



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, February 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 Elliot, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller, and John Willer
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – January 31, 2017
- VI. PUBLIC COMMENTS *for items not on the agenda*
- VII. ORIENTATION
 - a. General Ordinances No. 90-1106 and 16-1346
 - b. Columbia Gateway / Downtown Plan and Report
 - c. Budget Process / Financial Documents
 - d. Grants and Loan Program
 - e. Current Urban Renewal Project Updates
- VIII. ACTION ITEM
 - a. Authorization for Extension of Exclusive Negotiating Agreement with Charles Gomez Production for Redevelopment of Granada Theatre
- IX. STAFF COMMENTS
 - a. Next Meeting Date: March 21, 2017
- X. BOARD MEMBERS COMMENTS OR QUESTIONS
- 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, January 31, 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 Board Member Kramer.

II. ROLL CALL

Present: Scott Baker, Taner Elliot, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller

Absent: Staci Coburn, John Willer

Present Staff: Urban Renewal Manager Steve Harris, City Attorney Gene Parker

III. ELECTION OF OFFICERS

Agency Manager Harris opened the floor for nominations for Board Chair. Board Member Miller nominated Taner Elliot for Chair. Board Member Long-Curtiss nominated herself. Board Member Miller motioned to close nominations. Board Member Elliot seconded the motion. The Board voted to approve the motion, Long-Curtiss opposed.

The Board motioned to appoint Taner Elliot Board Chair. The Board approved the motion (5-1), Long-Curtiss opposed.

Chair Elliot opened the nominations for Vice Chair. Board Member Kramer nominated Long-Curtiss. Board Member Baker seconded the motion.

Board Member Fredrick nominated Board Member Linda Miller. Chair Elliot seconded the motion.

Board Member Kramer motioned to close the nominations for Vice Chair. Board Member Baker seconded the motion and the Board voted unanimously to close.

The Board approved Linda Miller as Vice Chair (4-2). Chair Elliot motioned for those in favor of approving Linda Miller as Vice Chair. Board Members Fredrick, Baker, Miller and Elliot voted in favor. Board Members Kramer and Long-Curtiss were opposed.

Chair Elliot motioned for those in favor of Darcy Long-Curtis for Vice Chair. Board Members Kramer and Long-Curtiss voted in favor. Board Members Miller, Baker, Fredrick, and Elliot were opposed.

IV. APPROVAL OF AGENDA

Vice Chair Miller motioned to approve agenda as written. Board Member Kramer seconded the motion and it was approved unanimously by the Board.

V. APPROVAL OF MINUTES – January 31, 2017

The Board discussed the last meeting date and whether it was appropriate to approve the minutes of the disbanded Urban Renewal Advisory Committee. Board Member Long-Curtiss added that she believed that “Robert’s Rules” stated that you had to just be able to read and agree with written minutes in order to approve. City Attorney Parker said he would find the proper procedure and get back to the Board with the decision.

VI. PUBLIC COMMENTS

Chair Elliott asked if there were any public comments. There were none.

VII. ACTION ITEM 7A

Urban Renewal Manager Harris congratulated the newly elected Chair and Vice Chair and welcomed all the Board members to the newly formed Urban Renewal Agency Board.

He asked the Board if they had time to look over an addendum that had been emailed later than the original packet. They indicated they had and Chair Elliot asked that item 7B be added to the agenda.

Urban Renewal Manager Harris then introduced the grant application before the Board. The application was for the The Dalles Area Chamber of Commerce for Facade Improvement. Manager Harris noted that after reviewing the application and the facade improvement criteria he believed the amount and features the Chamber requested was within the parameters with some exceptions.

Manager Harris gave a presentation that included historical and present day photos of The Dalles Area Chamber of Commerce, and also included the proposed plans and illustration of the facade.

Lisa Farquharson, The Dalles Area Chamber of Commerce

Farquharson stated that she was submitting a new rendering of facade improvements for the record. The renderings now included the addition of changes to the staff entrance, which was currently made of wood and deteriorating. Measurement corrections were included. See Exhibits 1 and 2.

Farquharson spoke of the need for some of the facade improvements, particularly addition of the ADA compliant ramp. The Chamber of Commerce would obtain metal lettering to mimic the historic lettering on the building as well. She said that the staff was looking forward to the new clean look that so closely followed the historical design.

Although fencing was not allowable under the grant, Farquharson added that the Chamber had hoped to fence in the parking lot and adjacent grounds, improving safety and making the park more family friendly.

Board Member Fredrick asked if the requested amounts included an asbestos or lead impact quote. Farquharson said it did not; previous repairs had been made on the building with no issues.

Chair Elliot asked Manager Harris to clarify the grant amount based on eligible components. Manager Harris noted a discrepancy in the total grant amount. Approved improvements would total \$38,417, not \$38,175.

Chair Elliot stated that Staff offered four options: 1) to approve the amount modified from \$38,175 to \$38,417; 2) request the Chamber to resubmit; 3) to deem it ineligible; 4) to deny the grant request. Chair Elliot then invited discussion.

Board Member Baker asked City Attorney Parker if he was comfortable with the first option. Parker stated that modifications were in line with what the grant would cover. Vice Chair Miller stated she liked the modifications and agreed with the necessary improvements. She also agreed with items removed from consideration.

Board Member Long-Curtiss moved to accept Staff Option 1 with modified amount of \$38,417. Board Member Baker seconded the motion. Motion passed unanimously.

Items approved by the Board:

Concrete ADA Entry	\$22,255	
Building Lighting	2,500	
Façade and Window Repair	8,988	
Building Signage	1,443	
Flag Pole	1,470	
Kiosk	<u>1,861</u>	
	\$38,517	(Corrected Amount)

Items not approved:

Fencing	\$13,572
Landscaping	1,460
Parking Lot	21,800
Architect	1,000

The Public Meeting was closed.

Vice Chair Miller said that the building needed to be improved and she liked what had been presented.

Board Member Long-Curtiss motioned for the application to be approved with the modified amount. Board Member Baker seconded the motion. Board approved the application unanimously.

Action Item 7B

Action Item 7B is an extension of exclusive Negotiation Agreement with Tokola Properties for redevelopment of the Tony's Building properties.

City Attorney Parker addressed the Board about a private partnership the Urban Renewal Advisory Committee had approved. The agreement had expired before negotiations were completed, and the City was asking the Board for an

extension in order to continue negotiations with the contractor to jointly develop a piece of City property. The current figure of the construction was \$1.8 million, but the City was not committed to the sum. He said he needed Board approval to continue the talks.

Chair Elliot inquired if the company or the City set the 120 day extension. City Attorney Parker said it was mutually agreed upon and would give both entities time to work out issues.

Chair Elliot then asked if there had been negotiations within the last 90 days. City Attorney Parker said that there had been no formal negotiations.

Board Member Fredrick expressed concern that with an exclusive rights clause, the City would be left on the hook for expenses should the company drop out. He asked if Tokola had a personal stake in the project. City Attorney Parker said that they did not have an escrow, but the failure of the negotiations would represent a large amount of time lost for both entities.

