



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, March 21, 2017

5:30 pm

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
Scott Baker, Staci Coburn, Taner Elliott, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller, Chuck Raleigh and John Willer
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – February 21, 2017
- VI. PUBLIC COMMENTS *for items not on the agenda*
- VII. ACTION ITEM
 - A. Grant Applications: Honald Building, 400 E 2nd Street
 - Façade Improvement Grant
 - Fire Suppression System Grant
 - B. Amendment to Development & Disposition Agreement for National Neon Sign Museum
- VIII. STAFF COMMENTS
 - A. Next Meeting Date: April 18, 2017
- IX. BOARD MEMBERS COMMENTS OR QUESTIONS
- X. 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 Executive Session
- XI. ADJOURNMENT



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, February 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 Vice Chair Miller at 5:30pm.

II. ROLL CALL

Present: Scott Baker, Staci Coburn, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller, Chuck Raleigh, John Willer

Absent: Taner Elliott

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker, Finance Director Kate Mast, Incoming Finance Director Angie Wilson, Human Resources Director Daniel Hunter

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Manager Harris included an action item to elect a Budget Officer for the Urban Renewal Agency Board. Board Member Kramer moved to pass the amended agenda, Board Member Fredrick seconded. The amended agenda was passed unanimously.

V. APPROVAL OF MINUTES

Board Member Kramer moved to pass the minutes of January 31, 2017, Board Member Fredrick seconded; the minutes passed unanimously.

VI. PUBLIC COMMENTS

None.

VII. ORIENTATION

Manager Harris provided an orientation on the new Urban Renewal Agency Board. The Urban Renewal Agency consisted previously of the Board and an Advisory Committee. As directed by City Council, the Advisory Committee has been eliminated.

Finance Director Mast presented background information on the budget process, stating that the new budget may not be discussed prior to its approval.

Director Mast informed the Board that to comply with Oregon law a new Budget Officer must be appointed. The Budget Officer is responsible for complying with Oregon Budget Law, guiding Staff in preparing the budget, and going through the budget process. Director Mast recommended Manager Harris be appointed as Budget Officer.

Vice Chair Miller called for a motion. Board Member Frederick motioned that Steve Harris be appointed Budget Officer, Board Member Long-Curtiss seconded, motion passed unanimously.

Director Mast advised the budget meeting will be held April 18, 2017. Mast recommended that April 18th, 19th and 21st be reserved to complete the budget meeting. She suggested that questions be submitted prior to the meeting.

Manager Harris stated the current Urban Renewal budget is approximately 3.3 million dollars per year, divided between debt service and on-going operations expenditures for various programs. He stated one purpose of the Agency is to act as a catalyst in order for private investment to come into the urban renewal area. Another purpose is to provide funds for loan and grant programs.

Director Hunter provided background on major projects such as the Commodore II Building, the Flour Mill and Second Street Streetscapes.

Director Harris stated there has been just over \$85 million in economic activity as a result of direct and indirect Urban Renewal expenditures, with over \$51 million contributed by the private sector.

Director Hunter stated funds remain available for future projects.

VIII. ACTION ITEM

Authorization for Extension of Exclusive Negotiating Agreement with Charles Gomez Production for Redevelopment of Granada Theatre

City Attorney Parker stated the initial agreement will expire on March 13, 2017. Staff requested a 240-day extension of the agreement.

City Attorney Parker stated the project has been delayed by several factors such as a Phase I Environmental Impact Study, weather, an Asbestos Survey and the existence of an underground storage tank in close proximity to a sewer line.

Vice Chair Miller invited discussion.

Board Member Kramer asked who was on the Executive Team. City Attorney Parker replied primarily City Manager Julie Krueger and himself.

Board Member Fredrick had a concern with protocol. He stated that a decision made at a later date provided the Board with time to reflect and make inquiries. City Attorney Parker stated delays contributed to the current extension request yet the Board had the authority to deny the request.

Board Member Long-Curtiss motioned to approve the extension request; Board Member Kramer seconded. Motion passed unanimously.

IX. STAFF COMMENTS

City Attorney Parker informed the Board that the proposed Development and Disposition Agreement (DDA) would be sent to Mr. Gomez on February 22, 2017, along with the Phase I study.

Vice Chair Miller inquired about any work being done or feedback regarding the other two properties in the Granada block. City Attorney Parker replied one agreement would expire the next week but there was continued interest in the buildings.

Next Meeting Date: March 21, 2017

X. BOARD MEMBERS COMMENTS OR QUESTIONS

Board Member Fredrick inquired about interest in the Blue Building. City Attorney Parker did not have specifics at that time.

Board Member Baker stated in order to eliminate problems it would be beneficial to have contractual services provide more complete information to prospective purchasers.

XI. ADJOURNMENT

Vice Chair Miller adjourned the meeting at 6:34pm.

Respectfully submitted by Planning Secretary Paula Webb.

Vice Chair Linda Miller



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

AGENDA ITEM NO. VII. A.

DATE: March 21, 2017

TO: Urban Renewal Agency Board

FROM: Steven Harris, AICP
Urban Renewal Manager

SUBJECT: Urban Renewal Property Rehabilitation Façade Improvement Grant and Fire Suppression System Grant Applications for the Honald Building (Travis Dillard, Applicant)

BACKGROUND

Travis Dillard, owner of the Honald Building, 400 East 2nd Street, has submitted applications for funding from the Urban Renewal façade improvement and fire suppression system grant programs. Requested funding amount for the façade improvement grant is \$40,000 and \$20,000 for the fire suppression system grant.

Staff has reviewed the applications and recommends funding for both at the requested levels.

PROJECT DESCRIPTION

The applicant is seeking Agency grant funding to offset costs associated with the conversion of the second story of the Honald Building into nine (9) one-bedroom loft style apartments. A more thorough description of the overall project and requested grant-funded components is listed below:

Façade Improvement Grant

The façade improvement project includes restoring all the upstairs windows (36 total) by removing and rebuilding them to their original working condition with new glazing, paint and weather stripping. The applicant initially sought grant funds to replace, rather than restore the windows. However upon consultation with City Staff, the applicant resubmitted the application to restore rather than

replace the windows. Staff will work with the applicant to ensure that the windows, trim and paint comply with applicable Secretary of the Interior’s historic restoration standards and guidelines, and the City’s design guidelines for historic resources (General Ordinance No. 96-1207).

- Expected Project Costs*
 - Existing window removal \$11,500
 - Paint stripping \$12,000
 - Reinstallation of windows \$52,500
 - Exterior paint & weatherproofing \$13,000
 - Total \$89,000

- Proposed Funding Sources*
 - Applicant Match \$49,000
 - Urban Renewal Grant \$40,000
 - Total \$89,000

* As cited in the contractor’s proposal dated (March 1, 2017).

Fire Suppression System Grant

The requested grant funds will be used to offset costs of installing a fire sprinkler system for the second-story apartments. Program guidelines allow for the use of grant funds to upgrade or retrofit fire suppression systems in multi-story mixed use buildings. Use of the funds is limited to the residential portion of the building. The grant application satisfies the program’s limitations on the use of the funds (see attached contractor’s proposal). The proposed work will be limited to the stairs, hallways, nine apartments and attic space.

- Expected Project Costs*
 - Fire suppression water piping \$35,575
 - Trim & sprinkler heads \$13,350
 - Total \$48,925

- Proposed Funding Sources*
 - Applicant Match \$28,925
 - Urban Renewal Grant \$20,000
 - Total \$48,925

*As cited in the attached contractor’s proposal (dated January 4, 2017).

