IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

SPECIAL MEETING AGENDA

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Monday, October 30, 2017

5:30 p.m.

City Hall Council Chambers
313 Court Street
The Dalles, Oregon

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. ACTION ITEMS

A. Urban Renewal Property Rehabilitation Façade Improvement Application for the Columbia Brewery Building located at 908 E. 2nd Street (John Hartung, applicant)

B. Urban Renewal Property Rehabilitation Façade Improvement Application for 1431/1433 W. 2nd Street (Hattenhauer Energy Company, LLC, applicant)

C. Urban Renewal Agency Financial Plan

VI. EXECUTIVE SESSION

A. Recess to Executive Session in accordance with ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

B. Reconvene to Open Session

C. Decision following Open Session

VII. STAFF COMMENTS

Next Regular Meeting Date: November 21, 2017

VIII. BOARD MEMBERS COMMENTS OR QUESTIONS

IX. ADJOURNMENT

IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: V. A.

DATE: October 30, 2017

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Steven Harris, AICP
Urban Renewal Manager

ISSUE: **Urban Renewal Property Rehabilitation Façade Improvement Application for the Columbia Brewery Building located at 908 E. 2nd Street (John Hartung, applicant)**

BACKGROUND

John Hartung, owner of the Columbia Brewery Building, has submitted an application for a Façade Improvement Grant in the amount of $19,943.33 to assist in the funding of repair and restoration work to the building's roof cornice design element.

Staff recommends approval of the grant at the requested level of funding.

PROJECT DESCRIPTION

Pursuant to the Façade Improvement Grant Program guidelines,

> *"Projects funded by this program are limited to restoration and/or renovation of any exterior face of a building that is within public view, including ADA accessibility, awnings, exterior lighting, permits, windows and façade."*

For the purpose of this program,"Façade" is defined as:

> *Façade includes the exterior face of a building including cornice, roof gable face, skirting, and porches. It includes all sides of the building within public view. It does not include the foundation or the roof.*

The façade improvement project is summarized as follows:

- Roof cornice repair and restoration, including the application of tongue and groove bead board and metal flashing.

APPLICATION

This application is for an Urban Renewal Façade Improvement Grant of $19,943.33 to assist with the $29,915 cornice repair and restoration project. The applicant will contribute $9,971.67, which satisfies the 50% match required for façade improvement grant requests in amounts of $20,000 or less. Verification of matching funds will be required prior to disbursement of funds.

For information on the history of the building, attached is the State of Oregon Inventory of Historic Properties fact sheet. Historic uses of the property have included a brewery and ice house. Photos of the building are included in the application materials. Staff has met with the owner to discuss the proposed repair and restoration work and has determined that they are minor in nature and will not require approval by the Historic Landmarks Commission. Staff will continue to work with the applicant during the restoration process to ensure compliance with local and the Secretary of the Interior's historic properties restoration guidelines.

Expected Project Costs

The expected project costs as listed in the application total $29,915. Please see the application and attached construction bids for detailed cost information.

Proposed Fund Sources

Applicant:	$ 9,971.67
Urban Renewal Grant:	$19,943.33
Total:	**$29,915.00**

BUDGET IMPLICATIONS

This fiscal year (FY17/18) $200,000 has been budgeted for the Property Rehabilitation Loan and Grant Program, including façade improvement grants. To date the Board has approved approximately $48,570 to $53,550 in grant and loan funds for this fiscal year. If the Board were to approve this $19,943.33 and the $40,000 grant application on this meeting's agenda, total committed funds would equal approximately $108,513 to $113,493, leaving a remaining balance of between $86,507 and $91,487. The range of committed of funds is due to the approved loan interest subsidy for the Honald Building.

FY 2017-18 Funding Commitments (to date)

$18,675.88	façade improvement grant – Granada Theatre
$29,895 - $34,875	interest rate subsidy – Honald Bldg
$48,570.88 - $53,550.88	

Oct 30th URA Board Agenda

$40,000	façade improvement grant – Hattenhauer
$19,943.33	façade improvement grant – Columbia Brewery Bldg

STAFF REVIEW

Staff has reviewed the $19,943.33 façade improvement grant application and has determined that it meets the minimum criteria as set forth by the Urban Renewal Agency, and therefore recommends approval of the request.

BOARD ALTERNATIVES

1. Approve a $19,943.33 Urban Renewal Property Rehabilitation Façade Improvement Grant to John Hartung to be used for façade improvements, as presented, on the Columbia Brewery Building located at 908 E. 2nd Street, The Dalles, Oregon, with the following conditions:

    a. Applicant to provide verification of matching funds prior to disbursement of grant award funds.

    b. Continue to consult with the Planning Department during the construction process to ensure that local and the Secretary of the Interior's historic property repair and restoration standards are satisfied.

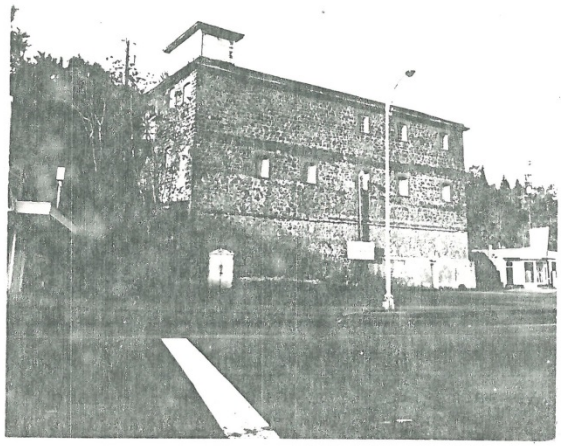
2. Approve a modified grant amount.

3. Deny the grant request.

Attachments

- State of Oregon Inventory of Historic Properties fact sheet
- Façade Improvement Grant Application w/attachments (dated September 13, 2017)

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Wasco

Theme manufacturing and processing, Architecture, rock masonry

Name
(Common) Old Brewery

(Historic) Columbia Brewery Building

Address 906 E. Second St. → New Add. 900 E. 2nd

The Dalles, OR 97058

Present Owner Baker, Homer C. & Phyllis

Address 216 E. 5th St., The Dalles, Ore.

Original Use Brewery

Date of Construction 1869, rebuilt in 1889

Physical description of property and statement of historical significance:

The Columbia Brewery Building is a three story, stone building with brick window bays. The building has brick lugsills and semi-elliptical brick surrounds. The structure once had several large, wood sections; the wood parts of the building have all been removed. Bearing wall of local quarried rubble stone placed in a random manner. It is built into a hillside giving outside access at all three floors.

The Columbia Brewery was established in 1867 by Emil Schanno. A painted marker on this building reads: "Columbia Brewery. Est. 1867, Charles Schanno, owner."

