



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

Columbia Gateway Urban Renewal Agency

City Council Chamber

313 Court Street, The Dalles, Oregon

Meeting Conducted in a Handicap Accessible Room

Monday, May 12, 2014

Immediately Following the City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for Agency Board consideration.

- V. APPROVAL OF MINUTES
 - A. Approval of April 14, 2014 Regular Meeting Minutes

- VI. ACTION ITEMS
 - A. Granada Block Redevelopment Update
 - B. Resolution No. 14-001 Approving Minor Amendment Number 13 to the Columbia Gateway Urban Renewal Plan, Adding a New goal of Increasing the Value of Properties Within the District and Enhancing Opportunities for For-Profit Organizations to Participate in the Property Rehabilitation and Loan Grant Fund Program

- VII. ADJOURNMENT

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

Tuesday, April 15, 2014

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

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

ROLL CALL

Members Present: Chris Zukin, Gary Grossman, Steve Kramer, Linda Miller, Greg Weast, Jennifer Botts, John Nelson

Members Absent: *Robin Miles

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

Also present: Mid-Columbia Economic Development District (MCEDD) Loan Fund Manager Eric Nerdin

PLEDGE OF ALLEGIANCE

Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Grossman and seconded by Weast to approve the agenda as submitted. The motion carried unanimously; Miles absent.

*Note: Miles joined the meeting at 5:31 PM.

APPROVAL OF MINUTES

It was moved by Weast and seconded by Grossman to approve the March 18, 2014 minutes as submitted. Zukin, Grossman, Botts, Kramer, Miller, and Miles voted in favor, Nelson abstained; the motion carried.

PUBLIC COMMENT

None

DISCUSSION ITEM – Urban Renewal Projects for Fiscal Year 2014-15

City Manager Young presented the highlights of his April 9, 2014 memorandum regarding the proposed budget for Urban Renewal (UR) Projects.

A correction to the report was noted in the last paragraph of Page 1, under the property rehabilitation program; \$200,000 was committed to the *Granada Theater* project, not the Civic Auditorium project. City Manager Young advised that there was a remaining UR fund balance of \$463,360. He proposed three UR projects listed on Page 2 of his report for the Committee's consideration for use of these remaining funds.

Kramer asked if there was a final figure, or plan, for the Civic Auditorium project. Young stated the Urban Renewal Agency (Agency) was in the process of providing funds for preliminary engineering, then the Civic would have a better idea of what funds were needed. The Agency's \$300,000 would provide seed money to obtain other grants, Young said, and the Civic would be involved in substantial fundraising to obtain the remaining estimated three million dollars.

Zukin asked if the new "For Profit" Property Rehabilitation Grant Program was designed for façade restoration only, or if there were previous discussions on including interior restoration to enable second story usage. City Manager Young said the Agency used the loan interest buy down program for interior restorations. Zukin said he personally felt that, between the three suggested project options listed for the remaining Agency funds, the Property Rehabilitation Program for the downtown area was the most attractive because it would increase private property value, put unused space to use, and promote the downtown businesses. He said he would eventually like to see a more robust Property Rehab Program that would include 100% interest buy down for property owner loans, include some interior restoration money, and increase the allocation of Agency funds.

City Manager Young advised that the Committee could suggest providing some funds towards moving the Main Street Coordinator position forward to be an advocate for urban renewal to go out and promoting available urban renewal funding programs, come alongside the owner to assist in asking for funds, and possibly increasing funds for that position to help write grant applications. Linda Miller asked if the façade program itself would generate education and incentive to other businesses. Young said it would help, but having assistance to move forward with applications and grant writing would bring it to the next level. Botts indicated she would like to see assistance with building interiors; otherwise buildings eventually would not be suitable for purchase. Young suggested giving the current program a year to see what interest is generated, then re-assess. Miles emphasized the need to advertise available UR funding programs to the businesses. MCEDD Loan Fund Manager Nerdin stated that in the past there were more applicants than funds available. He said at times it becomes a balancing act— applications versus funds.