Each grant application has a separate applicant funding match requirement. The \$40,000 façade improvement grant requires a 100% match which the applicant has exceeded with a \$49,000 private loan. The \$20,000 fire suppression system grant requires a 50% match which has also been satisfied with a \$28,925 applicant contribution. If the Board were to fund the grant requests, Staff suggests a condition be placed on the approvals requiring the applicant to

provide documentation of the private matching funds prior to release of the grant funds.

BUDGET IMPLICATIONS

For FY2016/17 the Agency Board approved funding for the Urban Renewal Property Rehabilitation Grant and Loan Program in the amount of \$200,000. Grant and loan applications to date have received funding commitments totaling \$87,019, leaving a fund balance of \$112,981 for the remainder of the fiscal year. If the Board were to fund the two grant applications at the requested levels (\$40,000 and \$20,000), \$52,981 would remain to fund future grant and loan applications for the current fiscal year.

FY2016/17 Funding Commitments (to date)

- Façade Improvements
 - Lemke Building - \$20,000
 - Craig's Office Building - \$21,169
 - Chamber of Commerce Building - \$38,517
- Architectural & Engineering Services
 - Honald Building - \$3,000
 - Lemke Building - \$1,200
 - Craig's Office Building - \$433
 - Herbring House - \$2,700

DISCUSSION

History of the Honald Building

Walther-Williams Hardware Company purchased the site for their hardware business from Eunice Crowe in 1906 and built the current building in 1910. The firm offered wholesale and retail hardware, wagons, farm machinery, and later became one of the earliest automobile dealerships in Oregon (the garage was located on 3rd Street, now the Columbia Bank building). By 1926, the western storefront was occupied by a music store and the Stadelman Bohn Hardware store occupied the eastern portion.

The Walther-Williams Apartments were located on the second floor of the building. In 1968, the Walther-Williams Land Company sold the property to A.M. Williams and Company who operated a hardware store in the building. Meier & Krier clothing store occupied the northwest corner for 40 years along with various other retail and service oriented uses. The building's current tenants include retail, restaurant and service uses.

Overall Project Description

Travis Dillard, applicant and owner of the Honald Building is undertaking a rehabilitation and renovation project to the building's 2nd story that will result in the renovation of nine (9) one-bedroom loft style apartments totaling

approximately 10,000 sq. ft. The applicant intends to restore and retain as possible the units' original trim, doors, tubs, flooring and fixtures. As noted above the applicant amended the original façade improvement grant application to restore rather than replace the 2nd story windows (36). Staff will assist the applicant to ensure that the Secretary of the Interior/City standards and guidelines are met for the restoration work.

An administrative Change of Use Application for the apartments has been approved by Planning Staff.

ALTERNATIVES/RECOMMENDATIONS

Developments such as the proposed renovation and rehabilitation of the Honald Building are important to the continuing revitalization of downtown. City and Agency goals for the downtown strongly encourage the repurposing of historic buildings, providing new housing opportunities and promoting public-private partnerships. The proposed project satisfies these criteria by bringing the 1910 building back to its original use and function.

The Urban Renewal Agency has previously awarded \$3,000 in grant funding for this project. If the Board were to award the two current grant applications (\$60,000), total Agency investment would equal \$63,000. According to the applicant the private investment for this project will total approximately \$1.9 million when completed.

Staff offers the following options for the Board to consider:

1. Approve the \$40,000 façade improvement grant application for the restoration of 2nd 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 East 2nd 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.

2. 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 East 2nd 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.
3. Request the applicant resubmit the façade improvement and/or fire suppression system grant application(s) at reduced funding levels as deemed appropriate by the Board.
 4. Deny the requests.

Attachments

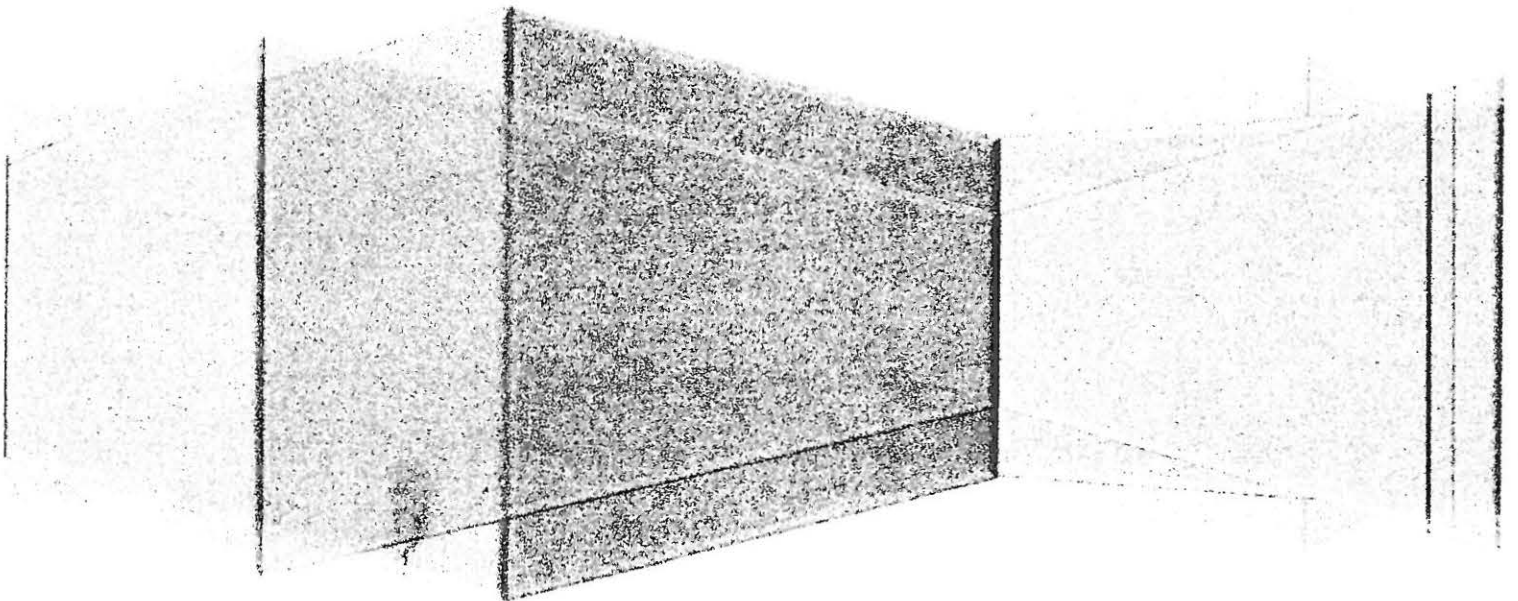
- Façade Improvement Grant Application
- Fire Suppression System Grant Application

APPLICATION

THE DALLES

URBAN RENEWAL AGENCY

PROPERTY REHABILITATION
GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Application Date: 2-20-17

Application Number: _____

PROGRAM APPLYING TO (Check One)

- Historic Design and Restoration Program
- Redevelopment of Unused & Underused Property Program
 - Loan Interest Subsidy Program
 - Demolition Loan Program
- Civic Improvements Grant Program
- Façade Improvement Grant Program
 - Residential Structure
- Fire Suppression System Grant Program

APPLICANT INFORMATION

Applicant Name: The Honald Building, LLC

Contact Person: Travis R Dillard

Mailing Address: 14016 236th Ave NE
Woodinville, WA 98077

Applicant is: Owner Leaser

(971) 219-6501

Phone Number: ~~971 219 6501~~ Email: tdillard@inflowcomm.com

Property Owner Name (print clearly): The Honald Building, LLC

Federal Tax ID or Social Security Number: _____
(Loan & Interest Subsidy Only)

Bank of account and contact:
(Loan & Subsidy Only)

Name of Business: The Honald Building, LLC

Business Mailing Address:

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Name of Applicant or Principle of Organization: Travis Dillard

Site Address

400 East 2nd St.
The Dalles, OR

Legal Description

Township 1 North Range
13 East
Section 33D
Account 03683 (TL 5300)

HISTORIC PROPERTY (STAFF USE) YES NO (If yes, requires HLC approval)

PROJECT INFORMATION

Building Age: 117 Building Square Footage: 20,000

Building Current Use: Commercial

Building Planned Use: Commercial/Residential

Project Description Outline:

Convert 10,000 square feet upstairs to nine higher-end Apartments. All original trim, doors, tubs, flooring, fixtures, and windows as much as possible to retain the original look and feel.