Board Member Fredrick asked if there was currently any City money tied to the project. City Attorney Parker said that there was a small risk yet they were confident in the developer. He added it was in the City's best interest to see the site developed.

Board Member Long-Curtis asked if the extensions were approved and the negotiations were not finished would there be another request for extension. City Attorney Parker indicated that was the reason for asking for simultaneous approval of two periods, so he would not have to return to the Board for approval.

Chair Elliot asked if the Board would be able to see the figures and developments of the negotiations at the next meeting. City Attorney Parker said that it would be an executive session, and would in all likelihood not be next month.

Chair Elliot asked if they could shorten the negotiation period. City Attorney Parker said that would require a contractual change.

Manager Harris said it was not uncommon for these negotiations to require extensions. He asked if it would be satisfactory for the Board to see the progress at the end of the first period in addition to any executive session scheduled.

Board Member Baker asked if the extension could be worded "not to exceed 240 days," and if at that time should the project fail on either party's behalf both parties could walk away. Board Member Baker's concern was that the City would be tied to the extension in spite of difficulties that could not be overcome. Manager Harris believed that either party could terminate at any time. City Attorney Parker stated that provision was not included, possibly as incentive for both parties to reach an agreement.

Chair Elliot stated the Board was presented with two alternatives, with the possibility of a third alternative. One alternative would be to approve one extension with the option to approve a second. Board Member Kramer suggested an extension for a 240 day period for the exclusive right with the

termination clause for either party. City Attorney Parker stated the second option would be a contractual change and the developer would have to agree.

Board Member Fredrick motioned for the approval of two 120-day extensions. Vice Chair Miller seconded; the motion passed unanimously.

VIII. STAFF COMMENTS

Board Member Fredrick asked if once the Chamber façade was complete, would the tax base increase and funds return. Chair Elliot stated he thought that would be a question for the Tax Assessor's office.

City Attorney Parker stated that although the tax base may be frozen, the other agencies would benefit based on increased value. It was determined that the Chamber is a 501(c)6 and non-profit. The Planning Department indicated they would work City Attorney Parker and the Assessor's office to answer Board Member Fredrick's question.

Board Member Kramer asked if he could see the ordinances that gave the Board its authority to spend this money. City Attorney Parker stated that the Columbia Gateway Urban Renewal Agency is now its own legal entity with the authority to allocate funds. City Attorney Parker will provide ordinances, and bylaws if applicable, to the Board.

Chair Elliot suggested a binder with bylaws and procedures for all of the Board members. The Planning Department agreed.

Board Member Fredrick wished to see a cost benefit analysis detailing possible tax benefits along with the application to better weigh the benefits of approval for Tony's Building. City Attorney Parker indicated the projections could be nebulous but he could work with the assessor to add it to the applications. Board Member Long-Curtiss stated difficulties with an analysis prior to plans being completed.

IX. ADJOURNMENT

Chair Elliot adjourned the meeting at 6:40 pm.



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATON: VII (a)

MEETING: February 21, 2017

TO: Chair and Members of Urban Renewal Agency Board

FROM: Steven K. Harris, AICP *SKH*
Urban Renewal Manager

ISSUE: URBAN RENEWAL AGENCY ORIENTATION

BACKGROUND

As a follow up to the Board's meeting of January 17th, staff is providing a number of background documents pertaining to the Urban Renewal Agency. These documents include the following:

- General Ordinance Nos. 90-1106 and 16-1346 - Establishing the Urban Renewal Agency
- Columbia Gateway/Downtown Urban Renewal Plan and Report (2015, as amended)
- Urban Renewal Agency FY2016-17 Annual Budget
- Property Rehabilitation Grant and Loan Programs

Staff will present these and other pertinent background materials to the Board. In addition, City Finance Director Kate Mast will be in attendance to present the Agency's annual budget, budget process and other financial matters.

GENERAL ORDINANCE NO. 90-1106

AN ORDINANCE DECLARING THAT BLIGHTED AREAS EXIST WITHIN THE CITY OF THE DALLES, RECOGNIZING THE NEED FOR AN URBAN RENEWAL AGENCY TO FUNCTION IN THE CITY OF THE DALLES AND PROVIDING FOR THE EXERCISE OF THE AGENCY'S POWERS BY THE URBAN RENEWAL AGENCY OF THE CITY OF THE DALLES.

THE PEOPLE OF THE CITY OF THE DALLES ORDAIN AS FOLLOWS:

Section 1. Based upon the findings attached hereto as Exhibit A and by this reference made a part hereof, the City Council of the City of The Dalles hereby finds and declares that blighted areas, as defined in ORS 457.010, exist within the City of The Dalles, Oregon.

Section 2. The City Council declares and recognizes that there is a need for an Urban Renewal Agency to function within the City of The Dalles, Oregon.

Section 3. The City Council further declares, pursuant to ORS 457.045(2), that all of the rights, powers, duties, privileges and immunities granted to, and vested in, an Urban Renewal Agency by the laws of the State of Oregon shall be exercised by and vested in the Urban Renewal Agency of the City of The Dalles, Oregon, which Agency Board shall be composed of three City Councilors, two members of the general public representing businesses located within the boundaries of the Urban Renewal District, and representatives of Wasco County, the Mid-Columbia Fire and Rescue District, the Northern Wasco County Parks and Recreation District, and the Port of The Dalles. [As amended by Ordinance No. 96-1204, passed July 22, 1996, Ordinance No. 98-1228, passed December 14, 1999 and Ordinance No. 16-1346, passed September 12, 2016.]

Section 4. The corporate name of the agency provided by the Ordinance shall be, and said agency shall be known as, "Columbia Gateway Urban Renewal Agency." [As amended by Ordinance No. 96-1204, passed July 22, 1996.]

Section 5.
Membership and appointment. The Urban Renewal Agency Board shall consist of nine members. Three of the members shall be City Councilors, who shall be appointed by the Mayor, subject to City Council approval. Two of the members shall be members of the general public representing businesses located within the Urban Renewal District, appointed by the Mayor, subject to City Council approval. The other four members shall represent Wasco County, the Mid-Columbia Fire and Rescue District, the Northern Wasco County

Parks and Recreation District, and the Port of The Dalles. Each of these four governmental agencies shall appoint a representative to serve upon the Agency Board.

Section 6. Terms.