In April, 1877, August Buchler purchased the Columbia Brewery from Emil Schanno, its founder. Buchler was born in Appenzell, Switzerland on August 8, 1841. He immigrated to the United States in 1864 and worked for seven years as a miner in Montana. In November, 1871, he located in Portland, Oregon, where he worked in the Weinhardt Brewery. Buchler continued to operate the Columbia Brewery until 1915 when Prohibition came to Oregon.

continue on back if necessary

Recorded by Stephen Dow Beckham Date 7 July 1976

Updated by City Planning Department 2/85

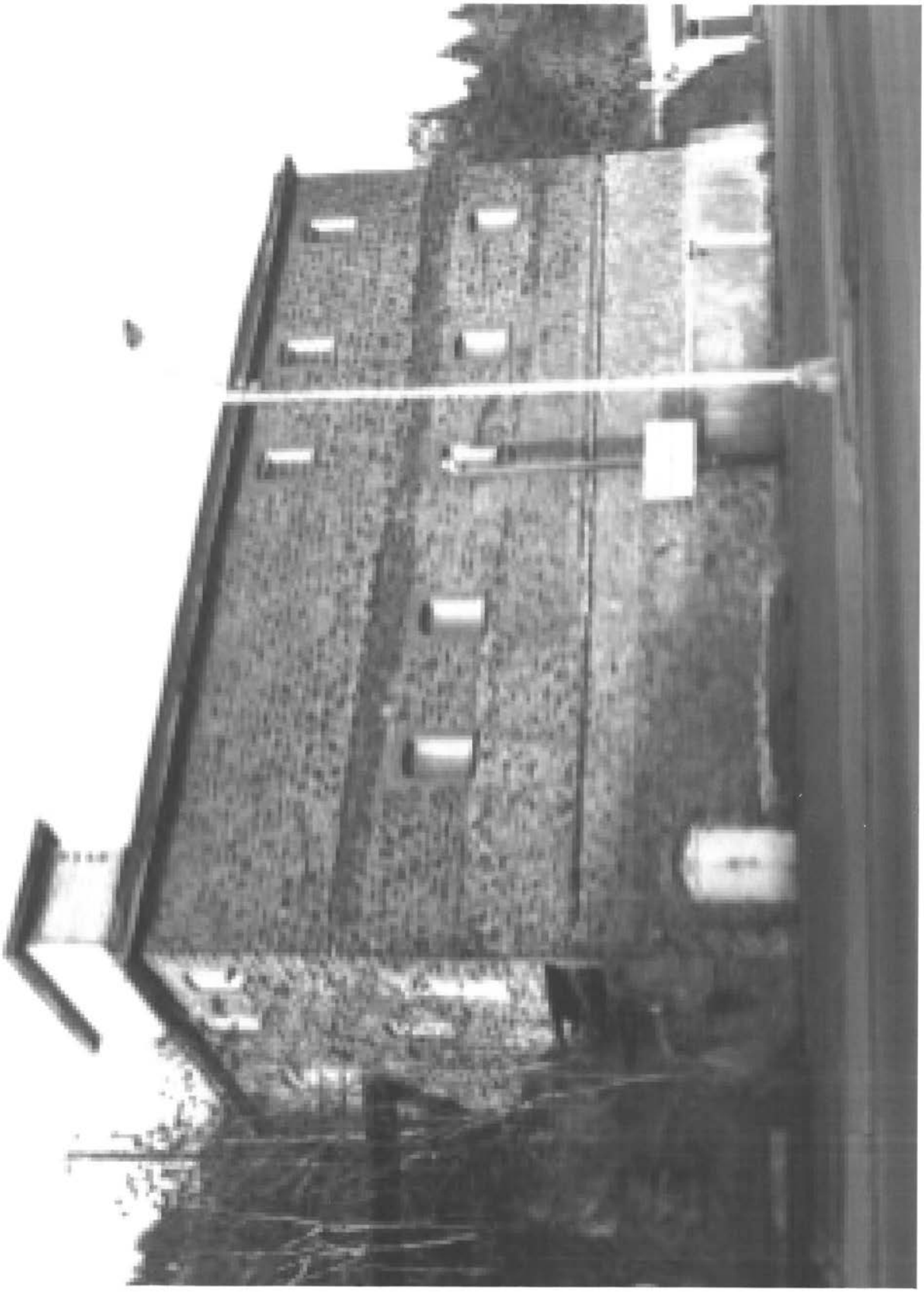
Sources consulted (continue on back if necessary):

"August Buchler." Illustrated History of Central Oregon. Spokane, Wash.: Western Historical Publishing Co., 1905, pp. 295-296.

McNeal, William H. History of The Dalles and Wasco County. 1953.

Please enclose map. Township 1 ~~S~~ (N) 13 ~~W~~ (E) Section 3DB

State Inventory No. 46



4 of 4

COLUMBIA BREWERY Bldg 908 E. 2ND ST

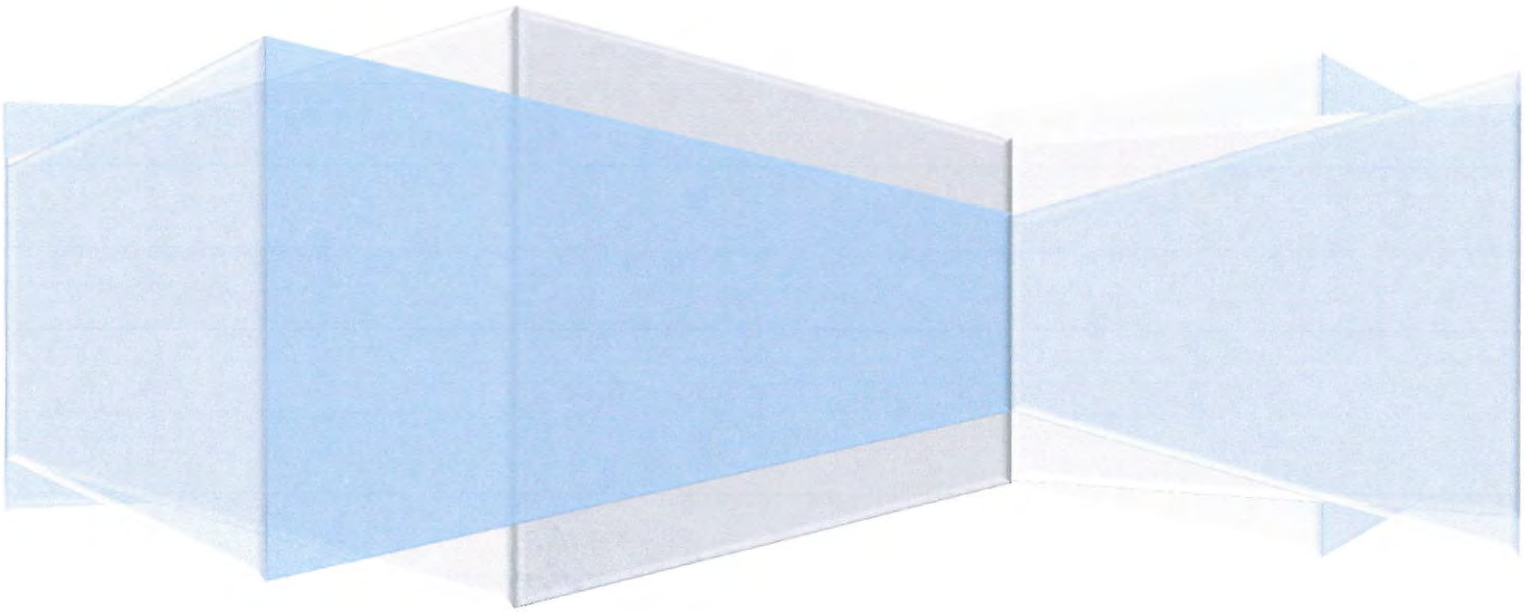
SOUTHWEST CORNER.