We'll be restoring all upstairs windows to function. We will NOT replace any windows

The Dalles Urban Renewal Agency
 Property Rehabilitation Grant and Loan Programs
 -APPLICATION-

EXPECTED PROJECT COSTS

Cost Item/Source:	Est. Cost
<u>Restore All upstairs Windows</u>	<u>\$ 89,000</u>
<u>Dismantle, original paint &</u>	<u>\$ _____</u>
<u>glazing removed. Rebuilt to</u>	<u>\$ _____</u>
<u>original working condition</u>	<u>\$ _____</u>
<u>with new glazing, paint,</u>	<u>\$ _____</u>
<u>and weather stripping.</u>	<u>\$ _____</u>
<u>36 windows Total.</u>	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
_____	<u>\$ _____</u>
Total Expected Cost	<u>\$ 89,000</u>

Will there be an anticipated contractor's pre-payment for construction materials prior to the start of the project? YES NO If yes, list the estimated dollar amount: \$ 20,000
 (For Civic Improvement, Façade Improvement, and Fire Suppression Grants only)

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

PROPOSED SOURCES OF FUNDING (loans)

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Match</u>
Urban Renewal Loan	\$ _____			
Equity (applicant)	\$ _____			
_____ Bank	\$ _____	_____ %	_____	

PROPOSED SOURCES OF FUNDING (grants)

Urban Renewal Grant	\$ <u>40,000</u>			
Applicant Match	\$ <u>49,000</u>			
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Total	\$ <u>89,000</u>	(Must equal total expected costs)		

Facade Grant Matching Funds:

- : Request \$20,000 or less (50% match)
 : Over \$20,000 (100% match)

NOTE: To determine what tier your grant match is in and what your match will need to be, divide your total project costs by three (3); that amount is your match in tier one, unless the balance remaining is higher than \$20,000. If that request amount is higher than \$20,000 your grant will be tier two. To determine that divide the total project cost by two (2), this amount is your grant request and your match.

██████████: Suppose your total project cost is \$22,170. Divide that by three (3) gives you \$7,390, this is your required match. The remaining balance is \$14,780. This is your grant request, since it is \$20,000 or less. Your grant is in tier one. (\$7,390 is 50% of \$14,780)


██████████: Suppose your total project cost is \$45,650. Divide that by three (3) gives you \$15,216.66, and the remainder is \$30,433.34 which is greater than \$20,000. Your grant is tier 2. Divide the total project cost by two (2); \$22,825 this is the amount of your grant and your required match.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I Travis Dillard have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.



Signature of Applicant

2-20-17

Date

Signature of Property Owner

Date

Signature and Title if appropriate

Date

Signature and Title if appropriate

Date

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

A. Loans and Grants

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.

B. Loans Only

1. Amount of loan requested and proposed terms being requested.
2. Bank's loan application and any other information the bank requires, such as current financial statements, including balance sheets and income statements.

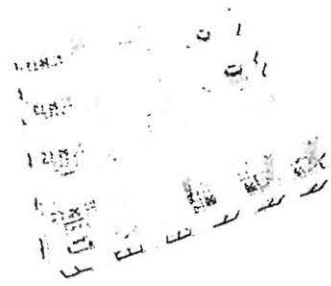
For Applicants Under The Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.

DESIGNATION

FORMER BLDG RENOVATION

433 S 5TH ST
THE DALLES, OR 97058

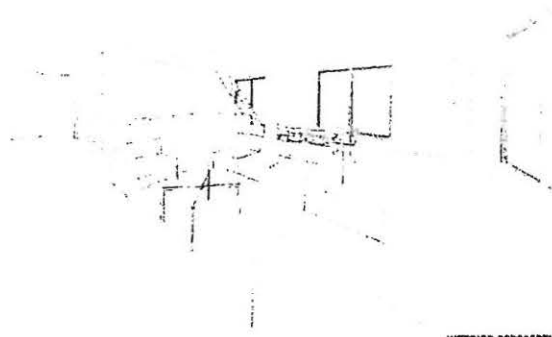


COPIEN 1/10 DESIGN PHASE 03/27/2016

SEATTLE
3648 32ND AVE SW
SEATTLE WASHINGTON

T. 206 257 9254

f. paulschachter@gmail.com



INTERIOR PERSPECTIVE

PROGRESS
DOCUMENT

SEATTLE
2605 52ND AVE SW
SEATTLE, WASHINGTON

T 206 257 9254

E. pau.scitlacher@gmail.com



INTERIOR PERSPECTIVE

PROGRESS DOCUMENT

SEATTLE
2666 57ND AVE SW
SEATTLE, WASHINGTON

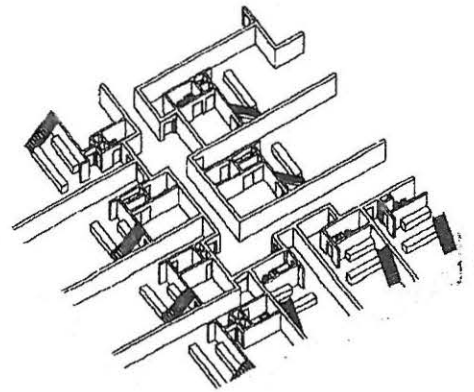
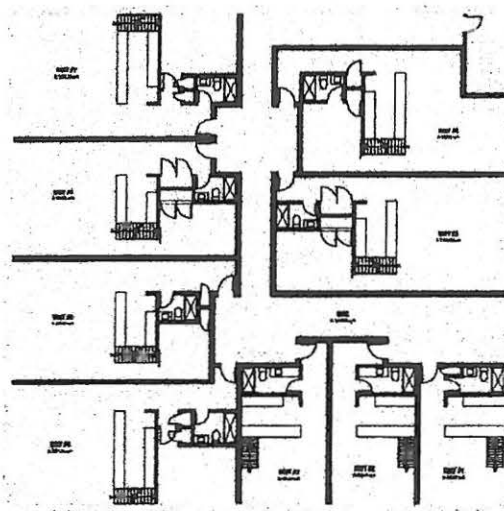
T: 206.257.9254

E: paul.schlachter@gmail.com



INTERIOR PERSPECTIVE

PROGRESS DOCUMENT



FLOOR PLAN - DESIGN LAYOUT - LEVEL 2

DESIGN LAYOUT - LEVEL 2
Scale: 1/8" = 1'-0"