- A. Public members. The terms of office of a public member shall be three years (except for the terms of initial appointment) commencing upon the date of appointment occurring during the year of appointment, or until a successor is appointed and qualified. For the initial appointments, the terms of office shall be staggered so that the terms of the two public members do not expire in the same year; i.e., one member shall be appointed to a one year term, and another member shall be appointed to a two-year term. At the expiration of the term of any public member of the Agency Board, the Mayor shall appoint a new member, or reappoint a member for a term of three years. A vacancy in a position of a public member of the Agency Board shall be filled by appointment by the Mayor to serve the unexpired term. No person shall hold appointment as a public member of the Agency Board for more than two full consecutive terms, but any person may be appointed again after an interval of one year.
- B. City Councilors. The term of office of each member of the Urban Renewal Agency Board that is a member of the City Council shall be concurrent with that member's individual term of office, commencing with the date of appointment to the Urban Renewal Agency Board.
- C. Representatives of Designated Government Bodies. For the members representing one of the four designated governing bodies, the term of appointment shall be as follows: in the case of a representative who is not a member of the appointing governing body, the term of appointment shall be three years from the date of appointment, and shall continue until the term expires, or until a successor is qualified and appointed to take their place; in the case of a representative who is a member of the appointing governing body, the term of appointment shall be concurrent with the member's individual term of office which the member holds at the time of appointment, and shall continue until that term of office expires, or a successor is qualified and appointed to take their place.

[Sections 5, 6, 7, 8, 9, and 10 of General Ordinance No. 90-1106 shall be deleted, and replaced with new Sections 5 and 6 as adopted by General Ordinance No, 16-1346 on September 12, 2016]

Section 7. Budget Committee Membership. The members of the Urban Renewal Agency Board shall also serve on the Budget Committee for the Urban Renewal Agency. Citizens who are electors and willing to serve on the Budget Committee shall be appointed by the Mayor, subject to confirmation by the City Council, to serve three year terms in accordance with the provisions of Oregon local budget law, with the terms to be staggered so that, as near as practicable, one-third of the terms of the appointive members end each year; provided further that in the case of an appointment of a citizen which was necessitated by the increase in the membership of the governing body of the Urban Renewal Agency, those additional appointive members of the Budget Committee shall be appointed for such terms so that they, together with members previously appointed to the Budget Committee, will be divided into three equal or approximately equal groups as to the length of the terms.

[Section was amended and renumbered by General Ordinance No. 16-1346 and adopted by City Council on September 12, 2016]

Section 8. Administration of Agency. The actual administration, management, and direction of the Columbia Gateway Urban Renewal Agency shall be the responsibility of the Urban Renewal Agency Board.

[Section was amended and renumbered by General Ordinance No. 16-1346 and adopted by City Council on September 12, 2016]

Passed by the Council and approved by the Mayor April 23, 1991.

GENERAL ORDINANCE NO. 16-1346

AN ORDINANCE AMENDING CERTAIN PROVISIONS OF GENERAL ORDINANCE NO. 90-1106, CHANGING THE STRUCTURE OF THE BOARD EXERCISING THE URBAN RENEWAL AGENCY'S POWERS

WHEREAS, on December 14, 1998, the City Council adopted General Ordinance No. 98-1228 which created a change in the structure of the board exercising the powers of the Columbia Gateway Urban Renewal Agency, by establishing the City Council as the Agency's governing body, and creating a citizen's advisory committee consisting of representatives of local taxing districts and the public at large; and

WHEREAS, following a joint work session of the Columbia Gateway Urban Renewal Agency Board and the Urban Renewal Advisory Committee, it was the consensus of the members of the Agency Board and the Urban Renewal Advisory Committee that the structure of the Board exercising the Urban Renewal Agency's powers should be revised to establish one board, and to dissolve the Urban Renewal Advisory Committee; and

WHEREAS, the City Council desires to proceed with implementing the change in the structure of the Agency's Board, as recommended during the joint work session of the Urban Renewal Agency Board and the Urban Renewal Advisory Committee;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DALLES ORDAINS AS FOLLOWS:

Section 1. Section 3 of General Ordinance No. 90-1106 shall be amended to read as follows:

Section 3. The City Council further declares, pursuant to ORS 457.045(2), that all of the rights, powers, duties, privileges and immunities granted to, and vested in, an Urban Renewal Agency by the laws of the State of Oregon shall be exercised by and vested in the Urban Renewal Agency of the City of The Dalles, Oregon, which Agency Board shall be composed of three City Councilors, two members of the general public representing businesses located within the boundaries of the Urban Renewal District, and representatives of Wasco County, the Mid-Columbia Fire and Rescue District, the Northern Wasco County Parks and Recreation District, and the Port of The Dalles.

Section 2. Sections 5, 6, 7, 8, 9, and 10 of General Ordinance No. 90-1106 shall be deleted, and replaced with new Sections 5 and 6, which shall read as follows:

Section 5. Membership and appointment. The Urban Renewal Agency Board shall consist of nine members. Three of the members shall be City Councilors, who shall be appointed by the Mayor, subject to City Council approval. Two of the members shall

be members of the general public representing businesses located within the Urban Renewal District, appointed by the Mayor, subject to City Council approval. The other four members shall represent Wasco County, the Mid-Columbia Fire and Rescue District, the Northern Wasco County Parks and Recreation District, and the Port of The Dalles. Each of these four governmental agencies shall appoint a representative to serve upon the Agency Board.

Section 6. Terms.

- A. Public members. The terms of office of a public member shall be three years (except for the terms of initial appointment) commencing upon the date of appointment occurring during the year of appointment, or until a successor is appointed and qualified. For the initial appointments, the terms of office shall be staggered so that the terms of the two public members do not expire in the same year; i.e., one member shall be appointed to a one year term, and another member shall be appointed to a two-year term. At the expiration of the term of any public member of the Agency Board, the Mayor shall appoint a new member, or reappoint a member for a term of three years. A vacancy in a position of a public member of the Agency Board shall be filled by appointment by the Mayor to serve the unexpired term. No person shall hold appointment as a public member of the Agency Board for more than two full consecutive terms, but any person may be appointed again after an interval of one year.
- B. City Councilors. The term of office of each member of the Urban Renewal Agency Board that is a member of the City Council shall be concurrent with that member's individual term of office, commencing with the date of appointment to the Urban Renewal Agency Board.
- C. Representatives of Designated Government Bodies. For the members representing one of the four designated governing bodies, the term of appointment shall be as follows: in the case of a representative who is not a member of the appointing governing body, the term of appointment shall be three years from the date of appointment, and shall continue until the term expires, or until a successor is qualified and appointed to take their place; in the case of a representative who is a member of the appointing governing body, the term of appointment shall be concurrent with the member's individual term of office which the member holds at the time of appointment, and shall continue until that term of office expires, or a successor is qualified and appointed to take their place.

Section 3. Section 11, Budget Committee Membership, of General Ordinance No. 90-1106 shall be renumbered Section 7, and be amended to read as follows:

Section 7. Budget Committee Membership. The members of the Urban Renewal Agency Board shall also serve on the Budget Committee for the Urban Renewal Agency.

Citizens who are electors and willing to serve on the Budget Committee shall be appointed by the Mayor, subject to confirmation by the City Council, to serve three year terms in accordance with the provisions of Oregon local budget law, with the terms to be staggered so that, as near as practicable, one-third of the terms of the appointive members end each year; provided further that in the case of an appointment of a citizen which was necessitated by the increase in the membership of the governing body of the Urban Renewal Agency, those additional appointive members of the Budget Committee shall be appointed for such terms so that they, together with members previously appointed to the Budget Committee, will be divided into three equal or approximately equal groups as to the length of the terms.

