



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

---

CITY OF THE DALLES

**AGENDA**  
**COLUMBIA GATEWAY**  
**URBAN RENEWAL ADVISORY COMMITTEE**

Conducted in a Handicap Accessible Meeting Room

**Tuesday, April 15, 2014**

5:30 pm

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. APPROVAL OF MINUTES – March 18, 2014
- VI. PUBLIC COMMENT (for items not on the agenda)
- VII. DISCUSSION ITEM – Urban Renewal Projects for Fiscal Year 2014-15
- VIII. ONGOING URBAN RENEWAL PROJECTS UPDATE
  - A. GRANADA BLOCK PROJECT – Rapoza Development Representatives
  - B. OTHER URBAN RENEWAL PROJECTS – City Manager Nolan Young
- IX. FUTURE MEETING – May 20, 2014
- X. ADJOURNMENT

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

**Tuesday, March 18, 2014**

**5:30 p.m.**

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 5:33 PM.

ROLL CALL

Members Present: Gary Grossman, Steve Kramer, Robin Miles, Linda Miller, Greg Weast

Members Absent: Jennifer Botts, Chris Zukin

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 Consultant Eric Nerdin, RARE Main Street Coordinator Matthew Klebes

PLEDGE OF ALLEGIANCE

Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Kramer and seconded by Miller to approve the September 17, 2013 minutes as submitted. The motion carried unanimously; Botts and Zukin absent.

It was moved by Miller and seconded by Weast to approve the February 18, 2014 minutes as submitted. The motion carried unanimously; Botts and Zukin absent.

PUBLIC COMMENT

None

ACTION ITEM – Grant Application for the Independent Order of Odd Fellows (IOOF)

MCEDD Loan Consultant Eric Nerdin presented the staff report. Nerdin pointed out that the IOOF proposed project had been reviewed and approved by the City’s Historic Landmarks Commission. He concluded his report by presenting the staff recommendation and alternative options.

Miller asked if any other applications would be submitted in the near future. Nerdin said he knew of none other, and Grossman pointed out that the end of the fiscal year was approaching. City Manager Young stated there were other available Urban Renewal Agency (URA) funds available should something arise in the future.

Weast asked what the possibilities were that the State Historic Preservation Office (SHPO) would approve an additional grant to the applicant. RARE Main Street Coordinator Matthew Klebes stated the possibilities were good, in his estimation. Miller said she thought this application was a good start. Kramer and Miles agreed. Nerdin stated that having the URA grant approved would aid the applicant in obtaining the SHPO grant.

It was moved by Miller and seconded by Kramer to recommend approval of a \$10,000 Urban Renewal Agency Grant to the Independent Order of Odd Fellows No. 5 Columbia Lodge to be used for the restoration project, as described in the staff report, of its building located at 421 E. 2<sup>nd</sup> Street, The Dalles, Oregon. The recommended approval is conditional upon: 1) this project being approved and permitted by all applicable agencies and entities; 2) the applicant obtaining \$20,000 in funds from a source approved by the Urban Renewal Agency, such as SHPO; and 3) documentation of IOOF’s 501C8 non-profit fraternal organization status. The motion carried unanimously; Botts and Zukin absent.

DISCUSSION ITEM – Amendment to the Urban Renewal Agency Property Owner Rehabilitation Program to Include Private Business Owners Within the Urban Renewal District

Administrative Fellow Chavers presented the highlights of the staff report.

Miller asked what the biggest change in the current program would be. Chavers said the proposed amendment would be the creation of a completely separate fund for for-profit business and property owners within the Urban Renewal District (URD) so as not to compete with the non-profit participants. Chavers indicated that the intent was to make the funds available as soon as possible. City Manager Young indicated one small change to the URA Plan would need to be made—the deletion of the word “only” in the Property Owner Rehabilitation portion of the plan.

RARE Main Street Coordinator Matthew Klebes presented a PowerPoint program that highlighted the proposed program objectives, recommendations and rationale.

Acting Chair Grossman asked what, if any, interest Klebes had received from the downtown owners/business owners. Klebes stated he had heard significant interest from them and had heard of three or four projects that were of interest.

Miles asked if the façade work would have any uniform design guidelines. After further discussion from the committee, it was the consensus of the committee that any non-historic buildings within the URD would need to comply with the Historic District guidelines for uniform design purposes.

It was moved by Weast and seconded by Kramer to recommend approval of the proposed amendment to the Columbia Gateway/Downtown Urban Renewal Property Owner Rehabilitation Grant Program as outlined in staff's report dated March 10, 2014, and to recommend that the Agency make any necessary URA Plan amendments in the Property Owner Rehabilitation Grant Program portion of the plan.