PROGRESS DOCUMENT

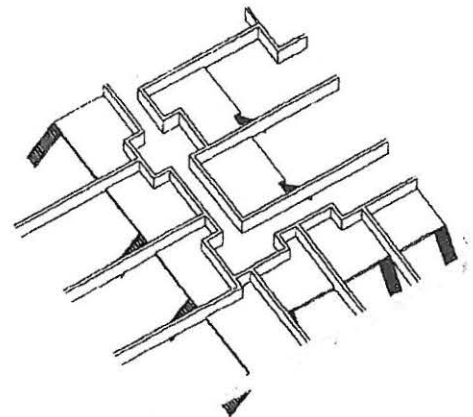
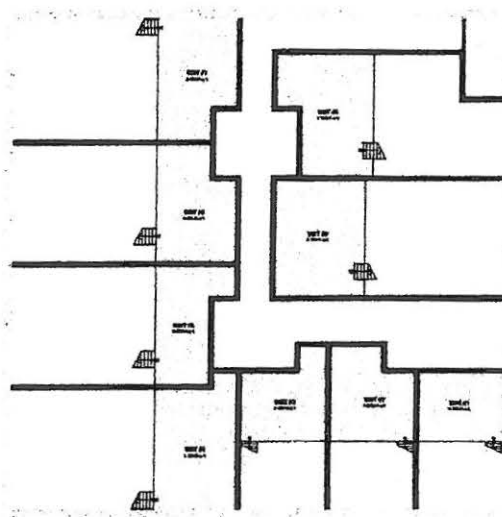
12/2/2016

SEATTLE
2664 52ND AVE SW
SEATTLE, WASHINGTON

T 206 237 9254

E paul.schiachler@gmail.com

10/29/2014



FLOOR PLAN - DESIGN LAYOUT - LOFT LEVEL

DESIGN LAYOUT - LOFT LEVEL
Scale: 1/8" = 1'-0" (10)

PROGRESS DOCUMENT

10/29/2014

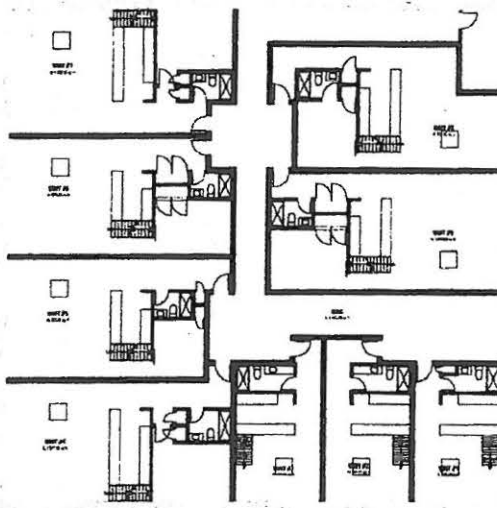
10/29/2014

SEATTLE
2666 2ND AVE SW
SEATTLE WASHINGTON

T: 206 257 9254

E: paul.schoenler@gmail.com

2012.05.10



LEVEL 2 INTERIOR PERSPECTIVE - 1

LEVEL 2 EXTERIOR PERSPECTIVE - 2

FURNITURE PLAN - LEVEL 2
Scale: 1/8" = 1'-0"

LEVEL 2 EXTERIOR PERSPECTIVE - 3

PROGRESS
DOCUMENT

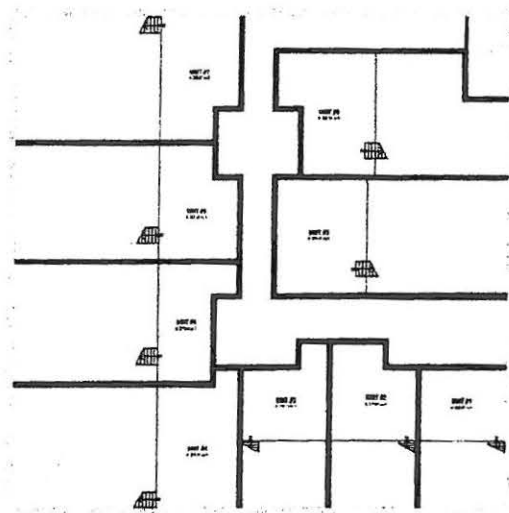
DATE: 05/10/12
DRAWN BY: PAUL SCHOENLER
CHECKED BY: [REDACTED]
SCALE: 1/8" = 1'-0"

12/20/12

SEATTLE
2866 5TH AVE SW
SEATTLE, WASHINGTON

T: 206 257 9254

E: paul.schYachler@amst.com



FURNITURE PLAN - LOFT LEVEL
Scale: 1/8" = 1'-0" 10 ⊕



LOFT LEVEL INTERIOR PERSPECTIVE-1



LOFT LEVEL EXTERIOR PERSPECTIVE-2



LOFT LEVEL EXTERIOR PERSPECTIVE-3

PROGRESS DOCUMENT

AMST ARCHITECTURE
2866 5TH AVE SW
SEATTLE, WA 98148
TEL: 206 257 9254
WWW.AMSTARCHITECTURE.COM

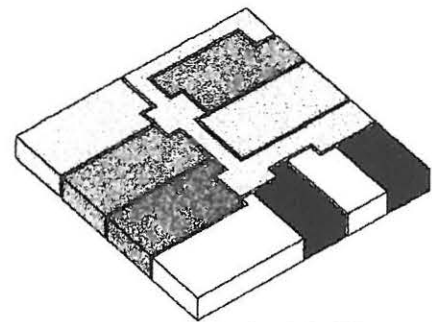
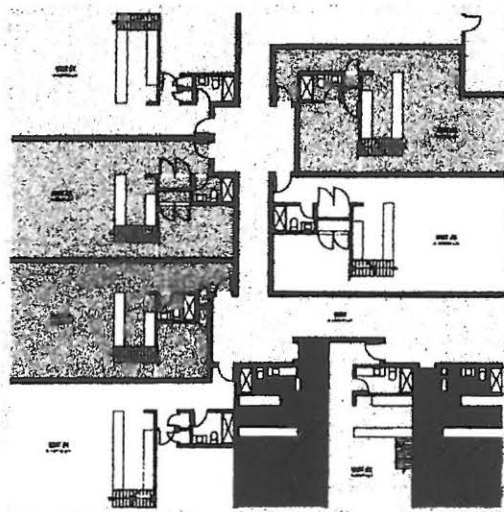
SEATTLE
 2846 5TH AVE SW
 SEATTLE, WASHINGTON

T: 206 237 9254

E: paul.schroeder@gmail.com

11/2/2013

PSA - 02 ROOM FINISHES - LEVEL 2		
Room #	Room Name	Area Sq. Ft.
2201	CL	6,392
2202	MEET RM	408
2203	MEET RM	476
2204	MEET RM	441
2205	MEET RM	1,875
2206	MEET RM	392
2207	MEET RM	334
2208	MEET RM	1,875
2209	MEET RM	324
2210	MEET RM	1,837
		6,785 sq ft



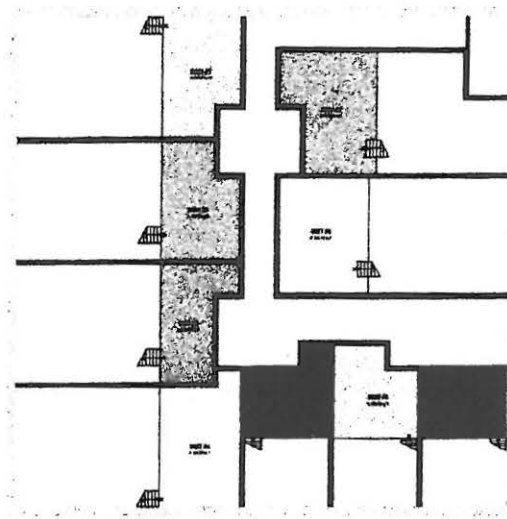
FLOOR PLAN - ZONE MASSING - LEVEL 2

ZONE MASSING - LEVEL 2
 Scale: 1/8" = 1'-0"