Section 4. Section 12, Administration of Agency, of General Ordinance No. 90-1106 shall be renumbered Section 8, and be amended to read as follows:

Section 8. Administration of Agency. The actual administration, management, and direction of the Columbia Gateway Urban Renewal Agency shall be the responsibility of the Urban Renewal Agency Board.

PASSED AND ADOPTED THIS 12TH DAY OF SEPTEMBER, 2016

Voting Yes, Councilor: _____
Voting No, Councilor: _____
Absent, Councilor: _____
Abstaining, Councilor: _____

AND APPROVED BY THE MAYOR THIS 12TH DAY OF SEPTEMBER, 2016.

Stephen E. Lawrence, Mayor

Attest:

Izetta Grossman, City Clerk

URBAN RENEWAL

“Improving Our Community”

COLUMBIA GATEWAY/DOWNTOWN PLAN and REPORT

**Amended Plan and Report
Effective March 23, 2015**

COLUMBIA GATEWAY/DOWNTOWN PLAN

An Urban Renewal Plan and Program of the City of The Dalles, OR.

Approved by the Dalles City Council on
August 23, 1990
By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
July 23, 1991
By Resolution No. 91-007

Amendment 2 – Substantial Amendment
Approved by The Dalles City Council on
March 15, 1993
By Council Ordinance 93-1161

Amendment 3 – Minor Amendment
Approved by the The Dalles Urban Renewal Agency on
August 27, 1996
By Resolution No. 96-025

Amendment 4 – Substantial Amendment
Approved by The Dalles City Council on
June 22, 1998
By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22
Adopted by a Vote of the People at the November 3, 1998 General Election

Amendment 5 – Substantial Amendment
Approved by The Dalles City Council on
December 14, 1998
By Council Ordinance 98-1229

Amendment 6 – Substantial Amendment
Approved by The Dalles City Council on
August 9, 1999
By Council Ordinance 99-1232

Amendment 7 – Minor Amendment
Approved by the The Dalles Urban Renewal Agency on
May 14, 2001
By Resolution No. 01-040

Amendment 8 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
November 10, 2003
By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
January 28, 2008
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by The Dalles Urban Renewal Agency on
June 22, 2009
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
April 12, 2010
By Resolution No. 10-060

Amendment 12 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
May 10, 2010
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
May 12, 2014
By Resolution No. 14-001

Amendment 14- Minor Amendment

Approved by The Dalles Urban Renewal Agency on
February 9, 2015
By Resolution No. 15-001

Amendment 15- Minor Amendment

Approved by The Dalles Urban Renewal Agency on
March 23, 2015
By Resolution No. 15-002

Columbia Gateway Urban Renewal Program

City of The Dalles

Urban Renewal Agency/City Council

Mayor: Steve Lawrence
Councilors: Russ Brown
Taner Elliot
Dan Spatz
Tim McGlothlin
Linda Miller

Urban Renewal Advisory Committee

Chair: Gary Grossman Citizen
NWC Park and Rec. District
Greg Weast Port of The Dalles
Jennifer Dewey City of The Dalles
John Nelson Planning Commission
John Willer Mid-Columbia Fire & Rescue
Steve Kramer Wasco County
Atha Lincoln Citizen

City Manager/Agency Manager: Nolan K. Young

City Attorney: Gene Parker

Advisor: Jeff Tashman

Amended Effective March 23, 2015

PLAN

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ATTACHMENT

REPORT - Columbia Gateway/Downtown Plan, Adopted Report June 2009

Plan Section

PART 1: TEXT

SECTION 100 - INTRODUCTION

The Columbia Gateway/Downtown Plan (the “Plan”), as amended, governs the 318.12 acre Columbia Gateway/Downtown Urban Renewal Area (the “Area”) of the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness allowed under the Plan. The Area consists of a single geographic area with an amended certified 1998/99 base year assessed value of \$24,866,020.

This Plan consists of two parts: Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 90—1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ordinance Number 98 – 1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance No. 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to 6 members, including the Mayor and the five City Councilors, and these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic.

The relationship between the City of The Dalles, an Oregon Municipal Corporation and The Dalles Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. AGENCY means The Dalles Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.
202. AREA means that geographic portion of the City which encompasses the Columbia Gateway/Downtown Area – an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
203. BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
 - A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 1. Defective design and quality of physical construction;
 2. Faulty interior arrangement and exterior spacing;
 3. Overcrowding and a high density of population;
 4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - C. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;

- F. The existence of property or lots or other areas which are subject to inundation by water;
- G. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
204. CITY means the City of The Dalles, Wasco County, Oregon.
205. CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.
206. COMPREHENSIVE PLAN means the Land Use Plan of the City of The Dalles including all of its policies, procedures and implementing provisions.
207. COUNTY means Wasco County, Oregon.
208. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.
209. ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.
210. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.
211. REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.
212. STATE means the State of Oregon including its various departments, divisions and agencies.
213. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by The Dalles Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia Gateway/Downtown Urban Renewal Area above that existing on the County tax roll last

equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

214. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.
215. U.R. means "urban renewal" as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
216. URBAN RENEWAL ADVISORY COMMITTEE means the committee established pursuant to General Ordinance No. 98-1228, whose duties include review of all projects and expenditures for the Agency to ensure compliance with the Agency's adopted budget and the Plan; making recommendations to the Agency concerning potential projects to be undertaken, public contracts to be awarded, potential plan amendments, and budget needs, policies and procedures for the Agency; and performance of other tasks and duties as requested by the Agency.
217. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.
218. URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway/Downtown Area--an Urban Renewal Area of the City of The Dalles, Oregon.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Amended Exhibit 1 .Narrative Legal Description of Urban Renewal Area.

302. Amended Exhibit 2 .Graphic (Map) Description of Urban Renewal Area.

SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF THE DALLES
URBAN RENEWAL AGENCY FOR THE COLUMBIA GATEWAY/DOWNTOWN
PLAN

MISSION STATEMENT

THE MISSION OF THE URBAN RENEWAL AGENCY IS TO ELIMINATE BLIGHT AND DEPRECIATING PROPERTY VALUES WITHIN THE AGENCY'S JURISDICTION AND IN THE PROCESS, ATTRACTS AESTHETICALLY PLEASING, JOB PRODUCING PRIVATE INVESTMENTS THAT WILL STABILIZE OR INCREASE PROPERTY VALUES AND PROTECTS THE AREA'S HISTORIC PLACES AND VALUES.

401. GOALS AND OBJECTIVES

To accomplish its mission, the Agency will develop and implement an urban renewal program, the goals and objectives of which are:

A. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.