APPLICATION

THE DALLES

URBAN RENEWAL AGENCY

PROPERTY REHABILITATION GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Application Date: 9/13/17 Application Number: _____

PROGRAM APPLYING TO (Check One)

- ☐ Historic Design and Restoration Program
- ☐ Redevelopment of Unused & Underused Property Program
  - ☐ Loan Interest Subsidy Program
  - ☐ Demolition Loan Program
- ☐ Civic Improvements Grant Program
- ☒ Façade Improvement Grant Program
  - ☐ Residential Structure
- ☐ Fire Suppression System Grant Program

APPLICANT INFORMATION

Applicant Name: John Hartung

Contact Person: John Hartung

Mailing Address: 15143 SE Thornton Drive, Oak Grove, OR 97267

Applicant is: Owner ☒ Leaser ☐

Phone Number: 503-780-7040 Email: oregon058@gmail.com

Property Owner Name (print clearly): John Hartung

Federal Tax ID or Social Security Number: n/a
(Loan & Interest Subsidy Only)

Bank of account and contact: n/a
(Loan & Subsidy Only)

Name of Business: n/a

Business Mailing Address: n/a

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Name of Applicant or Principle of Organization: John Hartung

Site Address	Legal Description
908 E 2nd St. The Dalles, OR 97058	1N 13E 3 DB 5400

HISTORIC PROPERTY (STAFF USE) YES☐ NO☐ (If yes, requires HLC approval)

PROJECT INFORMATION

Building Age: 137 Years Building Square Footage: 5500 Sq. Ft.

Building Current Use: Rehab

Building Planned Use: Production Facility

Project Description Outline:

The Columbia Brewery Building has always been an interesting landmark of the community. With its unique stone facade and architectural features, the building is an inviting place for a business.

With the repair of the roof complete, this project will restore those unique features to the cornice and bring back the building's original characteristics. With the goal of rehabilitating the building into a production facility, the restoration of these historic facade features will only help to enhance our downtown.

The cornice repair and restoration will restore the original appearance. This will include tongue and groove bead board. In order to protect the structure, a new two piece 24 gauge, galvanized sheet metal flashing system assembly will be installed.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

EXPECTED PROJECT COSTS

Cost Item/Source:	Est. Cost
Cornice Repair and Restoration	$11,500.00
Hi-Lift Rental	$2,300.00
Plywood-Material	$2,200.00
Bead Board-Material	$1,350.00
2x6 PT-Material	$1,200.00
Alternate Costs-Overhead and Taxes	$5,565.00
Parapet and Cornice Metal Flashing Assembly	$5,800.00
	$
	$
	$
	$
	$
	$
	$
Total Expected Cost	$29,915.00

Will there be an anticipated contractor's pre-payment for construction materials prior to the start of the project? YES ☐ NO ☐ *If yes, list the estimated dollar amount:* $ 9,950.00

(For Civic Improvement, Façade Improvement, and Fire Suppression Grants only)

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

PROPOSED SOURCES OF FUNDING (loans)

Source	Amount	Rate	Term	Match
Urban Renewal Loan	$_____			
Equity (applicant)	$_____			
_____Bank	$_____	_____%	_____	

PROPOSED SOURCES OF FUNDING (grants)

Urban Renewal Grant	$19,943.33			
Applicant Match	$9,971.67			
Other Source _____	$_____	_____%	_____	☐
Other Source _____	$_____	_____%	_____	☐
Other Source _____	$_____	_____%	_____	☐
Total	$29,915.00	(Must equal total expected costs)		

Façade Grant Matching Funds:

TIER 1: Request $20,000 or less (50% match) ☒
TIER 2: Over $20,000 (100% match) ☐

NOTE: To determine what tier your grant match is in and what your match will need to be, divide your total project costs by three (3); that amount is your match in tier one, unless the balance remaining is higher than $20,000. If that request amount is higher than $20,000 your grant will be tier two. To determine that divide the total project cost by two (2), this amount is your grant request and your match.

EXAMPLE 1: Suppose your total project cost is $22,170. Divide that by three (3) gives you $7,390, this is your required match. The remaining balance is $14,780. This is your grant request, since it is $20,000 or less. Your grant is in tier one. ($7,390 is 50% of $14,780)

EXAMPLE 2: Suppose your total project cost is $45,650. Divide that by three (3) gives you $15,216.66, and the remainder is $30,433.34 which is greater than $20,000. Your grant is tier 2. Divide the total project cost by two (2); $22,825 this is the amount of your grant and your required match.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I John Hartung have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

Signature of Applicant	9/13/17 Date
Signature of Property Owner	9/13/17 Date
Signature and Title if appropriate	Date
Signature and Title if appropriate	Date

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

A. Loans and Grants

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.

B. Loans Only

1. Amount of loan requested and proposed terms being requested.
2. Bank's loan application and any other information the bank requires, such as current financial statements, including balance sheets and income statements.

For Applicants Under The Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.

BID FORM

Columbia Brewery-Cornice and Façade Restoration and Repair

Item No.	Description	Quantity	Unit	Line Total	Extended Price
1	Cornice Repair and Restoration	208	Lin. Ft.	$ 11,500.00	$11,500.00
2	Hi-Lift Rental	2	Wks.	$ 2,300.00	$2,300.00
3	Material Cost/plywood	50	4x8x1/2"	$ 2,200.00	$2,200.00
4	Material cost/bead board	450	Sq. ft.	$ 1,350.00	$1,350.00
5	Material Cost/2x6 PT	600	lin.ft	$ 1,200.00	$1,200.00
				Subtotal Lump Sum Costs:	$18,550.00
7	State and Federal Payroll Taxes @ 10%	N/A	Ls	$ 1,855	$1,855.00
8	Overhead and Profit @ 20%	N/A	Ls	$ 3,710	$3,710.00
				Subtotal of Alternate Costs:	$5,565.00
				Total Lump Sum Bid:	$24,115.00

REMARKS/NOTES:

IS WORKERS COMP. / GENERAL LIABILITY INSURANCE INCLUDED IN BID? YES

ACKNOWLEDGEMENT OF ADDENDA:

Receipt and acceptance of the following addenda is hereby acknowledged:

No. _____ , Dated _____

No. _____ , Dated _____

No. _____ , Dated _____

No. _____ , Dated _____

Material Tax Included?	YES	Qualify as Small Business Concern?	NO
Prevailing Wage?	NO	Qualify as Small Disadvantaged Business?	NO
Veteran Owned?	NO	Woman-Owned Small Business Concern?	NO
Bond at what Rate?	NA	Certified HUB zone Business Concern?	NO

Bidder acknowledges that this bid was generated using Bid Plans, Specifications, and related information including, but not limited to: Scopes of Work, Standard Subcontract Agreement and Insurance Requirements. Bidder acknowledges that unit prices and quantities shown on quantity worksheet are for reference only; variation in actual versus estimated quantities or unit pricing will not affect the total lump sum bid price as provided on this form.

Dated this 9/12/17 day of _____

Name of Bidder: Thomas Huckabee

Type of Organization: Sole Proprietor

Signed by: (Huckabee)

Title of Signer: Owner

Address of Bidder: 1343 SE SPOKANE ST. PORTLAND OR 97202

Taxpayer's Identification No. of Bidder:

Telephone Number: 503 888-8093 Fax Number: _____

Contractor's License No(s): CCB 201561 Class: _____ Expiration Date: _____

$7,050 ~~FOR~~ MATERIALS REQUIRED AT START OF JOB TAH

BID SHALL BE GOOD FOR 120 CALENDAR DAYS FROM BID DEADLINE

BROWN ROOFING

- Serving the Mid Columbia area since 1953 –

September 19, 2017

John Hartung
503-780-7040

Proposal

We hereby submit specifications and estimates for: **Install new parapet and cornice metal flashing assembly at 908 East 2nd Street, The Dalles**

A. All work will include adhering to OSHA safety & health regulations including LEAD SAFE work practices.
B. Install new 2 – piece pre-painted 24ga galvanized sheet metal flashing system assembly, using screw fasteners at parapet and cornice structure.
C. Brown Roofing Company Ten Year Workmanship Warranty.