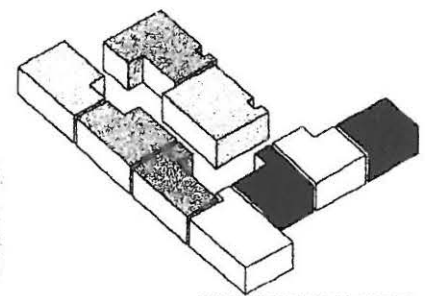
PROGRESS
 DOCUMENT

Block #	Street Name	Area Sq. Ft.
1000	1000 ST	224
1001	1001 ST	214
1002	1002 ST	210
1003	1003 ST	206
1004	1004 ST	224
1005	1005 ST	222
1006	1006 ST	217
1007	1007 ST	242
1008	1008 ST	200

2,857 sq ft

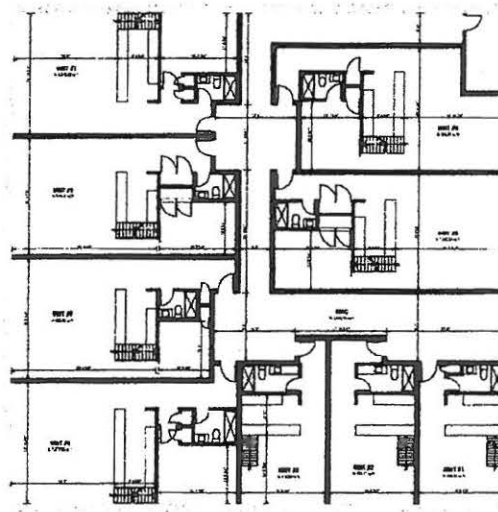


ZONE MASSING - LOFT LEVEL
 Scale: 1/8" = 1'-0" 18



FLOOR PLAN - ZONE MASSING - LOFT LEVEL

PROGRESS DOCUMENT



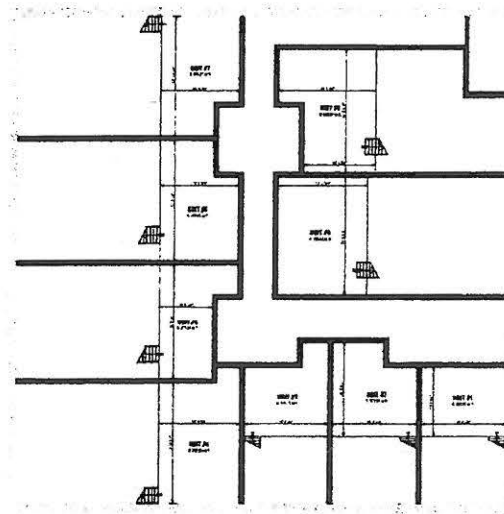
PROGRESS DOCUMENT

DIMENSION FLOOR PLAN - LEVEL 2
Scale: 1/8" = 1'-0" **1A**

SEATTLE
2645 52ND AVE SW
SEATTLE, WASHINGTON

T. 206 557 9254

E: paul.vehoclerd@gmail.com



PROGRESS
DOCUMENT

ARCHITECTURAL DRAWING
CONSTRUCTION DOCUMENTS
FOR THE
RENOVATION OF THE
2645 52ND AVE SW
SEATTLE, WASHINGTON
PROJECT NO. 1000000000

DIMENSION FLOOR PLAN - LOFT LEVEL
Scale: 1/8" = 1' 0" 1A

CUSTOMER

Description

Column1

UNIT PRICE

AMOUNT

Authorized Rep

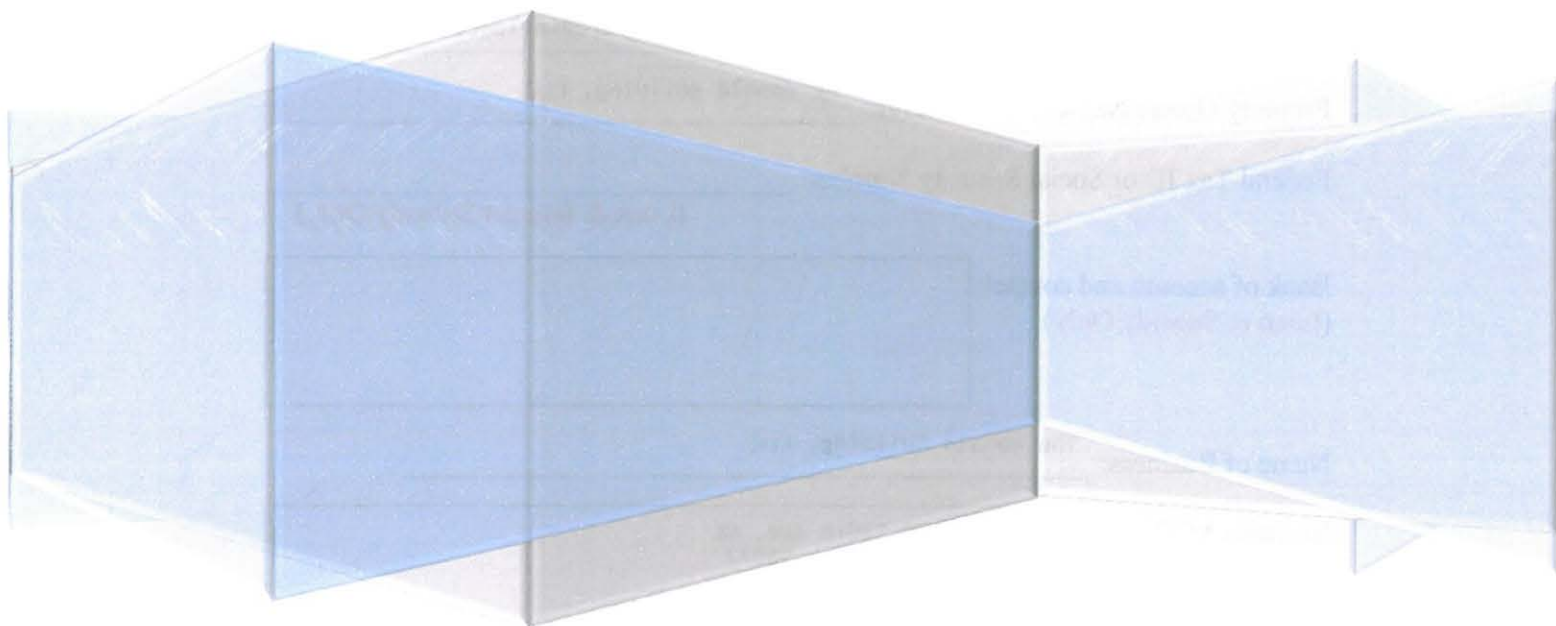
Date

APPLICATION

THE DALLES

URBAN RENEWAL AGENCY

PROPERTY REHABILITATION
GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Application Date: 1/15/2017

Application Number: _____

PROGRAM APPLYING TO (Check One)

- Historic Design and Restoration Program
- Redevelopment of Unused & Underused Property Program
 - Loan Interest Subsidy Program
 - Demolition Loan Program
- Civic Improvements Grant Program
- Façade Improvement Grant Program
 - Residential Structure
- Fire Suppression System Grant Program

APPLICANT INFORMATION

Applicant Name: The Honald Building, LLC

Contact Person: Travis Dillard

Mailing Address:

14014 236th Ave, NE Woodinville, WA 98077

Applicant is: Owner Leaser

Phone Number: (971) 219 6501 Email: tdillard@inflowcommunications.com

Property Owner Name (print clearly): The Honald Building, LLC

Federal Tax ID or Social Security Number: _____
(Loan & Interest Subsidy Only)

Bank of account and contact:
(Loan & Subsidy Only)

--

Name of Business: The Honald Building, LLC

Business Mailing Address:

