \$12,945,840.25. The uses of these funds were as follows:

- 1) \$ 150,257.43 – Underwriting, Insurance and Costs of Issuance.
- 2) \$ 2,003,330.26 – LID Portion. The Official Statement of the Bond reads: *“The West 1<sup>st</sup> Street, Terminal Way and Bargeway Road Reconstruction Local Improvement District (the “Local Improvement District”)* is located in the East Port Industrial Park. The Local Improvement District includes four properties: (i) City of The Dalles Public Works Facility, (ii) Oregon Cherry Grower’s Riverside processing plant, (iii) Union Pacific Railroad, and (iv) Meadow Outdoor Advertising Offices and Workshops. The LID Projects include new storm sewer, street improvements, curbs/gutters and sidewalks, and replacement of water and sewer lines. The City is paying for 84 percent of the project costs and the other properties will be assessed for the remaining cost. The City will be using water and sewer user fee revenues and general fund resource to pay for its share of the project debt.” In another paragraph, it states that the 1<sup>st</sup> St LID *“and other public facilities (the “LID Projects”)*” will be funded with the proceeds of the Bond. Bond funds spent on LID Projects are as follows:
  - a) \$ 673,926 – West 1<sup>st</sup> LID Phase I
  - b) \$1,024,815 – West 1<sup>st</sup> LID Phase II
  - c) \$ 304,589 – 7<sup>th</sup> Street LID (added FY14/15)

3) \$ 10,792,252.56 – and Urban Renewal Portion. The Official Statement of the Bond reads: “*The Urban Renewal Plan governs the 318 acre Urban Renewal Area located downtown and to the northwest of the downtown along Interstate-84. The Urban Renewal Projects include projects authorized in the Urban Renewal Plan, the Urban Renewal Refinancing, and funding of the Urban Renewal Reserve. Projects authorized in the Urban Renewal Plan that remain to be completed include: (i) improvements to the East Gateway and Brewery Grade intersection; (ii) additional access to the riverfront, festival area, and Marine Terminal; (iii) streetscape improvements on 1<sup>st</sup>, 3<sup>rd</sup>, Washington, and 4<sup>th</sup> Streets; (iv) downtown parking facilities; (v) West Gateway and West 2<sup>nd</sup> Street infrastructure; (vi) property rehabilitation program including second story rehabilitation; (vii) further development of the Mil Creek Greenway; (viii) 3<sup>rd</sup> Place street improvements; and (ix) Penney’s Block redevelopment.*”

a) \$ 2,441,865.06 – Urban Renewal Refinancing. This was used to pay off the existing Urban Renewal Bond. Principal = \$240,000.00; Interest = \$41,865.06.

b) \$ 350,387.50 – Urban Renewal Reserve. This was established per the Bond requirements to ensure that one additional year of principal and interest payments for the Bond is always funded in the budget.

c) \$8,000,000 – Urban Renewal Projects. These funds have all been transferred into the City Special Grants Fund for use on authorized Urban Renewal Projects. Bond funds spent on projects are as follows:

i) \$3,092,860 - Festival Area

ii) \$ 19,680 – Downtown Parking Structure.

iii) \$ 208,010 – Granada Block (does not include purchase of the buildings).

iv) \$ 26,744 – Property Rehabilitation – Civic Auditorium Improvements

v) \$ 780,641 – Property Rehabilitation – Flour Mill

vi) \$ 55,347 – Property Rehabilitation – Flour Mill Tank

vii) \$ 100,000 – Thompson Park Skate Park

viii) \$ 246,878 – Waldron Building Stabilization

ix) \$ 820,863 – Washington St/1<sup>st</sup> St Tunnel

x) \$ 39,290 – 3rd Place Street Improvements – Engineering

Adding in the interest received on the unexpended 2009 FFCO Bond funds, there is approximately \$2,665,354 of 2009 FFCO Bond proceeds left of the Urban Renewal Projects Portion in the City’s Special Grants Fund 018. Currently those funds are included in the budgets for the Granada Block (\$570,000), the Downtown Parking Structure (\$3,720,000), and the Washington/1<sup>st</sup> St Tunnel Project (\$7,140,000).