Weast advised that he, as a commercial property owner, realized rent prices could not increase. He said he struggled with wanting to improve his façade that would increase his property value and property taxes, knowing that he should and could not raise the rent. Grossman commented

that the lack of participation in the façade program could be due to a lack of motivation, such as Weast faced, rather than the lack of information.

The Committee discussed the suggestion of allocating funds to the West Gateway project. City Manager Young advised that funds could be used for the design work and remaining funds could be used for other West Gateway elements later on.

Young also advised that there were opportunity driven funds of \$100,000 that could be available now, prior to fiscal year 2014-15, if the Committee saw an immediate need. Botts asked Young if he knew of any immediate project need for using funds before the end of the fiscal year. Young said he recommended any one of the three suggested projects in his report . Staff could begin work on any of the three immediately, he said.

Miles suggested allocating an additional \$200,000 into the Property Rehabilitation Program, some of which would be used to facilitate a Main Street Coordinator to promote the UR funding programs. Nelson said the face-to-face contact from a Main Street person was a far better idea than advertising. After further discussion, it was the general consensus of the Committee to suggest funding an additional \$200,000 into the Property Rehabilitation Program, for a total of \$400,000.

The Committee considered allocating funds to the West Gateway project. Kramer suggested that staff partner with North Wasco County Parks and Recreation District to coordinate and move the project along. Botts gave a recap on the pool project. The design work was completed, engineering work was underway. The completion date for the project is May 2015. It was the general consensus of the Committee to have staff assess the West Gateway project costs, place some funds towards engineering, and hold some funds under the UR undetermined opportunity driven line item to be used at a later time as necessary. Any remaining UR funds would be rolled over into the next fiscal year.

PROJECT UPDATES

Rapoza representative Michael Leash presented the following updates for the Granada Block Redevelopment project:

- His business partners are preparing for a May 12 presentation to the Agency.
- Developers are working on the development's timeline and details.
- A new rendering is close to completion.
- A Portland-based restaurant and bar group will be visiting the site in April to consider The Dalles market.
- Discussions with investors continue, one out-of-state prospective investor will be visiting The Dalles in May.

City Manager Young gave the following update on other UR projects:

- The Agency approved the "for profit" grants program and the IOOF façade grant. Both were approved as recommended by the URAC.
- Two minor amendments are on the May 12 Agency meeting agenda: 1) an amendment to the Urban Renewal Plan to include language stating that increasing property values was

one of the goals of the Agency; and 2) an amendment to implement the "For Profit" Property Rehabilitation Program.

Young announced that the URA budget meeting was scheduled for May 5 at 7:00 PM.

ADJOURNMENT

Chair Zukin adjourned the meeting at 6:25 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

Chris Zukin, Chairman

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
OF
APRIL 14, 2014

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

AGENCY PRESENT: Bill Dick, Dan Spatz, Tim McGlothlin, Linda Miller

AGENCY ABSENT: Carolyn Wood

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Jon Chavers

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 8:43 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Wood absent.

APPROVAL OF AGENDA

It was moved by Spatz and seconded by McGlothlin to approve the agenda as amended by the supplemental agenda. The motion carried unanimously, Wood absent.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Dick and seconded by McGlothlin to approve the minutes of the March 24, 2014 Agency meeting. The motion carried unanimously, Wood absent.

ACTION ITEMS

Approval of Facade Restoration Program

Administrative Fellow Chavers reviewed the staff report.

It was moved by McGlothlin and seconded by Miller to approve the proposed facade restoration program as recommended by the Urban Renewal Advisory Committee. The motion carried unanimously, Wood absent.

Approval of Grant for IOOF Columbia Lodge #5 for a Restoration Project

The staff report was reviewed by City Manager Young.

