



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

**Columbia Gateway Urban Renewal Agency Advisory Committee
Meeting Minutes**

Tuesday, June 17, 2014

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Grossman called the meeting to order at 5:30 PM.

ROLL CALL

Members Present: Gary Grossman, Jennifer Botts, Steve Kramer, Robin Miles, John Nelson, Greg Weast

Members Absent: Chris Zukin, Linda Miller

Staff Present: City Manager Nolan Young, City Attorney Gene Parker, Administrative Secretary Carole Trautman

PLEDGE OF ALLEGIANCE

Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

Acting Chair Grossman advised that item VIII (A), "Mill Creek Greenway," should precede item VII, "Action Item – Northern Wasco County Parks and Recreation District" because information on the Mill Creek Greenway would be helpful in the decision process for the action item.

It was moved by Weast and seconded by Nelson to approve the agenda as amended. The motion carried unanimously; Zukin and Miller absent.

APPROVAL OF MINUTES

It was moved by Nelson and seconded by Kramer to approve the May 28, 2014 minutes as submitted. The motion carried unanimously; Zukin and Miller absent.

PUBLIC COMMENT

None

ONGOING URBAN RENEWAL PROJECTS UPDATE

A. Mill Creek Greenway – City Manager Young summarized discussion on Mill Creek Greenway from the May 28 Urban Renewal Advisory Committee (URAC) meeting where staff proposed considering using part or all of the \$258,000 opportunity driven urban renewal (UR) funds as matching funds for a grant to be used for a portion of the Mill Creek Greenway. Young stated that staff looked further into the grant opportunity, and at this time he recommended postponing applying for the grant for one year for the following reasons: 1) some funds that would be used for the project would not be available until later this year; and 2) it would give staff an opportunity to further define the project and to do some engineering.

ACTION ITEM – Recommendation Concerning a Request from Northern Wasco County Parks and Recreation District for Assistance with the Thompson Park Swimming Pool Project

Presenting the request were Scott Green, Northern Wasco County Parks and Recreation District (NWCPRD) Executive Director, and Mark Seder, project architect. Director Green stated he was present to explain the scope of the pool project and to request UR funds. Green said the project was, at this time, shovel ready. The completion date was projected for the first weekend of June 2015. Director Green gave some history on the project. He said due to the challenge of the soils in the community, the costs of the project have increased considerably. The pool design has been reduced Green reported that Parks has the funds for the 50m pool, but the Parks District wanted to bring in the economic “fun factors” to include a slide, climbing wall, shade and other appealing landscaping. He felt the development of this project would play well into the West Gateway project as well, and that the fun factors would boost the community’s economic development. Green said the entire facility would be very visible from the freeway, more so than other Eastern Oregon communities.

Nelson asked what the soil issues were. Director Green indicated the main factor was the basalt drilling. He said there would not be as much drilling as originally thought, but they will need to excavate. Plans currently called for moving the pool site 10 to 15 feet closer to Mill Creek to alleviate some of the soils difficulties.

Green said they were currently approximately \$350,000 short. Parks was anticipating a potential \$100,000 from the Enterprise Zone, \$30,000 from an aquatics group, and some possible help from the local Lions Club. In summary, Mr. Green stated NWCPRD was requesting \$220,000 from urban renewal.

City Manager Young advised that the UR budget was \$250,000 and was dependent upon a loan being paid back of \$600,000, the flour mill sale of over \$300,000 and the sale of about \$845,000 for the Granada Block property. Some of those funds would be used for other projects, Young stated, and totaled approximately 1.745 million dollars. Weast clarified by asking if the UR budget was dependent upon those anticipated revenues. Young explained that would partly be the case. The Granada Block project would be a “wash” if the developers did not purchase the

property, because the development project would not go forward. The other remaining \$900,000 worth of anticipated revenues would make an impact on the UR budget.

City Manager Young asked Mr. Green and Mr. Seder when they would need “cash in hand” UR funds. Director Green said NWCPRD had the funds to construct the pool, and the “fun factors” were on an alternate list, so there was some time. Mr. Green anticipated the UR funds would be needed by early Spring of 2015. Young said staff would have a better idea of UR funds by August, but if funds did not come in other projects could be delayed. Or, in the alternative, funds could be borrowed from other funds with the understanding that other funds would be made available at a later time.

The Committee members discussed, as a group, the viability of this project adding to the economic viability to The Dalles and that it would aid in removing blight to the downtown area. The general consensus was that it would be a worthwhile project, especially if the UR funds were available. It was moved by Weast and seconded by Miles to recommend approval of funding \$220,000 for the Northern Wasco County Parks and Recreation District Thompson Pool Project alternate features to include a slide, a climbing wall, shade and other enhanced landscaping, pending the receipt of UR budget funds and to adopt the Thompson Pool Project into the Columbia Gateway Urban Renewal Agency Plan through a minor amendment.

Nelson asked Director Green if the alternate features could be added in the future if the UR funds were not available. Mr. Green said the Parks Department would then be responsible for funding the projects. Mr. Seder advised the prices would rise over time if not done now.

Acting Chair Grossman called for the vote. Grossman, Miles, Nelson, Kramer, and Weast voted in favor; Botts abstained. The motion carried.

City Manager Young said his intent was to not bring the project before the Agency until July 28, 2014. In doing so, it would give more time for the assurance of UR funds and provide time for the first bid packet to be opened. Young said he would apprise the bid openers of the URA’s intent at the time bid packets are opened.

Nikki Lesich, 1814 E. 14th Street, The Dalles, Oregon stated that as former Mayor and Parks District Board member, she advised that Thompson Pool had always been on the Urban Renewal project list. She said the Parks District had the funds to construct, they had the direction of the community, and to have the economic eye appeal form 1-84 would be a positive economic impact to the community.

PROJECT UPDATES

B. Granada Block Redevelopment Project – Michael Leash, Rapoza Development Representative

Mr. Leash gave the following project update highlights:

FUTURE MEETING – June 17, 2014

ADJOURNMENT

Chair Zukin adjourned the meeting at 6:10 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.



Steve Kramer, Acting Chair