Parapet and cornice metal flashing assembly $5,800.00

Payable as follows: 50% down, final upon completion.

Visa & Mastercard Accepted (2% fee applies to all electronic payments.)

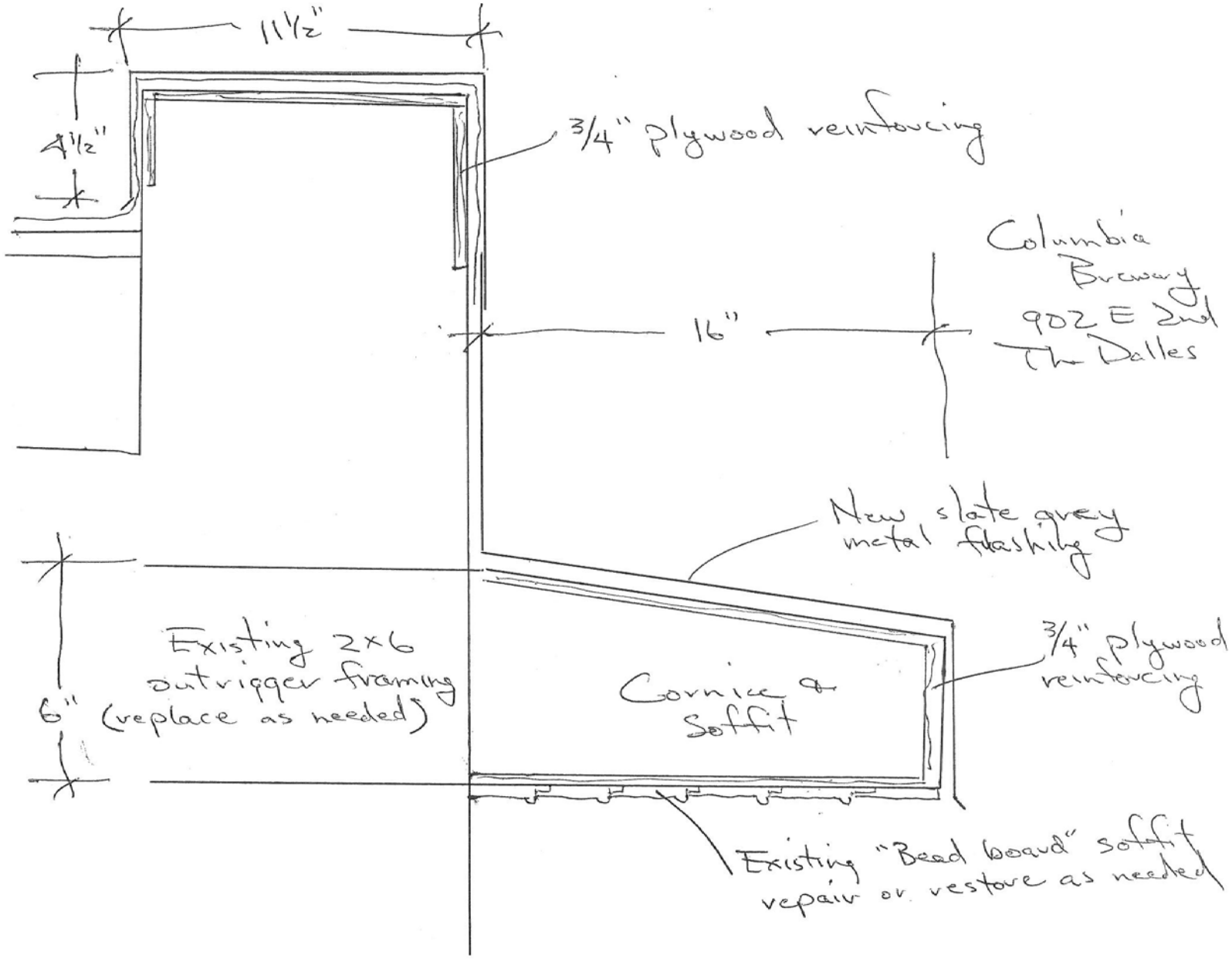
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.

Authorized Signature_____ Date 9-19-17
Aaron Buchert

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.
ACCEPTANCE OF PROPOSAL-The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature_____ Date_____

Brown Roofing Co. PO Box 1076 3202 West 2nd Street The Dalles, OR 97058
p. 541-296-6593 f. 541-298-1633 OR CCB # 72077 WA Lic. # BROWNRC93CR
aaron@brownroofing.com


11½"
4½"
3/4" plywood reinforcing
Columbia
Brewery
902 E 2nd
The Dalles
16"
New slate grey
metal flashing
Existing 2x6
outrigger framing
6" (replace as needed)
Cornice &
Soffit
3/4" plywood
reinforcing
Existing "Bead board" soffit
repair or restore as needed

IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: V. B.

DATE: October 30, 2017

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Steven Harris, AICP
Urban Renewal Manager

ISSUE: **Urban Renewal Property Rehabilitation Façade Improvement Application for 1431/1433 W. 2nd Street (Hattenhauer Energy Company, LLC, applicant)**

BACKGROUND

Hattenhauer Energy Company, LLC (Terry Turner, representative) has submitted an application for an Agency Façade Improvement Grant in the amount of $40,000 to assist in the funding of certain exterior improvements for property located at 1431/1433 W. 2nd Street, northeast corner of W. 2nd and Webber Streets.

Staff recommends approval of the grant at the requested level of funding.

PROJECT DESCRIPTION

Pursuant to the Façade Improvement Grant Program guidelines,

> *"Projects funded by this program are limited to restoration and/or renovation of any exterior face of a building that is within public view, including ADA accessibility, awnings, exterior lighting, permits, windows and façade."*

The façade improvement project is summarized as follows:

- Installation of exterior stone columns
- Construction of raised wood panel cornice
- Installation of new front doors and windows
- Repair of concrete mortar and façade

- Seal and painting of building façade
- Installation of window awnings
- Installation of security and directional lighting

APPLICATION

This application is for an Urban Renewal Façade Improvement Grant of $40,000 to assist with the $122,705 building façade improvement project. The applicant will contribute $82,705, which satisfies the 100% match required for façade improvement grant requests in amounts of $20,000 or more. Verification of matching funds will be required prior to disbursement of funds.

The 2,800 square foot subject building has been vacant for a couple of years; the previous use was a gasoline service station and mini-market. It is the applicant's intention to renovate the building and grounds to accommodate a market *(West Second Market)* and food service with interior and exterior seating. The adjoining tenant space will be renovated and leased as office space. Approximately eight jobs will be created when the building is fully leased and occupied. The applicant has provided a project narrative which describes the proposed improvements and neighborhood characteristics.

Expected Project Costs

The expected project costs as listed in the application total $122,705.00. Please see the application and attached construction bids for detailed cost information.

Proposed Fund Sources

Applicant:	$82,705.00
Urban Renewal Grant:	$40,000.00
Total:	**$122,705.00**

BUDGET IMPLICATIONS

This fiscal year (FY17/18) $200,000 has been budgeted for the Property Rehabilitation Loan and Grant Program, including façade improvement grants. To date the Board has approved approximately $48,570 to $53,550 in grant and loan funds for this fiscal year. If the Board were to approve this $40,000 and the $19,943.33 grant application on this meeting's agenda, total committed funds would equal approximately $108,513 to $113,493, leaving a remaining balance of between $86,507 and $91,487. The range of committed of funds is due to the approved loan interest subsidy for the Honald Building.