B. To make strategic investments of urban renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances;

C. To participate by means of various urban renewal activities (e.g. land acquisition and disposition, rehabilitation loans, etc.) in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

1. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County; or
2. Increase property values so that the area will contribute its fair share to the costs of public services, provided by the city, county, schools, community college, port and park and recreation district; or
3. Insure a more attractive, functional and economically viable city; or
4. Conserve historically significant places and properties;

D. To be responsive to the needs and the concerns of all people of the City of The Dalles in the details of amending and implementing the Urban Renewal Plan using multiple forms of outreach including: town hall meetings, the internet, news releases, and signs on projects; and

E. To encourage the maximum amount of public involvement and citizen participation in the formation and implementation of the Urban Renewal Plan by explaining and discussing the details of the Urban Renewal process:

1. To the public at town hall type gatherings;
2. To special interest groups, public service organizations, public bodies and the general public by invitation to Agency meetings;
3. By issuing periodic news releases;
4. By cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process;
5. By use of the Internet;

F. To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking;

G. To create positive linkages among the two sectors of the Urban Renewal Area - i.e. the Downtown and the West Gateway Area;

H. To cooperate, coordinate and assist in funding with the program to improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance public use of the Riverfront;

I. To improve the visual appearance, capacity, and traffic flow of streets that carry the major share of vehicular and pedestrian traffic in areas where development would otherwise be inhibited;

J. To assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity;

K. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the Downtown area;

L. In conjunction with specific urban renewal development or redevelopment projects, supplement existing funding sources to construct, install or replace publicly owned utility systems such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and

M. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

N. To install underground utilities in areas of urban renewal projects including alley rights-of-way in the downtown area.

403. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

This plan is intended to further the objectives of the City's Comprehensive Land Use Plan. Further, this plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, and other public improvements.

404. CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

This plan has been prepared in conformity with the City's adopted Comprehensive Land Use Plan including its goals, policies, procedures, and implementing provisions.

405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY

The Economic Development Goal of the City's Comprehensive Land Use Plan (Goal 9) discusses, among other things, the need to:

1. Provide family wage employment opportunities for The Dalles citizens.
2. Diversify the economic base of the community.
3. Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
4. Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.
5. Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
6. Provide for tourism-related employment as part of the effort to diversity The Dalles' economy.
7. Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.
8. Support the maintenance and enhancement of The Dalles commercial historic district.
9. Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.

The Urban Renewal Plan addresses these goals in conformity with the provisions of the Economic Element.

406. COORDINATION WITH THE LANDMARK COMMISSION POLICIES

In the implementation of this Urban Renewal Plan, and in particular with the Rehabilitation Program project, the Urban Renewal Agency shall coordinate their efforts with those of the Historic Landmarks Commission in the Urban Renewal Area in which the Historic Landmarks Commission has review authority.

SECTION 500 – LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall conform to the City's Comprehensive Land Use Plan, the Land Use and Development Ordinance, and any other implementing ordinances of the City.

501. LAND USE DESIGNATIONS

The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are shown on Exhibit 3 of this Plan. Current zoning districts, shown on Exhibit 4 of this Plan are described in full in the City's Land Use and Development Ordinance (General Ordinance #98-1222) and generally are as follows:

1. Central Business Commercial District, CBC.

The purpose is... "To provide an area for commercial uses, along with civic and certain residential uses, and to provide all basic services and amenities required to keep the downtown area the vital pedestrian-oriented center of the community". Approximately 33 percent of the Urban Renewal Area is in this zoning district.

2. Industrial District, I.

The purpose is... "To establish areas which provide for a variety of commercial and industrial uses". Approximately 33 percent of the Urban Renewal Area is in this zoning district.

3. General Commercial District, CG.

The purpose is... "To provide areas for a wide range of retail, wholesale, and service businesses commensurate with the needs of the marketing region. Approximately 4 percent of the Urban Renewal Area is in this zoning district.

4. Commercial/Light Industrial District, CLI.

The purpose is... "To provide an area for commercial uses and certain industrial uses". Approximately 22 percent of the Urban Renewal Area is in this zoning district.

5. High/Medium Density Residential District, RH.

The purpose is... “To provide areas where single family detached dwellings, single family attached dwellings, duplexes, town houses, condominiums, and multi-family developments may be constructed under various ownership patterns”. Approximately 3 percent of the Urban Renewal Area is in this zoning designation.

6. Parks and Open Space District, P/OS.

The purpose is... “To insure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities”. Approximately 5 percent of the Urban Renewal Area is in this zoning district.

502. The City’s acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including The Dalles Riverfront Plan, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, are incorporated hereby by reference as if they were included in full.

503. The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City’s Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

SECTION 600 – URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this plan, the following projects and activities, subject to the availability of appropriate funding, may be undertaken by the Agency or caused to be undertaken by others, in accordance with applicable Federal, State, County, and City laws, policies, and procedures and in compliance with the provisions of this plan and the Cooperation Agreement between the City and Agency.

601. URBAN RENEWAL PROJECTS AND ACTIVITIES

Projects and activities listed under this section were recommended by the Urban Renewal Advisory Committee, based in part on project selection criteria. These criteria are as follows:

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

- A. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway/Downtown Plan.
- B. Selected projects must be consistent with the goals, policies, and designated uses of the City's Comprehensive Land Use Plan and implementing ordinances.
- C. Selected projects must be consistent with the development policies of the Historic Landmarks Commission in those areas where the Historic Landmarks Commission has review authority.
- D. Selected projects must, in aggregate, increase property values and tax collections to a level that will produce a reasonable return of the Urban Renewal contribution.

SPECIFIC CRITERIA

Acceptable projects must meet any one or any combination, of the following:

- Increases the value of the property on which the project is located.
- Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- Places unused or underused property in a productive condition.
- Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

- Provides for an adequate amount of properly located off-street parking in the downtown area.
- Creates positive linkages between the two sectors of the commercial areas of the community, i.e. the Downtown and the West Gateway areas.
- Promotes the program to improve the riverfront as determined in The Dalles Riverfront Plan.
- Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- Assists property owners with the rehabilitation of their buildings and property.
- Enhances storm drainage capacity of streets.
- Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- Encourages investment in the core commercial area.
- Promotes housing opportunities in the Downtown area.

The following projects and activities are hereby deemed necessary to:

Eliminate blighted conditions and influences;

Stabilize or increase depreciating property values;

Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;

Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and

Further the objectives of this Urban Renewal Plan as set forth in Section 400.

All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of The Dalles.

With monies available to it, the Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

1. DOWNTOWN STREETScape IMPROVEMENTS:

The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include:

Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. Construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the area.

2. DOWNTOWN / RIVERFRONT ACCESS

The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.

3. GRAIN ELEVATOR DEMOLITION

This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator; the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant.

4. COMMODORE BUILDING REDEVELOPMENT

Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior. (Project numbers 4, 5, and 6 may be combined into one project depending on timing and on how various decisions are made.)

5. PENNEY'S BLOCK REDEVELOPMENT

Redevelopment of this Downtown core block may include the demolition of the existing Penney's building and reconstruction of a new commercial building and off-street parking on the same site.

6. DOWNTOWN PARKING STRUCTURE AND SURFACE LOTS

Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.

7. CIVIC AUDITORIUM REMODEL AND RECONSTRUCTION

The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.

8. MILL CREEK BRIDGE RECONSTRUCTION (WEST 6TH ST.)

The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.