If the Council chooses to consider using the remaining 2009 FFCO Bond funds for projects other than those indicated in the Bond statement, we would need to consult our Bond Attorney as to how to proceed.



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## COLUMBIA GATEWAY URBAN RENEWAL AGENCY

### STAFF REPORT

**MEETING DATE:** December 29, 2015

**FROM:** Julie Krueger, Interim City Manager

**ISSUE:** Discussion Regarding Urban Renewal Projects and Priorities.

**BACKGROUND:** Interest has been expressed to conduct this work session to discuss numerous items, including whether infrastructure projects can be constructed with Urban Renewal funds, the current list of projects, possible changes to the priority of the project list, and re-prioritization of existing projects. A separate staff report will also be provided by the Finance Director regarding how projects are funded and current available funds.

**Infrastructure Projects.** The Urban Renewal Plan includes language that does allow for infrastructure projects to be constructed based on the definition of blight. Included in the definition of blighted areas is Section E, which includes the existence of inadequate streets and other rights-of-way, open spaces and utilities. This definition would allow for certain infrastructure type projects to be included in the project list.

**Current Projects and Status.** The most recent project list is as follows:

**Washington Street Underpass:** With the additional costs associated with this project, it was decided to postpone. Grant funds from ODOT were returned because there were insufficient funds to complete the project.

**First Street Streetscape:** This project was originally a stand alone project, but was included as part of the Granada Block Redevelopment project. Preliminary designs and costs are completed, as are archeological and environmental reports.

**Granada Block Redevelopment:** This project was sent out for development proposals following the default of the development agreement with a previous party. The RFP's are due on December 29. It's unknown at this time what Urban Renewal's contribution may be.

Parking Structure: This project is on hold, pending determination of uses for Tony's Building and Granada Block proposals.

Civic Auditorium Theater: Funds were provided for architectural design work.

Lewis and Clark Festival Park Fountain: This project is nearing completion.

Third Street Streetscape: Project is ready to proceed, pending funding.

West Gateway: Preliminary design work is completed, pending funding.

Fourth Street Streetscape: No work has been started on this.

Third Place Streetscape: Project is ready to proceed, pending funding.

Mill Creek Greenway: Mill Creek Greenway project has had a lot of recent interest in completing. The non-profit group is urging that the project be pursued at this time. Property would need to be transferred to Parks & Recreation District and a plan developed for the project and future maintenance. This project also fits very well with the City's support of HEAL program (Healthy Eating, Active Living) and the community's ability to support bicycle events in the future. This project is also mentioned in City Council Goal B, 12 to partner with entities and agencies to improve pedestrian and bicycle connections to the Riverfront Trail.

West Second Street: Preliminary design work completed from West Gateway to I-84 interchange, should be prioritized in conjunction with West Gateway project.

### **Proposed Changes and Additions to Project List**

Washington Street/First Street Streetscape: Consider developing a project for the plaza portion of the Washington Street project. This could include landscape treatment along First Street and a plaza or gathering area. One suggestion was to develop the area near the Veteran's Service Office, which would fit well. A new project would need to be designed.

Tony's Building Revitalization: The project noted above could fit well with revitalizing the Tony's Building neighborhood and at this writing, it is unknown what other contributions Urban Renewal may be able to provide toward the revitalization of this building.

West Second Street Infrastructure: Consider funding for utility lines between Webber Street and the I84 overpass to attract new business to the area (removal of blight).

**Prioritization of Projects**. Partnerships, opportunities, and timing are the driving factors for re-prioritizing the project list. It should be reviewed on an annual basis to ensure the funds are providing the best value to increase revitalization and remove blight.

Based on available funds and opportunities, the following is a suggested starting place for prioritization and changed or new projects:

Washington Street Plaza (may include First Street streetscape and/or Veteran's area)  
Tony's Building Revitalization  
Granada Block Redevelopment  
Mill Creek Greenway  
Third Street streetscape  
West Second Street infrastructure  
West Gateway

This prioritization of projects would provide a balance of revitalization and infrastructure, all removing blight conditions and offers the best ability to increase neighborhood value. It also considers timing, opportunity, and partnerships with other entities and private investment.

**RECOMMENDATION:** Meet with Urban Renewal Advisory Committee to discuss funding issues and prioritization of projects.