



IMPROVING OUR COMMUNITY

## COLUMBIA GATEWAY URBAN RENEWAL AGENCY

### CITY OF THE DALLES

## AGENDA

### COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, November 27, 2018**

**5:30 p.m.**

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 – October 16, 2018
- VI. PUBLIC COMMENT
- VII. PRESENTATION
  - A. Transit Planning and Operations in The Dalles – Kathy Fitzpatrick, MCEDD Mobility Manager
- VIII. EXECUTIVE SESSION
  - A. Recess to Executive Session in accordance with ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.
  - B. Reconvene to Open Session
  - C. Decision following Open Session
- IX. ACTION ITEMS
  - A. Authorization to Prepare and Enter into an Exclusive Negotiating Agreement with Hanlon Development Company
  - B. Recreation Building Demolition Estimate
- X. STAFF COMMENTS

Next Regular Meeting Date: December 18, 2018
- XI. BOARD MEMBERS COMMENTS OR QUESTIONS
- XII. ADJOURNMENT

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**AGENDA STAFF REPORT**  
**AGENDA LOCATION: IX. A.**

**DATE:** November 27, 2018

**TO:** Chair and Members of the Urban Renewal Agency Board

**FROM:** Steven Harris, AICP  
Urban Renewal Manager

**ISSUE:** **Authorization to Prepare and Enter Into an Exclusive Negotiating Agreement with Hanlon Development for the Redevelopment of Property located at 542 East 3<sup>rd</sup> Street (Tax Lots 1N 13E 3 BD 6700, 6800, 6900)**

**BACKGROUND**

Ms. Mary Hanlon (Hanlon Development) is proposing to redevelop a 0.69 acre property located at 542 East 3<sup>rd</sup> Street (former site of Griffith Motors dealership) into a mixed-use (residential/commercial) development. The project would consist of ground floor retail/commercial, two to three stories of apartments, and on-site parking. The developer has indicated that a number of the apartments are intended to be income restricted. Ms. Hanlon has previously presented conceptual development plans and financial information to the Board.

Ms. Hanlon desires to enter into an Exclusive Negotiating Agreement (ENA) with the Agency and eventually a Development and Disposition Agreement (DDA) that would set forth the terms of requested Agency financial participation and development of the property.

**DISCUSSION**

Staff recommends that the ENA be drafted to provide for a 120-day period (with two possible 120-day extensions) for the preparation of a DDA between Hanlon Development and the Agency. Ms. Hanlon is requesting financial assistance from the Agency that could be used to offset the costs of undergrounding overhead utility lines located in the adjacent alleyway, a reduction or waiver of SDC's, and other

development-related costs. The request will be further refined during the negotiating period. Also during this time staff would recommend that an economic/fiscal impact analysis be undertaken, similar to that prepared for the Tokola Properties mixed-use (residential/commercial) development proposal.

### **BOARD ALTERNATIVES**

1. Staff recommendation: ***Move to authorize staff to prepare and the Chair to enter into an Exclusive Negotiating Agreement with Hanlon Development Company for the purpose of negotiating the terms of a Development and Disposition Agreement for the redevelopment of property located at 542 East 3<sup>rd</sup> Street, described as Tax Lots 1N 13E 3 BD 6700, 6800, 6900.***
2. Decline to authorize the preparation and execution by the Chair of an Exclusive Negotiating Agreement with Hanlon Development.
3. Provide staff with direction as appropriate.

### **Attachments**

- Property Exhibit



State of Oregon State of Oregon GEO, Esri, HERE, Garmin, IGC, DigitalGlobe

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**AGENDA STAFF REPORT**  
**AGENDA LOCATION: IX. B.**

**DATE:** November 27, 2018

**TO:** Chair and Members of the Urban Renewal Agency Board

**FROM:** Steven Harris, AICP  
Urban Renewal Manager

**ISSUE:** Recreation Building Demolition Estimate

**BACKGROUND**

At the October 16, 2018 Urban Renewal Agency Board meeting, direction was given to staff to investigate a demolition estimate of the Recreation Building (215 East 2<sup>nd</sup> Street). Attached for the Board's information is an email from Crestline Construction with an estimated demolition cost in the range of \$350,000 to \$550,000. At the October 16<sup>th</sup> meeting, Mr. Brian Lauterbach, the Agency's listing Agent, provided a value estimate of approximately \$300,000 for the land underlying the Recreation Building (assuming the building is demolished and the site is development ready).

**STAFF RECOMMENDATIONS**

At this time staff suggests continuing to market the property rather than demolishing the building.

Provide staff with direction as appropriate.

**Attachments**

Email from Crestline Construction (dated October 30, 2018)

**Steve Harris**

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**Subject:** FW: Building Demolition

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**From:** Yani Vaivoda <[Yani@crestlineconstruction.com](mailto:Yani@crestlineconstruction.com)>

**Sent:** Tuesday, October 30, 2018 9:59 AM

**To:** Brian Lauterbach

**Subject:** Building Demolition

Brian

I have given some thought to the cost of removing the Recreation Building. There are a few aspects that I cannot approximate the cost of. These are the hazardous material survey/abatement, the structural design/implementation for the support of the adjacent buildings and any improvements that would be required to be made to the adjacent structures. These costs would be above and beyond my scope.

That said, I would figure a ROM cost to demolish the building and haul the debris to the landfill to be \$350-550K. The total cost would be dependent on factors such as traffic control, pedestrian safety, testing, nuisance dust abatement, etc.. I estimate the loading of debris, trucking and dump fees at \$275K alone.

Thanks,  
**Yani Vaivoda**  
*Estimator*