9. MILL CREEK GREENWAY PROPERTY DEVELOPMENT

The existing, paved Mill Creek Greenway Trail will be extended from its present terminus at the limited access bridge, under the 6th Street Bridge and then to connect to 2nd Street. An additional pedestrian bridge over Mill Creek will connect the trail with the property on the west end of the

Trail. A main feature of the greenway is a twelve foot wide paved pedestrian / bike trail. Other park and greenway amenities may also be included such as landscaping, lighting, and irrigation.

10. GATEWAY PROJECT. WEST 2ND STREET FROM LINCOLN STREET TO WESTERN BOUNDARY OF URBAN RENEWAL, STREET AND PROPERTY REDEVELOPMENT, REDESIGN AND RECONSTRUCTION. AMENDED APRIL 12, 2010 BY RESOLUTION NO.10-068 ADDING SKATEBOARD PARK.

The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.

11. REDEVELOPMENT OF ARMORY PROPERTY / PUBLIC WORKS SITE

This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.

12. THOMPSON PARK SIDEWALK

This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.

13. PROPERTY REHABILITATION GRANT AND LOAN FUND PROGRAM

This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:

1. Land Assemblage

The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.

2. Historic Design and Restoration

The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.

3. Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements

The Agency may provide grants and low interest loans for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved. Grants shall be made to for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.

The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall **prepare and adopt a comprehensive rehabilitation loan plan that** sets forth:

- a. Criteria for eligibility;
- b. Interest rates and terms for various loans;
- c. Procedures for recycling the funds as loan obligations are paid;
- d. Procedures for delinquent loan payments or defaults;
- e. Procedures and conditions for which deferred payment loans may be offered;
- f. Procedures for administering and servicing the loan program; and
- g. Such other procedures and conditions the Agency deems necessary.

14. REDEVELOPMENT OF WASCO WAREHOUSE & MILLING COMPANY PROPERTY

Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.

15. EAST GATEWAY/BREWERY GRADE STREET RECONSTRUCTION

The existing streets will be realigned and improved and a roundabout installed to help facilitate a better flow of traffic within the Area.

16. 3rd PLACE STREET IMPROVEMENTS

The 3rd Place street improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.

17. REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE BLOCK BORDERED BY WASHINGTON AND COURT STREETS, AND 1ST AND 2ND STREETS

The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.

18. THOMPSON PARK POOL PROJECT

The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.

19. REDEVELOPMENT OF THE ELKS LODGE BUILDING

The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.

602. ACQUISITION OF REAL PROPERTY

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. Eminent domain would only be used if necessary for the acquisition of land for public improvements and after the Agency has taken all steps required by law to attempt to acquire the land by voluntary agreement with the property owner.

A. Property Acquisition for Public Improvements

The Agency may acquire any property within the Area necessary for the public improvement projects undertaken pursuant to the Plan by all legal means. The Agency action approving an acquisition will specify the need for the acquisition in relation to the public improvement undertaken.

B. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment pursuant to the Plan, but, except as noted below, only in those cases where the property owner wishes to convey such interest to the Agency. The Agency action approving an acquisition will specify the need for the acquisition to support private redevelopment. The Plan does not authorize the Agency to use the power of eminent domain to acquire property other than in the case described in Section 602.A. above which allows the acquisition of land for public improvements using the power of eminent domain.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for construction and/or maintenance of the public improvement. The Agency may retain such property during construction of the public improvement. The schedule for disposition of land for a public

improvement project will be determined based on the timing of the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B. of this Section 602 by conveying any interest in the property. The schedule for disposition of land acquired under Subsection B. of this Section 602 will be determined by the Agency when the Agency determines the acquisition is necessary pursuant to Section 602. B above. These determinations may be made by Resolution of the Agency.

Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Urban Renewal Agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

605. RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displaces will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 35.500 – 35.530. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

A. PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with

the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

B. REDEVELOPER'S OBLIGATION. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
2. The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.
7. The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.

607 - OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE AGENCY

A. The Agency may hire its own staff or it may obtain its administrative support staff from the City of The Dalles; and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree in writing. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.

B. Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:

1. Legal Counsel and Bond Counsel;
2. Preparation of market, feasibility or other economic studies or plans;
3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
5. Providing accounting or audit services;
6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;
7. Assisting in -preparation of the annual financial report required under Section 800 of this Plan;
8. Property acquisition and disposition appraisals;
9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;
10. Bond issuance and renewal financing consultants.

C. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:

1. Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;
2. Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the River. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and
3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.

D. The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.

E. The Agency may invest its reserve funds in interest— bearing accounts or securities consistent with the provisions of City, State and Federal law.

F. To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.

G. Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

SECTION 700 - FINANCING OF URBAN RENEWAL INDEBTEDNESS

The Urban Renewal Agency may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. TAX INCREMENT FINANCING AND MAXIMUM INDEBTEDNESS

The projects may be financed, in whole or in part, by tax increment financing as provided in Article IX Section 9(1)(c) of the Oregon Constitution and ORS 457.420 through 457.450.

The maximum amount of indebtedness that may be issued or incurred under the Plan, as amended, is \$29,125,583.

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City of The Dalles in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval, and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

The Agency shall conform to all statutory requirements for reporting financial information.

802. STATEMENT FILED AND PUBLISHED

The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the “The Dalles Chronicle”, a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

SECTION 900 - CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Urban Renewal Area and with the general citizens of the City.

In particular, the Agency intends to give substantial weight to the recommendations of the Urban Renewal Advisory Committee established by the Agency. This Committee is charged with reviewing issues, programs and projects related to the Plan and its implementation. Membership on the Committee shall be representative of the interests of the City of The Dalles and of the Area. The Committee may establish such rules and procedures as it deems necessary to conduct its work.

SECTION 1000 - NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

SECTION 1100 - RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan or amendments to this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such Ordinance, this Plan or such amendments shall be recorded by the Agency with the Recording Officer, Wasco County.

SECTION 1200 – PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.085 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions that shall be taken prior to their implementation are as follows:

1201 - MINOR CHANGES

Minor changes shall not modify the goals and objectives of the Plan or any of its provisions. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references.
- B. Clarification of written or graphic Exhibits to this Plan.
- C. Modification in this location of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for in this Plan.
- E. Changes to the scope, cost or location or projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1202 - AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and the City Council of the City of The Dalles may approve amendments or modifications to the City's Comprehensive Plan or to codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health Safety and other Codes that affect the implementation of this Urban Renewal Plan.

A. Where such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals – which affect the provisions of this Urban Renewal Plan – shall, by reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

B. The City Council shall forward to the Agency copies of such Council actions as are herein above described, and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203 - COUNCIL APPROVED AMENDMENTS

Changes to the Plan that are not minor changes as described in Section 1202 or substantial changes as described in Section 1204 shall be approved by the City Council in the manner described in ORS 457.085(4), (5) and (6) except that the additional notice provisions of ORS 457.120 shall not apply.