FY 2017-18 Funding Commitments (to date)

$18,675.88	façade improvement grant – Granada Theatre
$29,895 - $34,875	interest rate subsidy – Honald Bldg
$48,570.88 - $53,550.88	

Oct 30th URA Board Agenda

$40,000	façade improvement grant – Hattenhauer
$19,943.33	façade improvement grant – Columbia Brewery Bldg

STAFF REVIEW

Staff has reviewed the $40,000 façade improvement grant application and has determined that it meets the minimum criteria as set forth by the Urban Renewal Agency, and therefore recommends approval of the request.

BOARD ALTERNATIVES

1. Approve a $40,000 Urban Renewal Property Rehabilitation Façade Improvement Grant to Hattenhauer Energy Company, LLC to be used for façade improvements, as presented, on the building located at 1431/1433 W. 2nd Street, The Dalles, Oregon, with the following condition:

    a. Applicant to provide verification of matching funds prior to disbursement of grant award funds.

2. Approve a modified grant amount.

3. Deny the grant request.

Attachments

- Façade Improvement Grant Application w/attachments (dated September 15, 2017)

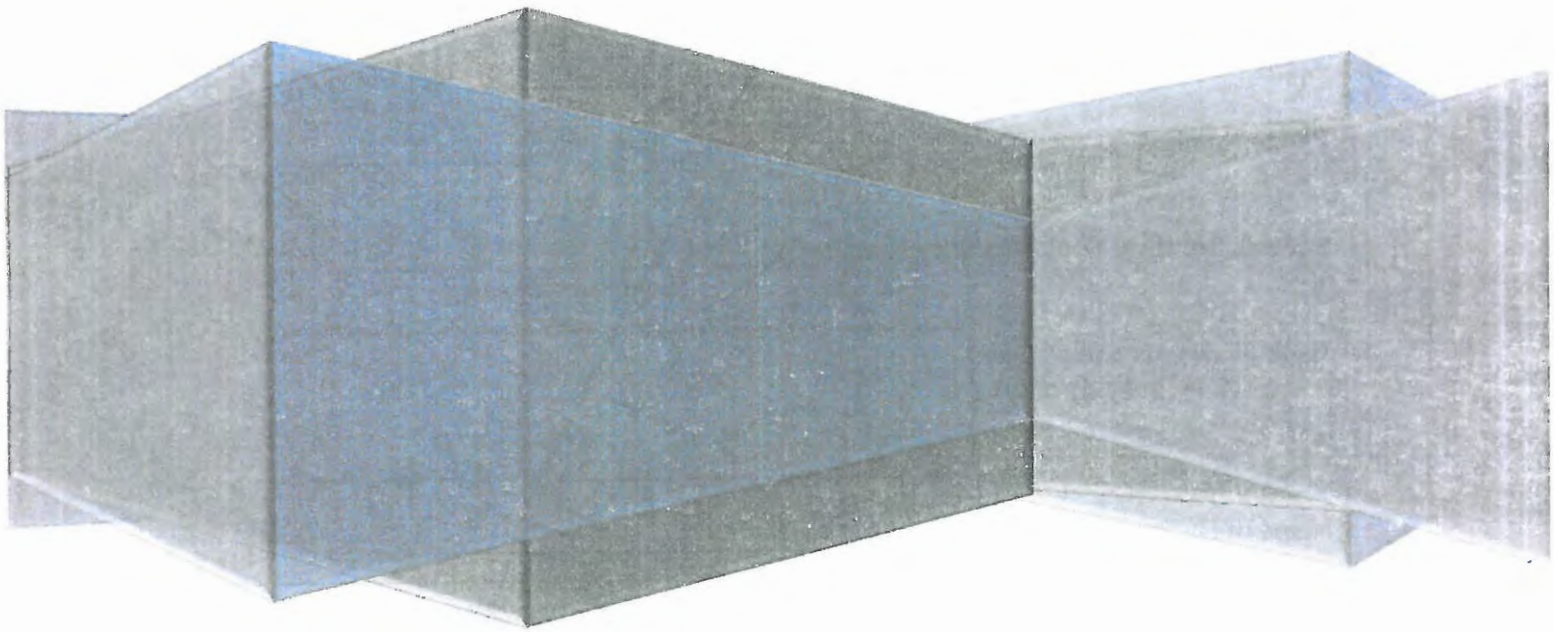
APPLICATION

RECEIVED
SEP 15 2017
City of The Dalles
Planning Department

THE DALLES

URBAN RENEWAL AGENCY

PROPERTY REHABILITATION GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

Revised 9/15/17

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Application Date: 8/21/17 Application Number: _____

PROGRAM APPLYING TO (Check One)

- ☐ Historic Design and Restoration Program
- ☐ Redevelopment of Unused & Underused Property Program
  - ☐ Loan Interest Subsidy Program
  - ☐ Demolition Loan Program
- ☐ Civic Improvements Grant Program
- ☒ Façade Improvement Grant Program
  - ☐ Residential Structure
- ☐ Fire Suppression System Grant Program

APPLICANT INFORMATION

Applicant Name: HATTENHAUER ENERGY CO. LLC

Contact Person: TERRY TURNER / ALEX HATTENHAUER

Mailing Address: P.O. BOX 1397
THE DALLES, OR. 97058

Applicant is: Owner ☒ Leaser ☐

Phone Number: 541-296-3515 Email: tturner.hdc@Gmail.Com

Property Owner Name (print clearly): HATTENHAUER ENERGY CO. LLC

Federal Tax ID or Social Security Number: _____
(Loan & Interest Subsidy Only)

Bank of account and contact:
(Loan & Subsidy Only)

Name of Business: WEST SECOND MARKET

Business Mailing Address: P.O. BOX 1397
THE DALLES, OR. 97058

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Name of Principle: HATTENHAUER DISTRIBUTING, Co.

Site Address	Legal Description
1433/1431 WEST 2ND THE DALLES, OR. 97058	2N13E33C TAX LOT #

HISTORIC PROPERTY (STAFF USE) YES☐ NO☐ (If yes, requires HLC approval)

PROJECT INFORMATION

Building Age: _____ Building Square Footage: 2800 ±

Building Current Use: VACANT

Building Planned Use: MINI MART

Project Description Outline:

ENCLOSED: NARRATIVE OF PROJECT.
(2) SITE LOCATION MAP.
(3) ORIGINAL SITE PHOTOS.
GROUP OF PROPOSED RENDERINGS.
BID PROPOSALS to ASSOCIATED WORK.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

EXPECTED PROJECT COSTS

Cost Item/Source:	Est. Cost
A.) (3) Cultured Stone Built Forms, Capped,	$ 26,566.00
Mortar Prepared, Stone Installed.	$
B.) Raised Wood Panel Cornice Construction.	$ 18,200.00
C.) New Front Doors, Windows.	$ 27,114.00
D.) Concrete Motar And Facade Repair.	$ 4,600.00
E.) Seal And Paint Building Facade.	$ 11,725.00
F.) Building Attached Awnings Over	$ 22,500.00
(6) Window Series. Includes Cost	$
of Engineering. Installed.	$
G.) New Wall Mount Security Lamps	$ 12,000.00
Plus (6) Cannister Feature Lamps	$
Directional On Cultured Stone	$
Columns. Includes Labor To Extend	$
New Conduits And Supports.	$
Total Expected Cost	$ 122,705

Will there be an anticipated contractor's pre-payment for construction materials prior to the start of the project? YES ☒ NO ☐ If yes, list the estimated dollar amount: $ 20,000
(For Civic Improvement, Façade Improvement, and Fire Suppression Grants only)

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

PROPOSED SOURCES OF FUNDING (loans)

Source	Amount	Rate	Term	Match
Urban Renewal Loan	$_____			
Equity (applicant)	$_____			
_____ Bank	$_____	_____%	_____	

PROPOSED SOURCES OF FUNDING (grants)

Urban Renewal Grant	$ 40,000			
Applicant Match	$_____			
Other Source HATCH HAUER	$ 82,705	67.4 %	_____	☐
Other Source _____	$_____	_____%	_____	☐
Other Source _____	$_____	_____%	_____	☐
Total	$ 122,705 (Must equal total expected costs)			

Façade Grant Matching Funds:

TIER 1: Request $20,000 or less (50% match) ☐
TIER 2: Over $20,000 (100% match) ☐

NOTE: To determine what tier your grant match is in and what your match will need to be, divide your total project costs by three (3); that amount is your match in tier one, unless the balance remaining is higher than $20,000. If that request amount is higher than $20,000 your grant will be tier two. To determine that divide the total project cost by two (2), this amount is your grant request and your match.