The project was further described by Matthew Klebes, The Dalles Main Street Program Coordinator and a member of the IOOF Lodge #5.

It was moved by Dick and seconded by Spatz to approve a \$10,000 grant to IOOF Columbia Lodge #5 for a restoration project located at 421 East Second Street; contingent on approval and permits by all applicable agencies, applicant obtaining \$20,000 in funds from a source approved by the Agency, such as SHPO, and documentation of IOOF's 501(c)8 non-profit fraternal organization status. The motion carried unanimously, Wood absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:55 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:

Stephen E. Lawrence, Chair

ATTEST:

Julie Krueger, MMC, City Clerk



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT
CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
May 12, 2014	Action Items VI, B	

TO: Urban Renewal Agency Board

FROM: Jon Chavers, Administrative Fellow

THROUGH: Nolan Young, City Manager *ny*

DATE: April 15, 2014

ISSUE: Resolution No. 14-001 - Minor Amendment to Urban Renewal Plan.

BACKGROUND: With the Urban Renewal Agency Board’s motion to add a new goal of increasing the value of properties within the urban renewal district, and create a new property rehabilitation and loan grant fund program for for-profit businesses within the district, a minor amendment to the Columbia Gateway Urban Renewal Plan (“Plan”) is required to implement these changes.

Section 1201(E) of the Plan provides for minor changes to be adopted which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the Urban Renewal Plan.

SYNOPSIS: The proposed minor amendment makes two changes to the Plan:

- 1) A new goal (A) shall be inserted on page 7 of the Plan which shall read as follows:

To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.

The current Goals and Objectives in Section 401 on pages 7 to 9 of the Plan, shall be relabeled from (A) to (M) to (B) to (N).

As part of the process of exploring the possibility of adding a goal to the Urban Renewal Plan of increasing the value of properties with the Urban Renewal District, the Urban Renewal Advisory Committee and the Urban Renewal Board engaged in a discussion of prioritizing the existing projects in the Urban Renewal Plan. The Advisory Committee and Agency Board determined a prioritization for the projects which was set forth in Attachment B as part of the Agenda Staff Report dated March 10, 2014 which was presented to the Agency Board. The prioritization process is consistent with and complementary to many of the current Goals and Objectives in the Urban Renewal Plan.

Staff has determined that adding a goal of increasing the value of properties within the Urban Renewal District is consistent with the change in objectives for the Urban Renewal Plan.

- 2) In Section 601 URBAN RENEWAL PROJECTS AND ACTIVITIES, on page 18, for project #13 PROPERTY REHABILITATION GRANT AND LOAN PROGRAM, in subpart #3 Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements, the second sentence shall be revised to read as follows:

Grants shall be made to for-profit, public, non-profit, and civic organizations.

Modifying the Urban Renewal Plan to allow for-profit organizations to participate in the Property Rehabilitation Grant and Loan Program is consistent with several goals and objectives in the Urban Renewal Plan, including Goals 401(A), 401(B), and 401(I). This proposed amendment also does not change the basic procedural, planning or engineering principles of the Urban Renewal Plan.

BUDGET IMPLICATIONS: Adding a new goal to the Plan has no effect on the urban renewal budget. At least \$200,000 each for the property rehabilitation programs is intended to be included in the urban renewal budget, including at least \$100,000 to be used for the new program.

STAFF RECOMMENDATION: Approve Resolution No. 14-001 as recommended.

BOARD ALTERNATIVES:

- Offer feedback and have staff prepare a second draft of Resolution No. 14-001.
- Do not approve Resolution No. 14-001 and do not approve the proposed amendments to the Urban Renewal Plan.