Council approved amendments include any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

1204 - SUBSTANTIAL CHANGES

Substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. An increase in the maximum amount of indebtedness that may be issued or incurred under this Plan as set forth in Section 701 of this Plan; and
- B. Adding land to the urban renewal area that totals more than one percent of the existing area of the urban renewal area.

SECTION 1300 –VALIDITY OF APPROVED URBAN RENEWAL PLAN

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences or parts shall be unaffected by such finding and shall remain in force and effect.

Plan Section

PART 2: EXHIBITS

AMENDED EXHIBIT 1

Commencing at the corner common to Sections 4 and 5, Township 1 North, Range 13 East, and the south section line of Section 33, Township 2 North, Range 13 East, Willamette Meridian, Wasco County, Oregon;

1. Thence due east from said common corner to a point on the west line of the Methodist Mission Dedication Land Claim (DLC), and thence northerly along said west line of the Methodist Mission DLC to a point common with the southerly right-of-way line of Interstate Highway 84 and the west line of the Methodist Mission DLC, Assessors Plat 2N 13 33CD, for the TRUE POINT OF BEGINNING;
2. Thence from the true point of beginning, easterly along the southerly right-of-way line of Interstate Highway 84 to a point of intersection with the southerly right-of-way line of the Columbia River Highway 30, Assessors Plat 2N 13 33D, (West 2nd Street);
3. Thence easterly along the said southerly right-of-way line of the Columbia River Highway 30 (West 2nd Street) to a point of intersection with the easterly right-of-way line of Cherry Heights Road and the northwesterly lot line of tax lot 500, Assessors Plat 1N 13 4AA;
4. Thence southwestwardly along said northwesterly lot line of tax lot 500 to the southwest corner, which is a common corner with tax lot 700, Assessors Plat 1N 13 4AA;
5. Thence counter-clockwise around said tax lot 700 to the northwest corner of tax lot 801 of said plat;
6. Thence counter-clockwise around said tax lot 801 to the southeast corner of tax lot 104 of Assessors Plat 1N 13 4AB;
7. Thence clockwise around tax lot 104 of said plat until it intersects the westerly right-of-way line of the Mt. Hood Street stub;
8. Thence southerly along the westerly right-of-way line of Mt. Hood Street and its prolongation to the northerly right-of-way line of West 7th Street;
9. Thence westerly along the northerly right-of-way line of West 7th Street to a point of intersection with tax lot 3700 of Assessors Plat 1N 13 4AB;
10. Thence East 50 feet along the North Boundary of said tax lot 3700;
11. Thence counterclockwise around tax lot 3600 of Assessor's Plat 1N 13 4AB to the Southwest corner of tax lot 3800 of said plat;
12. Thence southerly along the easterly right-of-way line of Wright Street and its prolongation to the southerly right-of-way line of West 8th Street;

13. Thence easterly along the southerly right-of-way line of West 8th Street and its prolongation to the easterly right-of-way line of Jordan Street;
14. Thence northerly along the easterly right-of-way line of Jordan Street to the southerly right-of-way line of the alley between West 8th and West 7th Streets;
15. Thence easterly along the southerly right-of-way line of the said alley and its prolongation to the easterly right-of-way line of Bridge Street;
16. Thence northerly along the easterly right-of-way line of Bridge Street and its prolongation to the southerly right-of-way line of West 6th Street;
17. Thence easterly along the southerly right-of-way line of West 6th Street and its prolongation to the easterly right-of-way line of Trevitt Street;
18. Thence northerly along the easterly right-of-way line of Trevitt Street and its prolongation to the southerly right-of-way line of West 3rd Place;
19. Thence easterly along the southerly right-of-way line of West 3rd Place to a point of intersection with the southwest corner of tax lot 3100, Assessors Plat 1N 13 4AA, Trevitt's Addition;
20. Thence counter-clockwise around said tax lot 3100 to the southwest corner of tax lot 3200 of said plat,
21. Thence easterly along the south lot line of said tax lot 3200 to the southeast corner of said tax lot 3200;
22. Thence across a public right-of-way to the southwest corner of tax lot 4600, Assessors Plat 1N 13 3BB;
23. Thence southeasterly along the south lot line of said tax lot 4600 to the southwest corner of tax lot 4401, Assessor's Plat 1N 13 3BC.
24. Thence easterly along the south lot lines of tax lots 4401, 4200, and 3800 of said plat, to a point of intersection with the westerly lot line of tax lot 3700 of said plat;
25. Thence counter-clockwise around said tax lot 3700 to the southwest corner of tax lot 5200 of said plat;
26. Thence easterly along the southerly lot line of said tax lot 5200 to the southeast corner of said tax lot 5200;
27. Thence easterly across the Liberty Street right-of-way to the southwest corner of tax lot 5600 of said plat;

