



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, March 21, 2017

5:30 pm

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

I. CALL TO ORDER

The meeting was called to order by Chair Elliott at 5:31 p.m.

II. ROLL CALL

Present: Scott Baker (arrived at 5:34), Staci Coburn, Taner Elliott, John Fredrick,
Darcy Long-Curtiss, Linda Miller, and John Willer

Absent: Steve Kramer, Chuck Raleigh

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker, and
Matthew Klebes, Assistant to the City Manager

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Board Member Fredrick made a motion to approve the agenda; Vice Chair Miller seconded the motion. The motion passed unanimously.

V. APPROVAL OF MINUTES

Board Member Fredrick made a motion to approve the minutes of February 21, 2017; Board Member Willer seconded the motion. The motion passed unanimously.

VI. PUBLIC COMMENTS

There were no public comments.

VII. ACTION ITEM

- A. Grant Applications: Honald Building, 400 E 2nd Street
Façade Improvement Grant
Fire Suppression System Grant

Manager Harris presented the grant requests detailed in the Staff Report. Staff recommended approval of both grant applications.

Vice Chair Miller asked if there were other façade or fire suppression grant requests for approval. Manager Harris replied that staff is processing two grant applications for this fiscal year. If approved a balance of approximately \$9,000 would remain available.

Board Members expressed concern about available parking. Manager Harris replied that because the Honald Building is in the downtown parking district, no additional parking is required.

Board Member Long-Curtiss made a motion to approve the \$40,000 façade improvement grant application for the restoration of second story windows (36 total) as described in the grant application dated February 20, 2017 and the contractor's proposal dated March 1, 2017, for the Honald Building located at 400 E. Second Street, The Dalles, Oregon, with the following conditions:

- Applicant to provide documentation of matching funds availability.
- Applicant to comply with Secretary of the Interior's historic restoration standards and guidelines and the City's design guidelines for historic resources (General Ordinance No. 96-1207), as applicable.

Vice Chair Miller seconded the motion; the motion passed unanimously.

Board Member Long-Curtiss made a motion to approve the \$20,000 fire suppression system grant application as described in the grant application dated January 15, 2017 and the contractor's proposal dated January 4, 2017, for the Honald Building located at 400 E. Second Street, The Dalles, Oregon, subject to the following conditions:

- Applicant to provide documentation of matching funds availability.
- Applicant to comply with Secretary of the Interior's historic restoration standards and guidelines and the City's design guidelines for historic resources (General Ordinance No. 96-1207), as applicable.

Vice Chair Miller seconded the motion; the motion passed unanimously.

B. Amendment to Development and Disposition Agreement for National Neon Sign Museum

Assistant to the City Manager Matthew Klebes presented the request for amendment to the DDA for the National Neon Sign Museum. Approval would enable the Museum to open in August, and would coincide with the community's Neon Nights celebration.

Mr. David Benko submitted a letter requesting the extension, Exhibit 1.

Board Member Willer moved to grant the extension as requested; Board Member Fredrick seconded the motion. The motion passed unanimously.

VIII. STAFF COMMENTS

Next Meeting Date: April 18, 2017

Chair Elliott confirmed the availability of Board Members for the budget review meeting.

IX. BOARD MEMBER COMMENTS OR QUESTIONS

Board Members expressed a preference for earlier packet submission. Board Member Baker inquired about availability of a "grant manual" for guidelines on minimum number of bids, non-compliance, etc. Manager Harris replied program guidelines were provided at the last meeting and located on the City's website. He also stated the grants are reimbursement grants; funds are not provided until the work is completed and inspected.

Harris also agreed a final accounting would be provided to the Board when projects are closed out.

X. EXECUTIVE SESSION

A. Chair Elliott closed the Open Session at 5:57 p.m. in order to convene the Executive Session at 5:58 p.m.

B. Chair Elliott reconvened the Open Session at 7:18 p.m.

C. Decision following Executive Session

Draft agreement for Disposition of Property for Redevelopment of Granada Theatre between the Urban Renewal Agency/City and Gomez/Liddell

Vice Chair Miller made a motion to approve the execution of a Disposition and Development Agreement between the Columbia Gateway Urban Renewal Agency and Charles Gomez Production for redevelopment of the Granada Theatre. Board Member Coburn seconded the motion; the motion passed unanimously.

XI. ADJOURNMENT

Chair Elliott adjourned the meeting at 7:20 p.m.

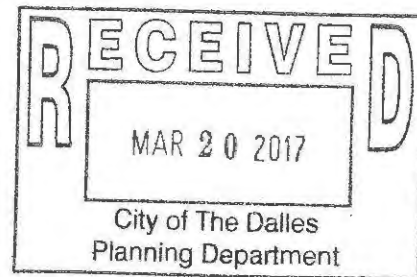
Respectfully submitted by Planning Secretary Paula Webb.



Taner Elliott, Chair



200 East 3rd Street
The Dalles, OR 97058
(360) 991-6676



March 20, 2017

Taner Elliott, Chairman
Columbia Gateway Urban Renewal Agency
313 Court Street
The Dalles, Oregon 97058

Dear Mr. Elliott,

Rarely is anyone given the opportunity that the City of The Dalles gave to me- the chance to make a dream come true. But that is exactly what is happening at Rocket City and the National Neon Sign Museum.

While progress from the outside may be unnoticeable, much has transformed on the inside of the Museum. The basement has undergone extensive deconstruction of the mechanical units and heating systems, including the removal of the century old boiler. The steel that has been removed should be measured in tons rather than pounds. Linda Miller will attest to the frequent visits, well over 20, to the Wasco Landfill, Dallesport Dump, and Metro Metals.

Several significant security measures have also been implemented. The unsecured dumbwaiter has been removed from the upper level. In addition, the roof fire escape has been secured to prevent further entry of individuals camping, as evidenced by their litter.

Since we received the initial building permit last April 2016 (one year ago), the project has cost approximately \$420,000 in time and materials, but the best is yet to come. All of the interior museum walls are now framed and in the process of being sheet-rocked. Entirely new electrical wiring, plumbing, sprinkler, and HVAC is presently in process.

As you might imagine, we have had a few unanticipated discoveries during the renovation. We've had to mitigate environmental concerns, remove extensive plumbing and electrical, and recycle built in furniture that was not originally planned. In addition, the unforeseen recent weather conditions pushed much of our renovation back another two months.

Consequently, as allowed for in the DDA 7.7 Unavoidable Delays, we are asking the Urban Renewal Agency for a 6-month extension of the suggested public opening deadline. We think this will provide the time necessary to finish much of the 1st and 2nd floors, exhibit spaces, and theater.

Our anticipated opening is now planned for the Neon Nights event in August. This will be a time for celebration of this new addition to Downtown The Dalles, and something that The Dalles will be proud of for many years to come. We look forward to the opening and have received letters from groups and individuals across the country in anxious anticipation.

We hope we can count on the Urban Renewal Agency to grant this extension. Again, we wish to thank everyone for your faith in the Museum. We look forward to The Dalles as our new home and know everyone will love Rocket City and The National Neon Sign Museum.

David and Kirsten Benko
6301 NE 124th St.
Vancouver, WA 98686

Cc: Steve Harris, URA Manager; Julie Krueger, City Manager; Gene Parker, City Attorney