14016 236th Ave, NE Woodinville, 98077

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Name of Applicant or Principle of Organization: Travis Dillard

Site Address

400 E. 2nd Street
The Dalles, OR

Legal Description

Township 1 North, Range 13 East,
Section 3BD, Account 03683(TL
5300)

HISTORIC PROPERTY (STAFF USE) YES **NO** (If yes, requires HLC approval)

PROJECT INFORMATION

Building Age: 117 Building Square Footage: 20,000 SF

Building Current Use: Commercial

Building Planned Use: Commercial / Residential

Project Description Outline:

Convert 10,000 upstairs space to nine (9) higher-end, one bedroom, loft-style apartments. We will re-use as much of the original trim, doors, and other materials as possible to keep the original historic feel. The original brick and beam work will be exposed. The windows will be replaced with similar-looking, modern, energy efficient windows. We're requesting grant dollars to assist in paying for the fire suppression / sprinkler system.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

PROPOSED SOURCES OF FUNDING (loans)

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Match</u>
Urban Renewal Loan	\$ _____			
Equity (applicant)	\$ _____			
_____ Bank	\$ _____	_____ %	_____	

PROPOSED SOURCES OF FUNDING (grants)

Urban Renewal Grant	\$ <u>20,000</u>			
Applicant Match	\$ <u>28,925</u>			
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source _____	\$ _____	_____ %	_____	<input type="checkbox"/>
Total	\$ <u>48,925</u>			

(Must equal total expected costs)

Façade Grant Matching Funds:

- TIER 1:** Request \$20,000 or less (50% match)
- TIER 2:** Over \$20,000 (100% match)

NOTE: To determine what tier your grant match is in and what your match will need to be, divide your total project costs by three (3); that amount is your match in tier one, unless the balance remaining is higher than \$20,000. If that request amount is higher than \$20,000 your grant will be tier two. To determine that divide the total project cost by two (2), this amount is your grant request and your match.

EXAMPLE 1: Suppose your total project cost is \$22,170. Divide that by three (3) gives you \$7,390, this is your required match. The remaining balance is \$14,780. This is your grant request, since it is \$20,000 or less. Your grant is in tier one. (\$7,390 is 50% of \$14,780)

EXAMPLE 2: Suppose your total project cost is \$45,650. Divide that by three (3) gives you \$15,216.66, and the remainder is \$30,433.34 which is greater than \$20,000. Your grant is tier 2. Divide the total project cost by two (2); \$22,825 this is the amount of your grant and your required match.

The Dalles Urban Renewal Agency
Property Rehabilitation Grant and Loan Programs
-APPLICATION-

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I Travis Dillard have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

<small>DocuSigned by:</small>  <small>3175EFFCD62548F...</small>	1/15/2017
Signature of Applicant	Date

<small>DocuSigned by:</small>  <small>3175EFFCD62548F...</small>	1/15/2017
Signature of Property Owner	Date

<small>DocuSigned by:</small>  Managing, Member <small>3175EFFCD62548F...</small>	1/15/2017
Signature and Title if appropriate	Date

Signature and Title if appropriate	Date
------------------------------------	------

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

A. Loans and Grants

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.

B. Loans Only

1. Amount of loan requested and proposed terms being requested.
2. Bank's loan application and any other information the bank requires, such as current financial statements, including balance sheets and income statements.

For Applicants Under The Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.

CONSTRUCTION PROPOSAL

Derik Farlow | 5475 Burl Road | Parkdale, OR 97041

541-490-4157 | derikfarlow@hrecn.net | ccb#151510

CUSTOMER

Travis Dillard

ESTIMATE NO

299

DATE

1/4 2017

Address

400 E 2nd Street

City, State, Zip

The Dalles, Oregon 97058

New Fire suppression system
for second floor apartments

Description	Column1	UNIT PRICE	AMOUNT
Fire suppression water piping	Includes water piping in stairs, hallways, all nine apartments, and attic space.		\$35,575.00
Trim and sprinkler heads	Includes sprinkler heads in all hallways, all nine apartments, and attic space.		\$13,350.00
Placement of piping, and sprinkler heads will comply with state fire suppression code.			
		SUBTOTAL	\$48,925.00

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

0.00%

This is an estimate based on the rough plans provided, prices may change when final plans are received.

TOTAL \$48,925.00

Sign below to accept

Authorized Rep

Date



INTERIOR PERSPECTIVE

**PROGRESS
DOCUMENT**

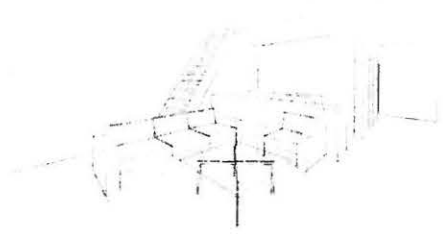
100% OF THE PROJECT HAS BEEN COMPLETED
AND IS NOW BEING PREPARED FOR THE FINAL
DESIGN AND CONSTRUCTION PHASES.
THE PROJECT IS ON TRACK FOR COMPLETION
BY THE END OF 2018.

SEATTLE
2666 52ND AVE SW
SEATTLE, WASHINGTON

T: 206 257 9254

E: paul.schlichter@gmail.com

DESIGN STUDIO



INTERIOR PERSPECTIVE

PROGRESS DOCUMENT

THE URBAN RENEWAL AGENCY BOARD HAS REVIEWED AND APPROVED THE PROGRESS DOCUMENT FOR THE PROJECT. THE BOARD HAS REVIEWED THE PROGRESS DOCUMENT AND HAS APPROVED THE PROGRESS DOCUMENT FOR THE PROJECT.

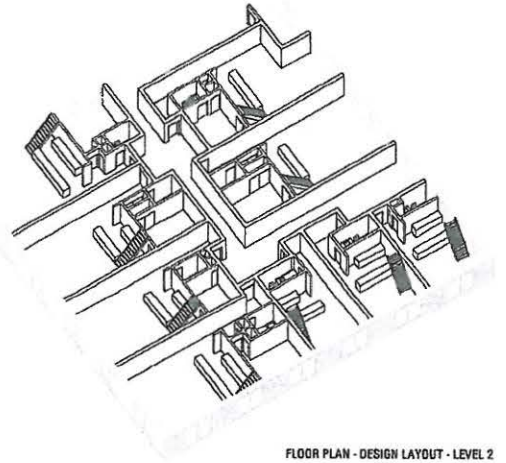
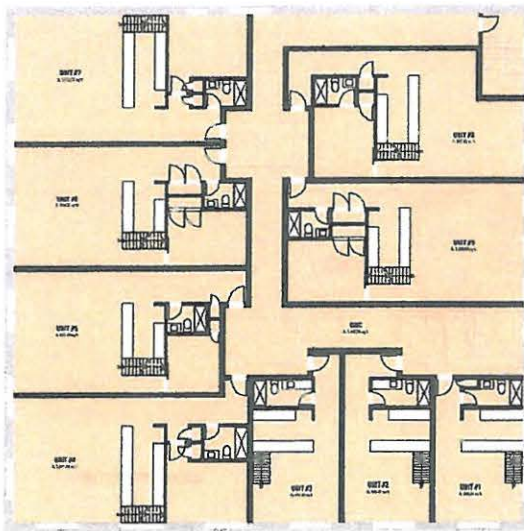


INTERIOR PERSPECTIVE

**PROGRESS
DOCUMENT**

THIS IS A PRELIMINARY DRAWING AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. ALL RIGHTS RESERVED. © 2016 DESIGN STUDIO

