

**MINUTES**

COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
REGULAR MEETING  
OF  
OCTOBER 13, 2014

CITY COUNCIL CHAMBER  
313 COURT STREET  
THE DALLES, OREGON

**PRESIDING:** Chair Steve Lawrence

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

**AGENCY ABSENT:** None

**STAFF PRESENT:** City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Administrative Fellow Daniel Hunter

**CALL TO ORDER**

The meeting was called to order by Chair Lawrence at 7:23 p.m.

**ROLL CALL**

Roll call was conducted by City Clerk Krueger; all members present.

**APPROVAL OF AGENDA**

It was moved by Miller and seconded by Wood to approve the agenda as presented. The motion carried unanimously.

**AUDIENCE PARTICIPATION**

None.

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### APPROVAL OF MINUTES

It was moved by Dick and seconded by Wood to approve the September 22, 2014 Agency meeting minutes, as presented. The motion carried unanimously.

### ACTION ITEMS

#### Approval of Grant for UCC Congregational Church for Window Replacement Project

The staff report was reviewed by City Manager Young.

Chair Lawrence invited Eric Gleason to provide comments regarding the application.

Eric Gleason, 704 Case Street, The Dalles, said he had a passion for historic preservation and was strongly opposed to the application. He said he had a lot of knowledge regarding restoration of windows and believed the Church should develop a plan to restore the windows instead of replace them. Gleason said very little energy was lost from the windows and new windows would not be of the same high quality as the current ones. He said there was now a local contractor who could perform restoration and that each window should be evaluated individually to develop a restoration plan. Gleason said a new window would have a life of 20 to 40 years, so replacing the windows would have an overall higher cost than restoring the old windows.

Spatz noted that the Historic Landmarks Commission had approved the project.

Gleason said the Landmarks Commission had approved the project, though he had voted against it. He said the State Historic Preservation Office determined the replacement was allowed, but that it would be better to restore than replace the windows.

Dixie Parker, 2445 East 15<sup>th</sup> Street, The Dalles, said the Church Board had done extensive research before developing the project and that testimony had been presented at the Historic Landmarks Commission hearing as to the research done to prepare for the project.

Nikki Lesich, 1814 East 14<sup>th</sup> Street, the Dalles, said this was the second phase of the project and that the windows they proposed to install were the same as those approved for the Commodore II Building, also a historic building.

Joe Howell, Gorge Glass, 616 East Third Street, The Dalles said the quality of the windows was very high and energy efficient. He said they would last for a long time.

Ms. Lesich said the Church had asked the PUD to conduct an energy audit, which showed that energy was being lost from the windows and it was recommended they be replaced.

In response to a question, it was noted that many other groups use the Church for community activities, such as Alcoholics Anonymous, Boy Scouts, Habitat for Humanity, Start Smart, AFS, and the Sister City Association.

Dixie Parker noted that Mr. Gleason mentioned funding of the project, but that was never a criteria for approval by Historic Landmarks Commission. She said it was inappropriate to mention and was irrelevant to the approval.

Agency member Miller said the Advisory Committee had suggested the church put a little more of their own funds toward the project. Ms. Lesich said they had contributed an additional \$2,000 toward the project.

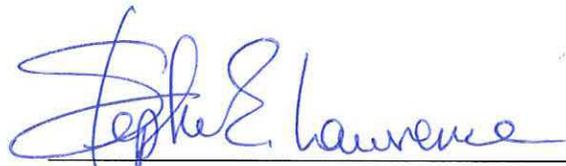
It was moved by McGlothlin and seconded by Spatz to approve a \$43,000.00 Urban Renewal Property Rehabilitation Grant to United Church of Christ Congregational to be used for replacing 40 windows in the building located at 111 East Fifth Street, as requested by the applicant. The motion carried unanimously.

### ADJOURNMENT

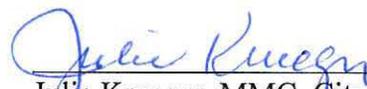
Being no further business, the meeting adjourned at 7:53 p.m.

Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

  
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Stephen E. Lawrence, Chair

ATTEST:

  
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Julie Krueger, MMC, City Clerk