EXAMPLE 1: Suppose your total project cost is $22,170. Divide that by three (3) gives you $7,390, this is your required match. The remaining balance is $14,780. This is your grant request, since it is $20,000 or less. Your grant is in tier one. ($7,390 is 50% of $14,780)

EXAMPLE 2: Suppose your total project cost is $45,650. Divide that by three (3) gives you $15,216.66, and the remainder is $30,433.34 which is greater than $20,000. Your grant is tier 2. Divide the total project cost by two (2); $22,825 this is the amount of your grant and your required match.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I Alex Hattenhauer have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

Signature of Applicant — Date: 9-15-17

Signature of Property Owner Managing member — Date: 9-15-17

Signature and Title if appropriate — Date

Signature and Title if appropriate — Date

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

A. Loans and Grants

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.

B. Loans Only

1. Amount of loan requested and proposed terms being requested.
2. Bank's loan application and any other information the bank requires, such as current financial statements, including balance sheets and income statements.

For Applicants Under The Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.

Narrative

Project Description:

This location exhibits a much-outdated curb side view. Although the bones of the structure are relevant in today's marketplace there is a strong need to bring the façade forward to current levels of consumer acceptance. This sight also has a very under-served history of facility and property maintenance. As a result, a good deal of the development costs has been and will be earmarked for improving the facility infrastructure and enhancing the utility assets needed to support the future retail use of this structure.

Therefore, new water lines have been installed from the curb side meter to the interior locations those lines serve. Old sewage lines have been replaced with new services. All the electrical lines, conduits and service panel are currently removed and new services are scheduled to replace that old and outdated system. New heating and cooling systems will be added as well. New natural gas lines have been added to improve efficiency with our future power usage to this site. A small 'on demand' water heater will serve the newly constructed handicapped restroom to reduce water waste as well utilizing power more efficiently. The newly constructed 'serving kitchen' will host a gas energized tankless water heater to continue the effort to conserve water and power. All interior walls will be removed and have been structurally engineered by Tenneson Engineering to prepare this site with a more current "open space" retail interior design using three newly installed laminate and beam systems of support.

What's more, a newly poured concrete designed finished floor, continuing outdoor patio and 'building-side curbing' will be added to enhance safety, access and consumer attraction appearances. (Currently the interior floor of the building and the exterior parking lot are designed at the same grade which restricts the ability for providing additional automobile stopping points.) Adding a defined curb and sidewalk adjacent to the building structure will provide more safety for the patrons, visitors, employees and structural investments. These types of infrastructure improvements do not come to reality at a small cost. They are investments worth doing, however, they produce a more difficult challenge to recover those costs in a timely manner.

Strong cosmetic changes are planned for both the interior and exterior portions of this location. Enclosed are some renderings of those exterior plans. With the high development costs this site has produced, we are applying for grant assistance to help us build a more attractive façade for this business location. Although some good

improvements have occurred in this neighborhood it still remains to be viewed as slightly underserved as an overall region. New and current façade developments at this location will help carryout other neighboring enhancements in this part of the West Second Corridor. We believe other properties will continue to do similar improvements as more attractive store fronts become common in this region. We plan to continue helping this region move forward with the exterior façade enhancements included in this request.

This proposal not only identifies the retail façade portion of this site plan improvement effort, it also includes some additional façade improvements planned for the small office building attached to this retail site on the east side of this location. We believe the two locations, being one singular building, should and would be better served if they were treated as a single unit façade improvement project. To maximize the positive effect of the façade improvement efforts, completing both attached units as one single project provides this location its highest value of total quality results.

The following group of photos identify the location of the site, the current appearance of the facility and the future renderings of the proposed changes.

Thank you.

Terry Turner
Business Development and Sales
Hattenhauer Distributing Co.
P.O. Box 1397
The Dalles, Oregon 97058
tturner.hdc@gmail.com
Cell: 541-965-1388 (Voice or Text)