01/2016



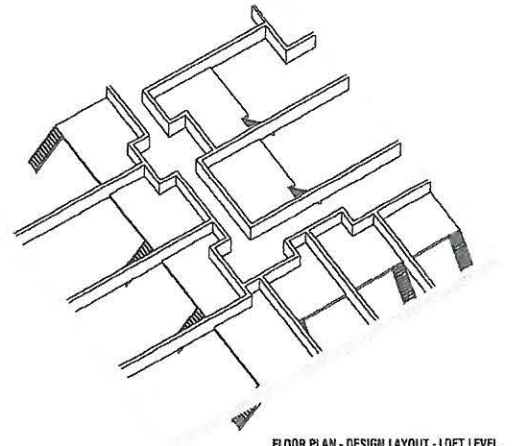
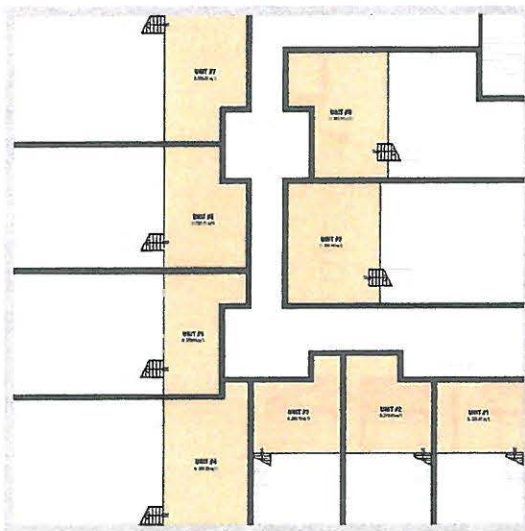
FLOOR PLAN - DESIGN LAYOUT - LEVEL 2

DESIGN LAYOUT - LEVEL 2 1C ⊕
Scale: 1/8" = 1'-0"

PROGRESS DOCUMENT

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.

2/2/2016



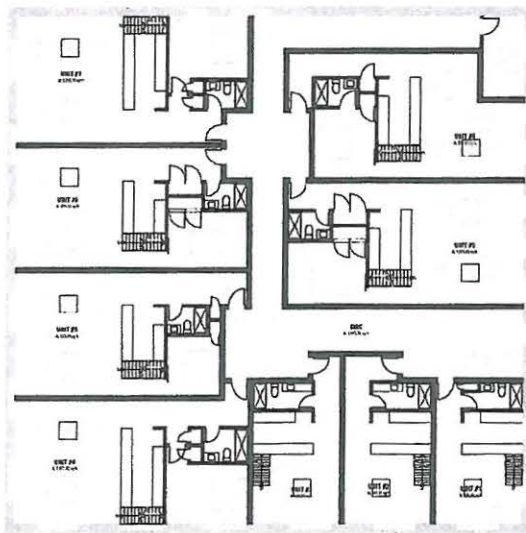
FLOOR PLAN - DESIGN LAYOUT - LOFT LEVEL

DESIGN LAYOUT - LOFT LEVEL 1C ⊕
Scale: 1/8" = 1'-0"

PROGRESS DOCUMENT

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE DESIGNER'S LIABILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

1/29/2016



FURNITURE PLAN - LEVEL 2
Scale: 1/8" = 1'-0" (1C) ⊕



LEVEL 2 INTERIOR PERSPECTIVE - 1



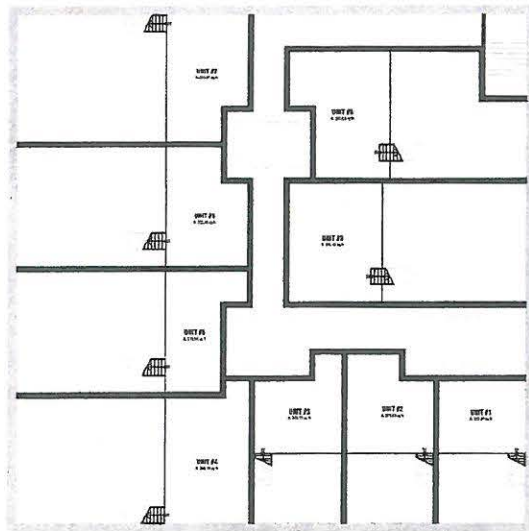
LEVEL 2 EXTERIOR PERSPECTIVE - 2



LEVEL 2 EXTERIOR PERSPECTIVE - 3

PROGRESS DOCUMENT

THIS IS A PRELIMINARY DESIGN AND NOT A CONTRACT DOCUMENT. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS THE RISK OF INACCURACY OF THIS INFORMATION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF PROFITS, BUSINESS INTERRUPTION, OR OTHER CONSEQUENCES ARISING FROM THE USE OF THIS INFORMATION.



FURNITURE PLAN - LOFT LEVEL
Scale: 1/8" = 1'-0" (10)



LOFT LEVEL INTERIOR PERSPECTIVE - 1



LOFT LEVEL EXTERIOR PERSPECTIVE - 2

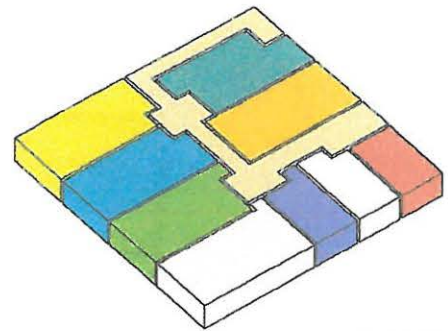
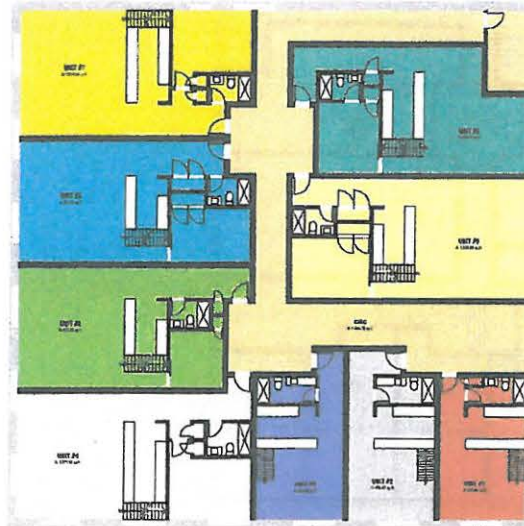


LOFT LEVEL EXTERIOR PERSPECTIVE - 3

PROGRESS DOCUMENT

THIS SET OF DOCUMENTS IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHOULD BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

FSA - 2D_ROOM NAMES_LEVEL 2		
Room #	Room Name	Area Sq. Ft.
#200	200C	1,840
#200	200T F1	442
#200	200T F2	406
#200	200A F2	401
#200	200T F3	1,872
#200	200T F4	974
#200	200T F5	574
#200	200T F6	1,867
#200	200T F8	524
#200	200T F9	1,021
		8,785 sq. ft.



