



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

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CITY OF THE DALLES  
**Columbia Gateway Urban Renewal Agency Advisory Committee**  
**Tuesday, June 16, 2015**

**5:30 PM**

City Hall Council Chambers  
313 Court Street  
The Dalles, OR 97058

*Conducted in a handicap accessible room.*

CALL TO ORDER

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

ROLL CALL

Members Present: Gary Grossman, Greg Weast, John Nelson, Linda Miller, Atha Lincoln, John Willer

Members Absent: Steve Kramer, Jennifer Dewey

Staff Present: Urban Renewal Manager Nolan Young, Administrative Fellow Daniel Hunter, Administrative Secretary Carole Trautman

Others Present: Main Street Director Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Grossman noted that Item IX, "Executive Session," should be stricken from the agenda.

It was moved by Weast and seconded by Nelson to approve the agenda as amended. The motion carried unanimously; Kramer and Dewey absent.

APPROVAL OF MINUTES

It was moved by Weast and seconded by Miller to approve the May 19, 2015 minutes as submitted. The motion carried unanimously; Kramer and Dewey absent.

PUBLIC COMMENT

None.

ACTION ITEM – Urban Renewal Property Rehabilitation Façade Improvement Applicant Grant Match Guidelines

Administrative Fellow Hunter presented the highlights of the agenda staff report (ASR). Hunter explained that the confusion could have come about when the "dollar-for-dollar applicant match"

and the “50% applicant match” for grant requests were discussed as possible options for the Façade Improvement (FI) Grant Program. As indicated by the ASR attachments, the Agency adopted a two-tiered applicant match for the FI grant program. Hunter gave examples of the two-tiered matches. With an FI grant request of \$5,000, the Tier 1 guideline would come into effect (\$0-20,000), and the applicant would be required to provide a 50% match of the grant request total (\$2,500). With a \$30,000 FI grant request, the Tier 2 guideline would come into effect (\$20,001-40,000), and the applicant would be required to match dollar-for-dollar (\$30,000). Hunter said the design of the Tier 2 option was to require the grant applicant to have more “skin in the game” on the project.

Nelson asked if there were different requirements between a “for-profit” and a “non-profit” organization asking for a grant. Hunter said there were no differing FI grant requirements for the profit/non-profit organizations under the FI Grant Program. However, non-profits could apply for a Civic Improvement Grant (a points-based grant under the UR Property Rehabilitation Grant Program). Applicants requesting the Civic Improvement Grant are not required to provide a minimum matching grant, but if they choose to do so, the applicant could accrue more points for their grant scoring.

#### ONGOING URBAN RENEWAL PROJECT UPDATE

City Manager Young gave the following Urban Renewal Project Update:

- Windermere Real Estate – The FI Grant was approved by the Historic Landmarks Commission and the Urban Renewal Agency (Agency). Agreements are being drafted.
- Columbia Gorge Real Estate – The FI project work has been delayed due to a contractor scheduling delay. The artistic windows may be installed within a week or so.
- Thompson Pool – Opens this week. The soft opening will occur June 17, and the Grand Opening will occur June 20.
- Civic Auditorium – They submitted a list of potential grant opportunities to pursue.
- Wonderworks – They requested a six-month delay due to the current lack of availability of paving contractors.
- Granada Block Redevelopment – By the end of June, the cost of the Recreation demolition is to be agreed upon, Rapoza is to accept the archaeological report, and the Agency is to accept the redevelopment plan as viable. The demolition and archaeological report tasks are nearly complete. They are mainly working on the redevelopment plan at this time.

Young advised that a UR Architectural and Engineering grant request was submitted for the Craig Building for exterior historic restoration. Under this grant’s guidelines, staff may review architectural and engineering grant requests up to \$3,000.

Another grant application will be submitted for the July meeting, Young stated. The Executive Session scheduled for this meeting will be heard in July. He said two additional property rehabilitation grant applications are in progress and could be submitted in the near future.

Administrative Fellow Hunter reported that the foundry timeline for the Lewis and Clark Fountain has changed. The casting will be completed by the first part of September of this year.

Weast asked if the Agency could financially assist the Independent Order of Odd Fellows (IOOF) in the repair of the defacing of the building exterior. Young said the Agency could entertain a request to assist IOOF with the insurance and deductible if the committee was interested in recommending assistance. Main Street Director Klebes reported that the IOOF was working on an insurance claim for repairs. He said IOOF had an insurance deductible, and a rough estimate for repair was several thousands of dollars. After further discussion, Young asked Klebes to work as a UR program advocate with IOOF to determine the status of the insurance claim, including the amount of the insurance deductible, and determine if it would be helpful for the Agency to assist with the deductible and/or agree to pay upfront the initial repair expense with the understanding that the Agency would be refunded when the insurance money was paid. It was the general consensus of the Committee to have Klebes work with IOOF and report back at the July meeting.


#### FUTURE MEETING

Upon requests from City Manager Young and Greg Weast, it was the general consensus of the committee to reschedule the July meeting to July 14, 2015 at 6:00 PM.

#### ADJOURNMENT

Chair Grossman adjourned the meeting at 5:52 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

  
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Gary Grossman, Chairman