WEBBER
2ND
I-84W
1424
1435
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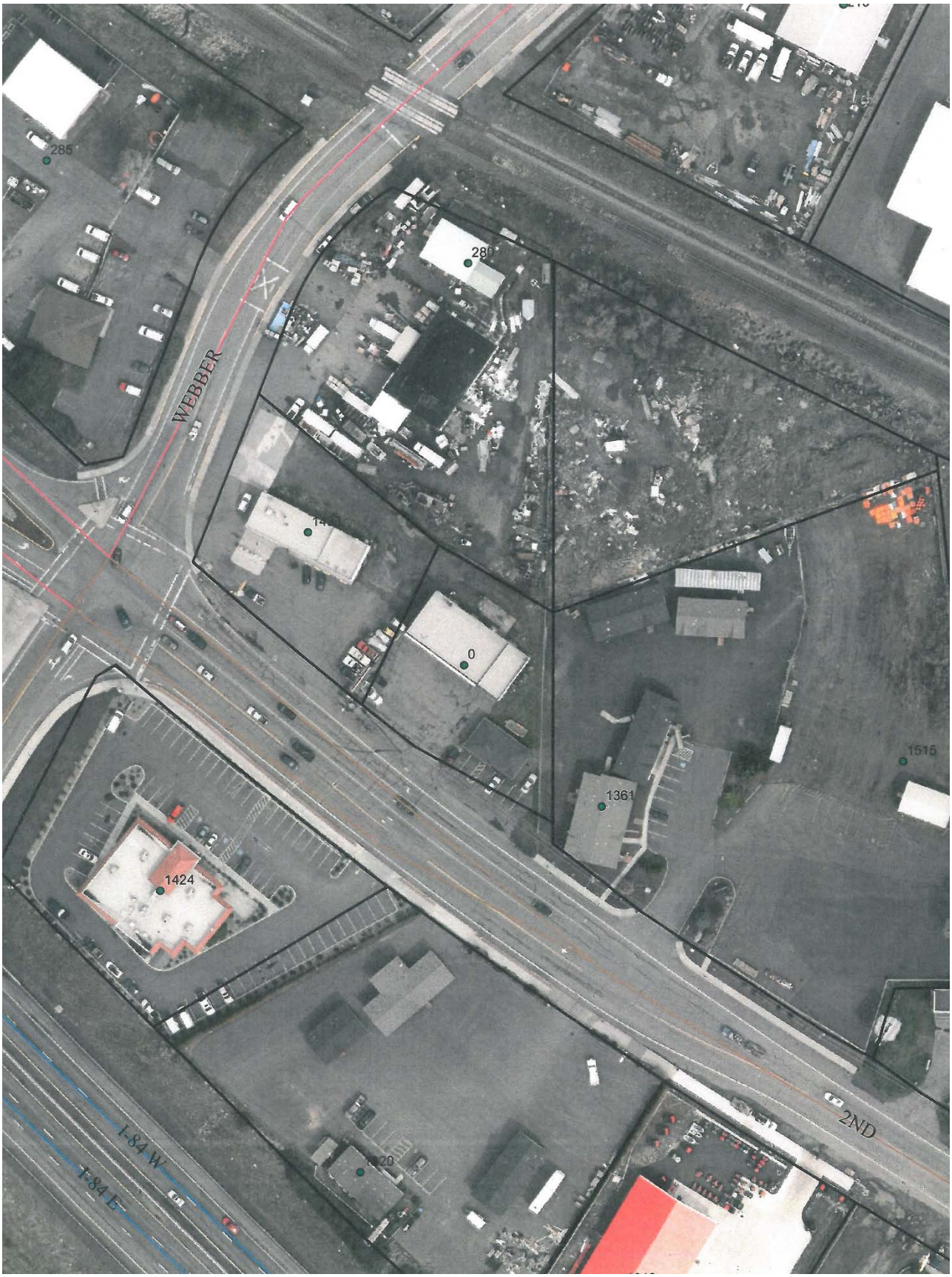
285
280
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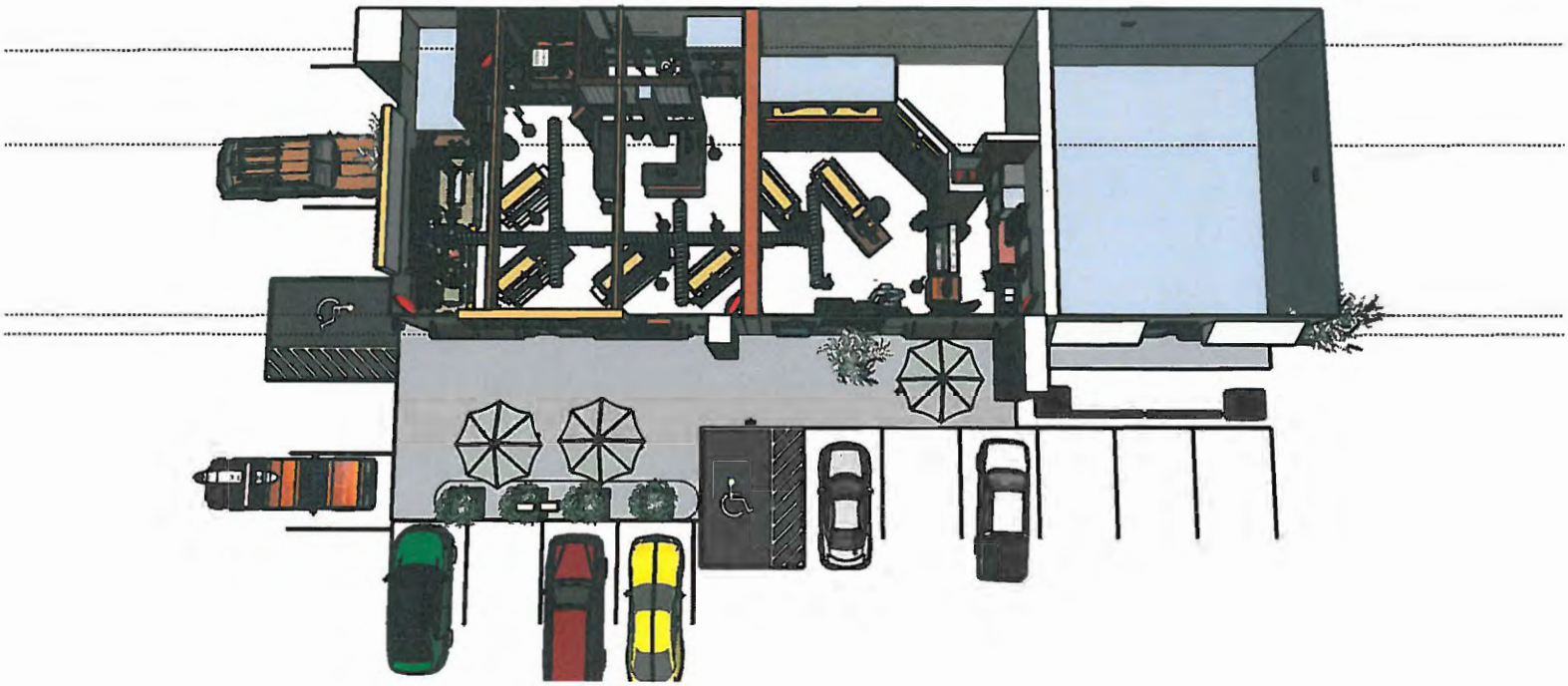
FOR SALE
Food Mart

Open 24 Hrs.
Full Serve
Cash or Credit
Webber St



A.) Cultured Stone Columns (3).

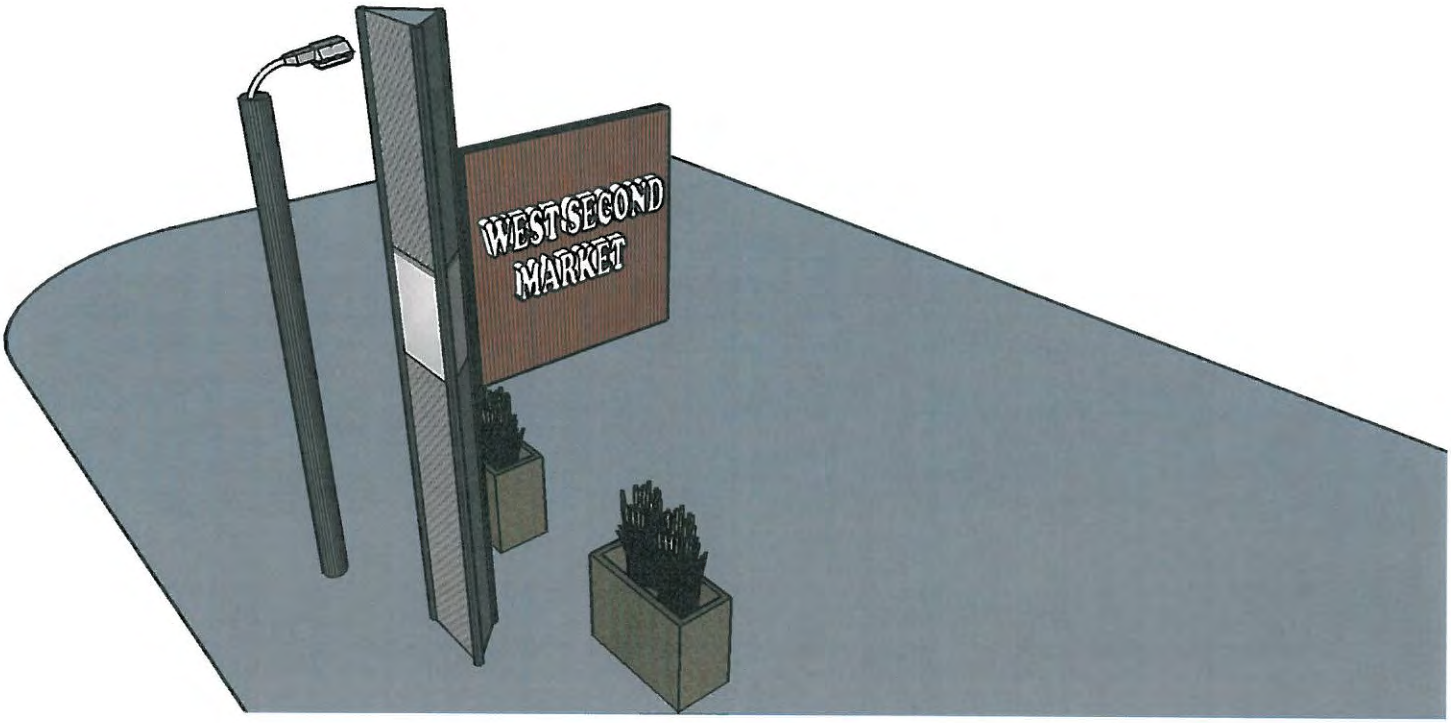
B.) RAISED WOOD CORNICE CONSTRUCTION.