Miller clarified that this proposed amendment was for façade work. Klebes reminded the committee that, according to the grant guidelines, grant funds could not be used for maintenance work. However, if painting a façade was part of the re-imaging of the building, it would not be considered maintenance. Nerdin emphasized that if a building was not kept up for a long period of time to the point that it needed to be salvaged rather than destroyed, the plan would allow for a grant application and would not be considered a maintenance project.

City Manager Young asked for clarification on Page 3 of 4 of the staff report (under "Eligible Activities") if Americans with Disabilities Act (ADA) accessibility work was eligible. Klebes said it was included, and Young clarified that the ADA accessibility work must be visible from the public's viewpoint.

Acting Chair Grossman called for the vote. The motion passed unanimously; Botts and Zukin absent.

#### PROJECT UPDATE

City Manger Young gave the following update on other URA projects:

- Existing property owner rehabilitation grant projects – The Dalles Art Center and Mural Society have completed their projects. St. Peter's Landmark's project is almost completed. Wonderworks Children's Museum, United Church of Christ Congregational and the Civic Auditorium projects are well underway.
- Sunshine Mill Winery – \$42,000 remains on the \$600,000 loan. The remaining \$42,000 is designated for the painting of the mill. Sunshine Mill Winery (SMW) is working with the Planning Department for guidelines on the exterior painting and possible signage. The intention of the SMW is to complete the work by the end of June 2014.

Acting Chair Grossman asked the committee members to make every effort to attend the meetings and to be on time because of quorum issues. Meetings are delayed when members come late.

Discussion followed regarding current committee member vacancies. Administrative Secretary Trautman reported that the Planning Commission would be discussing filling its URAC vacancy

at the March 20 meeting. City Manager Young stated Mayor Lawrence was working on the citizen's vacancy.

ADJOURNMENT

Acting Chair Grossman adjourned the meeting at 6:13 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

---

Chris Zukin, Chairman



## AGENDA STAFF REPORT

### URBAN RENEWAL ADVISORY COMMITTEE

**Meeting Date: April 15, 2014**

**DATE:** April 9, 2014  
**TO:** Urban Renewal Advisory Committee  
**THRU:** Nolan Young, Urban Renewal Manager *NY*  
**ISSUE:** Discussion of Urban Renewal Projects for Fiscal Year 2014-15

**Background:** We are in the process of preparing the proposed budget to present to the Urban Renewal Budget Committee. Prior to completing this document, we desire to have a discussion with the Urban Renewal Advisory Committee about projects. Attached to this report is Attachment B spreadsheet from the prior discussion item about the prioritization of Urban Renewal projects. It is a long term projection of projects that could be completed at various times. The URAC had approved this prioritization with the understanding that we would look at the possibility of being able to move the West Gateway project up to coincide with the design and construction of the new community pool at Thompson Park.

Urban Renewal projects are budgeted in two separate budgets. The City budget is used for projects that include multiple funding sources. This activity is in the Special Grants fund. Currently there are three projects budgeted there from prior bond proceeds and a proposed new transfer this year:

1. Washington Street Underpass: \$7.14 million (includes First Street streetscape). Total amount includes grant funds. Urban Renewals portion is \$4,156,880.
2. Granada Block redevelopment: \$570,000
3. Parking structure: \$5 million (approximately \$2.7 from private developer and \$2.3 from a new bond to be repaid with transient room tax generated by new hotel).

In addition to the money already in this fund from Urban Renewal sources we need to transfer \$1,324,576 from the Urban Renewal Fund. This includes \$845,312 from the sale of the Granada Block properties and \$479,264 from the Sunshine Flour Mill loan repayment.

The remaining projects are budgeted in the Urban Renewal fund. Under property owner rehab program we have committed \$200,000 for improvements to the Civic Auditorium

and have another \$200,000 that we make available each year for new projects. This year \$73,975 of that amount is designated to existing interest buy down commitments with \$126,025 available for new property rehabilitation projects.

We have available \$863,360 for new projects by Urban Renewal in addition to what we have committed under the property owner rehab program. Of that amount the current prioritization (Attachment B) calls for \$300,000 to be used for the Civic Auditorium theatre renovation and \$100,000 for the Lewis and Clark Fountain, leaving \$463,360 available for other projects.