RESOLUTION NO. 14-001

A RESOLUTION APPROVING MINOR AMENDMENT NUMBER THIRTEEN (13) TO THE COLUMBIA GATEWAY URBAN RENEWAL PLAN, ADDING A NEW GOAL OF INCREASING THE VALUE OF PROPERTIES WITHIN THE DISTRICT, AND ENHANCING OPPORTUNITIES FOR FOR-PROFIT ORGANIZATIONS TO PARTICIPATE IN THE PROPERTY REHABILITATION AND LOAN GRANT FUND PROGRAM

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as "Urban Renewal Plan") provides for minor changes to be adopted to the Urban Renewal Plan which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the Urban Renewal Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency's Plan shall be made by a duly adopted and approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on May 12, 2014 to consider the proposed Minor Amendment Number Thirteen (13) to the Urban Renewal Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The changes shall consist of the following:

- A. A new goal (A) shall be inserted on page 7 of the Plan which shall read as follows:

To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.

The current Goals and Objectives in Section 401 on pages 7 to 9 of the Plan, shall be relabeled from (A) to (M) to (B) to (N).

- B. In Section 601 URBAN RENEWAL PROJECTS AND ACTIVITIES, on page 18, for project #13 PROPERTY REHABILITATION GRANT AND LOAN PROGRAM, in subpart #3 Redevelopment of Unused and Underused Land and Buildings and other

Civic Improvements, the second sentence shall be revised to read as follows:

Grants shall be made to for-profit, public, non-profit, and civic organizations.

The Agency finds and concludes that the proposed addition of a goal and objective of adding value to the properties within the Urban Renewal District, and a modification of the Property Grant and Loan Program to allow for-profit organizations to participate in the program, qualifies as a minor change under Section 1201 of the Urban Renewal Plan, as the proposed changes are consistent with the goals and objectives of the Urban Renewal Plan, and do not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

- C. As part of the process of exploring the possibility of adding a goal to the Urban Renewal Plan of increasing the value of properties within the Urban Renewal District, the Urban Renewal Advisory Committee and the Urban Renewal Board engaged in a discussion of prioritizing the existing projects in the Urban Renewal Plan. The Advisory Committee and Agency Board determined a prioritization for the projects which was set forth in Attachment B as part of the Agenda Staff Report dated March 10, 2014 which was presented to the Agency Board. The prioritization process is consistent with and complementary to many of the current Goals and Objectives in the Urban Renewal Plan, including the following:

#401(A) – Make strategic investments in urban renewal funds so that unused and underused properties can be placed in productive condition and utilized.

#401(B) – Participate in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved.

#401(E) – Provide an adequate amount of properly located and designated off-street parking.

#401(F) – Create positive linkages among the Downtown and the West Gateway area.

#401(G) – Improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance the public use of the Riverfront.

#401(H) – Improve the visual appearance, capacity, and traffic flow in areas where development would otherwise be inhibited.

#401(I) – Assist property owners in the rehabilitation of their buildings and property.

The prioritization process did not include any significant modification of the basic procedural, planning or engineering principles of the Urban Renewal Plan. In 1998, there was a significant change in the objectives of the Urban Renewal Plan, from focusing upon projects which would

stimulate private investment within the Urban Renewal District, rather than projects involving infrastructure based improvements. Adding a goal of increasing the value of properties within the Urban Renewal District is consistent with the change in objectives for the Urban Renewal Plan.

- D. Modifying the Urban Renewal Plan to allow for-profit organizations to participate in the Property Rehabilitation Grant and Loan Program is consistent with several goals and objectives in the Urban Renewal Plan, including Goals 401(A), 401(B), and 401(I). This proposed amendment also does not change the basic procedural, planning or engineering principles of the Urban Renewal Plan.

Section 2. Effective Date. This Resolution shall be effective as of May 12, 2014.

PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2014.

Voting Yes, Agency Member: _____
Voting No, Agency Member _____
Abstaining, Agency Member _____
Absent, Agency Member: _____

AND APPROVED BY THE CHAIR THIS 12TH DAY OF MAY, 2014.

Stephen E. Lawrence, Chair

Attest:

Julie Krueger, MMC, City Clerk