C.) NEW FRONT DOORS __ WINDOWS.

G.) CANNISTER FEATURE LAMPS.
(2) PER COLUMN.

E.) SEAL AND PAINT BUILDING FACADE.
(TWO TONES TO DISTINGUISH SEPARATE ACTIVITIES)

BEER CAVE


WEST SECOND
MARKET

WEST SECOND
MARKET

Sergio's Construction
Licensed Bonded & Insured
CCB# 166230 WA # Sergic*87103
414 Summit Ridge Dr
The Dalles, OR 97058
541-980-4046

Estimate

Number: E351

Date: 9/5/2017

Bill To:

terry turner
E 3rd st
708-3724
The Dalles, Or, 97058

Ship To:

Terry
E 3rd st
708-3724
The Dalles, Or, 97058

PO Number	Terms	Project
frame and rock		rock

Date	Description	Hours	Rate	Amount
	build at exterior walls like box			$26,566.00
	i will use 2x6 wood to frame and cover with plywood			
	meauserments for this project are.....			
	19.4 ft h x 2.4 ft front and 7.2 ft on the sides			
	19.4 ft h x 2.4 ft front and 2.7 ft on sides			
	19.4 ft h x 5.4 ft front and 4.5 ft on sides			
	after boxes are frame i will cover with culture stone			
	bid includes barrier paper metal lath and one scrats coat of mortar			
	also bid includes the roof			
	this bid also includes the rock			
	materials and labor are include			

SubTotal	$26,566.00
Sales Tax 7.00% on $0.00	$0.00
0.00% on $0.00	$0.00
Total	$26,566.00

Bob's Glass, Inc.

2424 W. 7th St.
The Dalles, Oregon 97058
Oregon CCB# 36618

541-296-2468 / 296-3549
fax 541-296-2189
Washington CCB# BOBSGI*01006

PROPOSAL **9/12/2017**

Hattenhauer Distributor Co.
201 W. 1st St.
The Dalles, Oregon 97058
Contact: Terry Turner
541-965-1388
Email: tturner.hdc@gmail.com

Project: W. 2nd Market
2nd & Webber Sts.
The Dalles, Oregon 97058

Supply & Install:
Bronze storefront metal (non-thermobreak), Low E SB70/clear annealed, (tempered where required by codes), Low E SB60/obscure (where noted), insulated glass..
3 – 3' x 7' med. style, single doors, hinge left, 10" bottom rail, smt. closers, offset pivots, swing out (only), pull handle/push bar, std. locks, hardware and threshold, 3' x 2' transom over each door...
3 window openings:
8' x 7' divided into 2 vertical equal lites
3 window openings:
12' x 7' divided into 3 vertical equal lites
1 window opening:
2'6" x 2' window divided into 1- 2'6" bottom awning, LowE SB60/obscure insulated glass set in bronze storefront metal with pw above awning...
Sill flashing under each window..

Building Permit obtained by others
No welding
No Engineering, Drawings or Submittals
No work or materials supplied or installed beyond what is listed on the Proposal

FOR THE SUM OF $ 27,114.00

- Proposal based on doing all items at the same time...
- 15 Day Proposal
- Not Davis Bacon Project

To order
please sign, date, fax or email a copy to us... Thank You...
Signature _____ Date _____

Sergio's Construction
Licensed Bonded & Insured
CCB# 166230 WA # Sergic*87103
414 Summit Ridge Dr
The Dalles, OR 97058
541-980-4046

Estimate

Number: E353

Date: 9/5/2017

Bill To:

terry turner
E 3rd st
708-3724
The Dalles, Or, 97058

Ship To:

Terry
E 3rd st
708-3724
The Dalles, Or, 97058

PO Number	Terms
repairs	

Project
repair the texture

Date	Description	Hours	Rate	Amount
	repair some damage texture on the building			$4,600.00
	includes windows,,, cracks,,,,doors,,,and where old garage used to be			
	bid includes materials and labor to get this job done			
	i will use mortar mix to repair this damage			

SubTotal	$4,600.00
Sales Tax 7.00% on $0.00	$0.00
0.00% on $0.00	$0.00
Total	$4,600.00

Sergio's Construction
Licensed Bonded & Insured
CCB# 166230 WA # Sergic*87103
414 Summit Ridge Dr
The Dalles, OR 97058
541-980-4046

Estimate

Number: E352

Date: 9/5/2017

Bill To:

terry turner
E 3rd st
708-3724
The Dalles, Or, 97058

Ship To:

Terry
E 3rd st
708-3724
The Dalles, Or, 97058

PO Number	Terms	Project
paint		paint

Date	Description	Hours	Rate	Amount
	paint the entire building			$11,725.00
	bid includes presure and wash before paint also scraping where needs			
	bid includes one coat of primer			
	bid includes two coats of paint front sherwin willians brand super paint			

SubTotal	$11,725.00
Sales Tax 7.00% on $0.00	$0.00
0.00% on $0.00	$0.00
Total	$11,725.00

IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: V. C.

DATE: October 30, 2017

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Steven Harris, AICP
Urban Renewal Manager

ISSUE: **Urban Renewal Agency Financial Plan**

BACKGROUND

This matter returns to the agenda as a continuing discussion from the October 17th Board meeting. Due to the length of that previous agenda, it became apparent that additional discussion on this matter is warranted.

The goal of the October 17th presentation was to inform the Board of the Agency's current financial situation with respect of funding certain activities/projects identified in the adopted Urban Renewal Plan document. Given the limited financial resources of the Agency, due in part to reduced revenues attributed to unrealized development activity within the urban renewal plan area, it is uncertain that the Agency will have the resources needed to undertake the remaining activities/projects, in addition to those activities/projects that fall within the "opportunity driven" budgeting category.

Such "opportunity driven" projects would include the Tokola Properties mixed use development and the downtown hotel proposal. Major activities/projects specifically listed in the adopted Urban Renewal Plan that need to be addressed include the downtown parking structure and the streetscape improvement projects (i.e., 1st Street/Riverfront Access Project, 3rd Street, 4th Street and the W. 2nd Street Gateway). The current status of these work efforts varies from conceptual only to the preparation design/construction plans.

As an example the 1st Street/Riverfront Access Project has been on hold since 2012 and is facing a completion deadline of June 2018. The Agency and City Council will be

required to make a decision in the near future to either formally cancel the project or request an extension from the Oregon Department of Transportation (funding source). If the decision is made to cancel the project, the City/Agency will be responsible for refunding approximately $220,000 in grant funds that have been expended.

Staff therefore is requesting that the Board provide direction for these remaining projects. Staff will then return with information that can be used to assist the Board in prioritizing these items, identifying potential funding sources and timelines for their implementation.

Please remember to bring your copy of the Urban Renewal Plan to the Board meeting.