FLOOR PLAN - ZONE MASSING - LEVEL 2

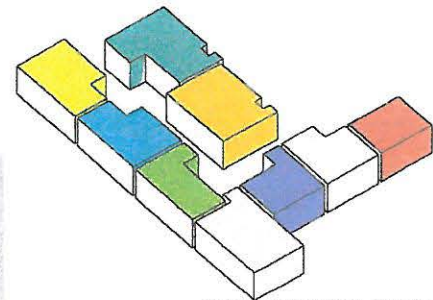
ZONE MASSING - LEVEL 2
 Scale: 1/8" = 1'-0" 1B

PROGRESS DOCUMENT

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS DOCUMENT IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

FSA - 20_ROOM MASSING - LOFT LEVEL		
Room #	Room Name	Area Sq. Ft.
F201	UNIT #1	224
F202	UNIT #2	214
F203	UNIT #3	218
F204	UNIT #4	228
F205	UNIT #5	212
F206	UNIT #6	202
F207	UNIT #7	207
F208	UNIT #8	202
F209	UNIT #9	209
F210	UNIT #10	209

2,852 sq ft

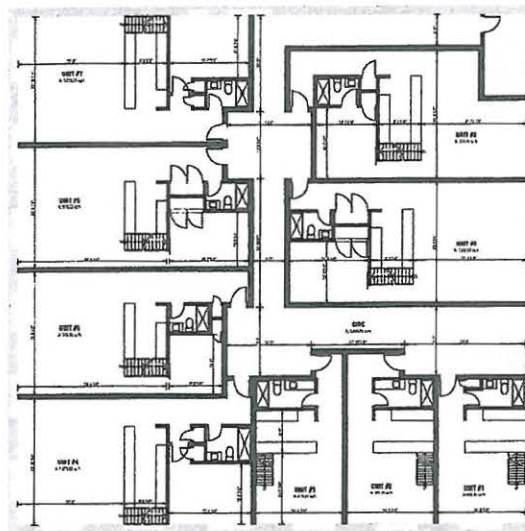


FLOOR PLAN - ZONE MASSING - LOFT LEVEL

ZONE MASSING - LOFT LEVEL
Scale: 1/8" = 1'-0" (18)

PROGRESS DOCUMENT

THIS DOCUMENT HAS BEEN PREPARED FOR THE
COMPANY'S AND SHALL BE THE PROPERTY OF THE
COMPANY. NO PART OF THIS DOCUMENT IS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR
BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY
ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



PROGRESS DOCUMENT

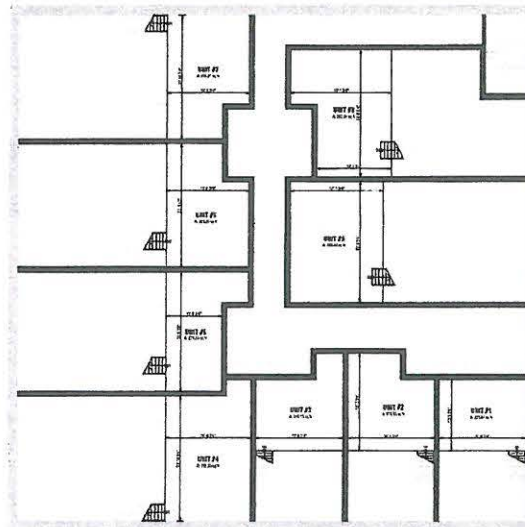
NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION DOCUMENT. THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.



DIMENSION FLOOR PLAN - LEVEL 2

Scale: 1/8" = 1'-0"





PROGRESS DOCUMENT

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CLIENT ASSUMES ALL RISK AND LIABILITY FOR THE ACCURACY AND COMPLETION OF THE PROJECT.



DIMENSION FLOOR PLAN - LOFT LEVEL

Scale: 1/8" = 1'-0"





IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

AGENDA ITEM NO: VII. B.

DATE: March 21, 2017

TO: Urban Renewal Agency Board

FROM: Matthew Klebes
Assistant to the City Manager

SUBJECT: Amendment to Development & Disposition Agreement for National Neon Sign Museum

BACKGROUND

The Urban Renewal Agency and David Benko entered in to an agreement to revitalize the historic Elks Building in Downtown The Dalles in April of 2015. David Benko and his partners have spent the last two years designing, fundraising, permitting, demolishing, and revitalizing this historic structure. This work has included repair of the roof, removal of hazardous materials, removal of over 100,000 lbs. of materials including the large furnace from the basement, and the framing and construction of a theater, museum exhibits, classrooms, neon sign shop, bathrooms, gift shop, and more.

This agreement required an opening date of April 3, 2017. Mr. Benko has requested an amendment to the agreement allowing an opening date in August of 2017 to allow sufficient time to finalize the revitalization of the building and allow for a coordinated opening with our community's traditional Neon Nights celebration and downtown cruise in.

BUDGET IMPLICATIONS

None

ALTERNATIVES/RECOMMENDATIONS

Staff offers the following options for the Board to consider:

1. Move to authorize the execution of an amendment to the agreement between the Urban Renewal Agency and David Benko to require a museum opening by no later than August 31, 2017.
2. Move to decline authorization of the amendment and direct staff on an alternative option.

Attachment

- Proposed amendment to DDA

**FIRST AMENDMENT TO AGREEMENT FOR DISPOSITION
OF PROPERTY FOR REDEVELOPMENT OF ELKS BUILDING**

WHEREAS, the Columbia Gateway Urban Renewal Agency, hereinafter referred to as “AGENCY”, and David Benko, hereinafter referred to as “DEVELOPER”, entered into an agreement for disposition of property for the redevelopment of the Elks Lodge Building on April 3, 2015, hereinafter referred to as the “DDA”; and

WHEREAS, Section 4.3.1 of the DDA provided that the redevelopment project would be completed by having the neon sign museum open for operation to the public by April 3, 2017; and

WHEREAS, DEVELOPER has informed the AGENCY that he needs additional time to complete the renovation of the Elks Building, and that he desires to coordinate the opening of the neon sign museum in conjunction with the annual Neon Nights event and cruise-in scheduled for August, 2017; and

WHEREAS, in light of the substantial progress made by DEVELOPER in completing the redevelopment project, AGENCY determined it is reasonable and appropriate to amend the DDA to extend the time for completion of the redevelopment project;

NOW, THEREFORE, in consideration of the terms and provisions set forth in this First Amendment, it is mutually agreed as follows:

1. Section 4.3.1 of the DDA shall be amended to provide DEVELOPER shall complete the Project defined as the completion of a museum for the display of neon signs, by having the museum open for operation to the public on or before August 31, 2017.
2. Except as modified by this First Amendment, the terms and conditions of the DDA entered into on April 3, 2015, shall remain in full force and effect.

Dated this _____ day of _____, 2017.

**COLUMBIA GATEWAY
URBAN RENEWAL AGENCY**

DEVELOPER

By: _____
Taner Elliott, Chairperson

By: _____
David Benko

Approved as to form:

Gene E. Parker, City Attorney



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

MEMORANDUM

DATE: March 21, 2017

TO: Urban Renewal Agency Board

FROM: Steven Harris, AICP 
Urban Renewal Manager

SUBJECT: Architecture & Engineering Grant for Wall/Herbring House

The Urban Renewal Agency has received a grant application from Mr. Victor Johnson, for property located at 313 W. 4th Street (Wall/Herbring House). The request is for \$2,700 in grant funds through the Property Rehabilitation Plan, Historic Design and Restoration Program, Architectural and Engineering Services Grant.

The Architectural and Engineering Services Grant Program provides funding to assist in off-setting costs incurred to retain professional services for qualified projects. The maximum grant award is \$3,000; applications are reviewed and awarded administratively. Applicant matching funds are not required.

Staff has reviewed the application and supporting documents and has found that the proposed work meets the requirements of the grant program. There are sufficient funds in the FY2016/17 Property Rehabilitation Program budget to fund this grant application.

In 2016 the Agency Review Board approved a fire suppression system grant in the amount of \$20,000 for this property. The current application will fund an engineer's assessment of the structural integrity of the masonry foundation, floors, and an exterior staircase and retaining wall. This work is a necessary step in the applicant's plans to redevelop the structure into a commercial (coffee shop) and residential (three apartments) mixed use project.

Based on a review of the information contained in the application documents, the Urban Renewal Manager has approved the grant request in the amount of \$2,700.

Cc: Victor Johnson
Angie Wilson, Finance Director