We would like to discuss with the committee your thoughts on use of these funds. Following are three ideas of where funds could be directed:

1. Direct an additional \$100,000 to \$200,000 to the new property owner rehabilitation “for-profit grants” program if approved by the Urban Renewal Agency on April 14. This would allow for the program to have more of an immediate impact on the downtown area.
2. There has been some discussion about the need for additional surface parking lots. There are only so many vacant lots available in the community that could be developed for parking in the downtown. Now might be a good time to pursue the acquisition and development of one or more of these lots for this purpose.
3. The advisory committee had expressed a desire to explore moving the West Gateway project forward to coincide with the Thompson Park pool project. We could allocate funds to do the conceptual and/or preliminary design for the West Gateway project so that we could coordinate it with the pool project. The funds available include some carryover funds from this year that could be used prior to June 30, to begin design work now if needed to be appropriately coordinated with the pool project.

This item is on the agenda for the committee to also discuss other ideas they might have related to the projects, and prioritization listed on Attachment B.

**Committee Alternatives:** This is a discussion item to give general input to staff as they prepare a budget for the budget committee.

## ATTACHMENT B

### Urban Renewal: Recommended Schedule of Projects

	Total @ 2014	FY 2014-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26
Beginning Fund Balance		3,870,000	529,212	908,424	1,387,836	473,048	810,510	514,222	906,934	686,546	496,158	338,083	574,914	350,000
Property Tax	N/A	1,455,450	1,553,000	1,656,000	1,784,000	1,873,000	1,910,000	1,949,000	1,988,000	2,028,000	2,068,000	2,109,000	481,771	-
Bond Proceeds	N/A				2,750,000									
Other Income	N/A	4,050,000										365,406	282,415	
Interest Rev	N/A	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000		
<b>Total Resources</b>	N/A	<b>9,380,450</b>	<b>2,087,212</b>	<b>2,569,424</b>	<b>5,926,836</b>	<b>2,351,048</b>	<b>2,725,510</b>	<b>2,468,222</b>	<b>2,899,934</b>	<b>2,719,546</b>	<b>2,569,158</b>	<b>2,817,489</b>	<b>1,339,100</b>	<b>350,000</b>
<b>Bond Payments</b>	N/A	<b>801,238</b>	<b>803,788</b>	<b>801,588</b>	<b>1,153,788</b>	<b>1,150,538</b>	<b>1,151,288</b>	<b>1,151,288</b>	<b>1,793,388</b>	<b>1,793,388</b>	<b>1,791,075</b>	<b>1,792,575</b>	<b>989,100</b>	<b>350,000</b>
<b>Available Resources</b>	N/A	<b>8,579,212</b>	<b>1,283,424</b>	<b>1,767,836</b>	<b>4,773,048</b>	<b>1,200,510</b>	<b>1,574,222</b>	<b>1,316,934</b>	<b>1,106,546</b>	<b>926,158</b>	<b>778,083</b>	<b>1,024,914</b>	<b>350,000</b>	<b>-</b>
<b>Operating Costs</b>	N/A	<b>170,000</b>	<b>175,000</b>	<b>180,000</b>	<b>185,000</b>	<b>190,000</b>	<b>200,000</b>	<b>210,000</b>	<b>220,000</b>	<b>230,000</b>	<b>240,000</b>	<b>250,000</b>	<b>-</b>	<b>-</b>
PO Rehab committed loan	N/A	71,975	28,120	28,120	28,120	26,820	19,380							
Property Owner Rehab	N/A	328,025	171,880	171,880	171,880	173,180	180,620	200,000	200,000	200,000	200,000	200,000	-	-
Washington St Underpass	2,500,000	2,500,000												
1st Street Streetscape	1,710,000	1,710,000												
Granada Block Redevelop	570,000	570,000												
Parking Structure	2,300,000	2,300,000												
Civic Auditorium Theatre	300,000	300,000												
Lewis & Clark Fountain	100,000	100,000												
3rd Street Streetscape	2,475,000	-			2,475,000									
West Gateway	1,440,000	-			1,440,000									
4th Street Streetscape	1,350,000	-												
3rd Place Streetscape	900,000	-					660,000							
Mill Creek Greenway	640,000	-												
West 2nd Street	1,000,000	-												
<b>Total Expenditures</b>		<b>8,851,238</b>	<b>1,178,788</b>	<b>1,181,588</b>	<b>5,453,788</b>	<b>1,540,538</b>	<b>2,211,288</b>	<b>1,561,288</b>	<b>2,213,388</b>	<b>2,223,388</b>	<b>2,231,075</b>	<b>2,242,575</b>	<b>989,100</b>	<b>350,000</b>
<b>Ending Balance</b>	N/A	<b>529,212</b>	<b>908,424</b>	<b>1,387,836</b>	<b>473,048</b>	<b>810,510</b>	<b>514,222</b>	<b>906,934</b>	<b>686,546</b>	<b>496,158</b>	<b>338,083</b>	<b>574,914</b>	<b>350,000</b>	<b>-</b>