



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

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

**Tuesday, September 18, 2012**

**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 5:35 PM.

**ROLL CALL**

Present: Gary Grossman, Bill Dick, Robin Miles, Jennifer Botts, Mike Zingg

Absent: Chris Zukin, Richard Elkins, Greg Weast, Scott Hege

Staff present: City Attorney Gene Parker, Community Development Director Dan Durow, Administrative Secretary Carole Trautman

Acting Chair Grossman introduced the committee's newest member, Mike Zingg, Planning Commission representative.

**PLEDGE OF ALLEGIANCE**

Acting Chair Grossman led the group in the Pledge of Allegiance.

**APPROVAL OF AGENDA ITEMS**

It was moved by Dick and seconded by Botts to approve the agenda as submitted. The motion carried unanimously; Zukin, Elkins, Weast and Hege were absent.

**AUDIENCE PARTICIPATION**

None.

### **DISCUSSION ITEM:**

Director Durow presented the Columbia Gateway Urban Renewal Agency (URA) Project Summary Spreadsheet and accompanying pie chart. Durow stated that a written “talking points” report will be forthcoming to use as a tool for public relations presentations.

Director Durow emphasized that the main point to be gleaned from the summary is that for every URA dollar contributed, one dollar is contributed from grants, and two dollars are contributed from the private sector.

Director Durow highlighted notable projects under the various project categories as follows:

### **Projects in Progress:**

**Granada Block and 1<sup>st</sup> Street Streetscape** – the URA will be making a significant contribution  
**Sunshine Mill Winery** - \$300,000 was a loan amount that will be repaid to the Agency, and the balance was mostly the \$80,000 URA grant for the warehouse renovation. Discussion from committee members and staff regarding the Sunshine Mill’s successes followed.

### **Projects Completed:**

**Commodore II** – Most of the development work was done by the developer. URA funded a loan that will be repaid.

**Waldron Drug Building** – URA spent monies for stabilization of the building’s deterioration. Durow has had several private sector groups interested in reusing the building. Durow pointed out that this particular building would be a great opportunity for a developer, because it will be in the heart of the City’s redevelopment projects.

**Commodore II Parking Lot** – The Granada Block developers will have the option to purchase this area in Phase 2 of their development per the Memorandum of Understanding (MOU) and the Disposition and Development Agreement (DDA).

### **Rehab Grants and Loans:**

**Civic Auditorium** – The Civic has, by far, received the greatest amount of URA contributions in this category with a \$827,000 URA contribution. The Civic received other grants, but the dollar amount is unknown at this time.

**Demolitions** – The URA has helped with three demolitions. These projects started out as loans then became grants.

### **Interest Rate Buy Down Loans:**

**Columbia River Bank** – One of the most significant success stories in this category. Around the year 2000, the bank was considering moving out of The Dalles and relocating to the Bend area. The URA interest rate buy down helped keep the bank in town.

### **UPDATE OF ON-GOING URBAN RENEWAL PROJECTS**

- Granada Block – The MOU was signed in August of this year, and the DDA is in progress and going well. After the DDA is completed, the next phases will be the environmental and archaeological studies. The archaeology process is complicated and

expensive, but the expenses will be shared with the developers. The City will be vacating the alley. The Recreation Building will be demolished.

- Parking Structure - Work has begun on contracting with a consultant to formulate the Request for Proposal for the design and construction of a City Parking Structure.
- 1<sup>st</sup> Street/Washington Street Plaza/Railroad Undercrossing – The design work is moving forward. The City is working through the railroad process, and engineering should be completed by the end of the year.

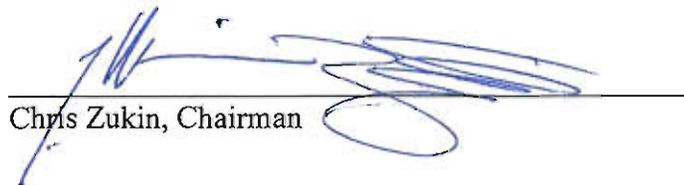
### **FUTURE MEETING**

October 16, 2012

### **ADJOURNMENT**

Acting Chair Grossman adjourned the meeting at 6:16 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.



Chris Zukin, Chairman