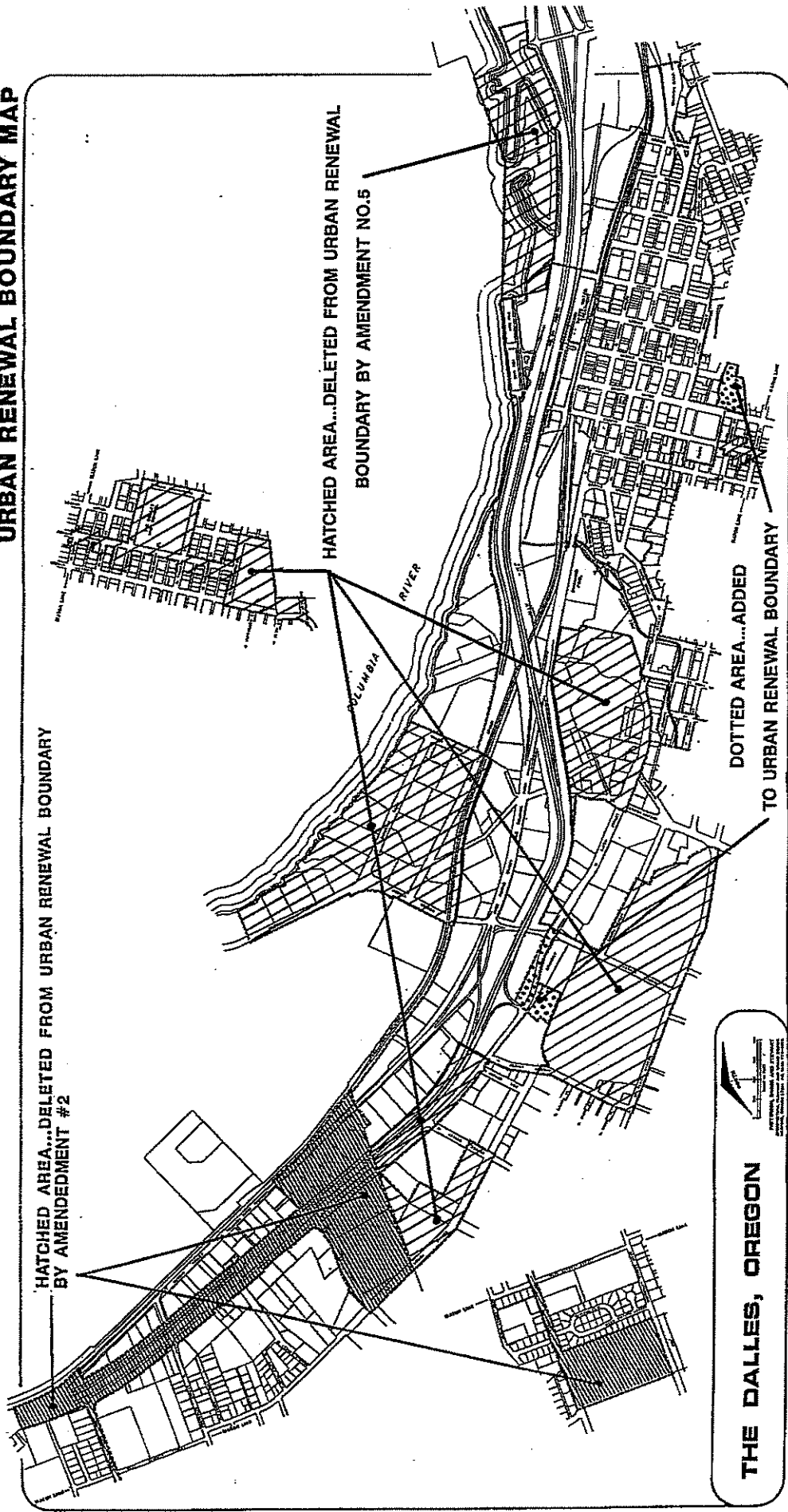
28. Thence clockwise around said tax lot 5600 to the northeast corner of said tax lot 5600 at the intersection with the west lot line of tax lot 6100 of said plat;
29. Thence clockwise around said tax lot 6100 to the northeast corner of tax lot 6000 of said plat;
30. Thence southerly along the east lot lines of tax lots 6000 and 5900 to the intersection with the north right-of-way line of the alley between West 5th and West 6th Streets;
31. Thence westerly along the northerly right-of-way line of said alley to a point of prolongation of the west lot line of tax lot 8200 of said plat;
32. Thence southerly along the west lot line of said tax lot 8200 and its prolongation to the southerly right-of-way line of the alley between West 6th and West 7th Streets;
33. Thence easterly along the southerly right-of-way line of the said alley and its prolongation to the easterly right-of-way line of Court Street;
34. Thence southerly along the easterly right-of-way line of Court Street and its prolongation to the northerly right-of-way line of East 7th Place, Assessors Plat 1N 13 3CB;
35. Thence easterly along the northerly right-of-way line of East 7th Place and its prolongation to the southwest corner of tax lot 700, Assessors Plat 1N 13 3CB;
36. Thence clockwise around said tax lot 700 to the westerly right-of-way line of Case Street;
37. Thence northerly along the westerly right-of-way line of Case Street to the southerly right-of-way line of East 7th Street;
38. Thence westerly along the southerly right-of-way line of East 7th Street to a point on the easterly lot line of tax lot 9800, Assessors Plat 1N 13 3BC;
39. Thence clockwise around said tax lot 9800 to a point on the easterly lot line of tax lot 9700 of said plat;
40. Thence clockwise around said tax lot 9700 to the easterly right-of-way line of Court Street;
41. Thence northerly along the easterly right-of-way line of Court Street to the southerly right-of-way line of East 5th Street;
42. Thence easterly along the southerly right-of-way line of East 5th Street to the southwesterly corner of tax lot 900, Assessors Plat 1N 13 3CA;
43. Thence counter-clockwise around said tax lot 900 to the southwest corner of tax lot 1200 of said plat;

44. Thence counter-clockwise around said tax lot 1200 to the southerly right-of-way line of East 4th Street;
45. Thence easterly along the southerly right-of-way line of East 4th Street to the westerly right-of-way line of Madison Street;
46. Thence counter-clockwise around the terminus of the southerly right-of-way line of Madison Street to the easterly right-of-way line of Madison Street;
47. Thence northerly along the easterly right-of-way line of Madison Street and its prolongation to the southerly right-of-way line of East 3rd Street;
48. Thence easterly along the southerly right-of-way line of East Third Street and counter-clockwise around the easterly terminus of East 3rd Street to a point which intersects with the South boundary line of Tax Lot 5400, Assessor's Plat 1N 13 3DB; thence South 56° 5' East a distance of approximately 250 feet to the Northeast corner of Tax Lot 5800; thence North 5° 32' East 136.5 feet to the Southwest corner of Tax Lot 5500; thence 50 feet East along the South boundary of Tax Lot 5500, Assessor's Map 1N 13 3DB, to the Southwest corner of Tax Lot 3900, Assessor's Plat 1N 13 3DA;
49. Thence Easterly along the Southerly lot line of Tax Lot 3900 to the Northwest corner of Tax Lot 4000 of said plat;
50. Thence clockwise around said tax lot 4000 to the northerly right-of-way line of East 8th Street;
51. Thence easterly along the northerly right-of-way line of East 8th Street and its prolongation to the easterly right-of-way line of Harris Street;
52. Thence northerly along the easterly right-of-way line of Harris Street to the northwest corner of tax lot 3700 of said plat;
53. Thence clockwise around said tax lot 3700 to the westerly lot line of tax lot 2600 of said plat;
54. Thence clockwise around said tax lot 2600 to a point which is the southerly prolongation of the easterly lot line of tax lot 100 of said plat;
55. Thence northerly along the southerly prolongation of the easterly lot line of said tax lot 100 to the northwest corner of said tax lot 100;
56. Thence westerly along the northerly lot line of said tax lot 100 to the easterly right-of-way line of Taylor Street;
57. Thence northerly along the easterly right-of-way line of Taylor Street and its prolongation to the northerly right-of-way line of the Union Pacific Railroad;

58. Thence westerly along the northerly right-of-way line of the Union Pacific Railroad to the easterly right-of-way line of Laughlin Street;
59. Thence northerly along the easterly right-of-way line of Laughlin Street and its prolongation to the northerly right-of-way line of Interstate Highway 84;
60. Thence westerly along the northerly right-of-way line of Interstate Highway 84 to the easterly lot line of Government Lot #3, Assessors Plat 1N 13 3;
61. Thence northerly along the easterly line of said Government Lot to the northeast corner of said Lot;
62. Thence westerly along the northerly line of said Government Lot and its prolongation to a point on the northerly right-of-way line of Interstate Highway 84;
63. Thence westerly along the northerly right-of-way line of said Interstate Highway 84 to the northerly right-of-way line of West 1st Street (Bargeway Road);
64. Thence westerly along the northerly right-of-way line of said West 1st Street to the easterly right-of-way line of Terminal Way;
65. Thence southerly along the easterly right-of-way line of said Terminal Way and its prolongation to the southerly right-of-way line of the Union Pacific Railroad, Assessors Plat 2N 13 33DC;
66. Thence westerly along the southerly right-of-way line of said railroad to the southerly line of the Charles W. Shaug DLC #41, Assessors Plat 2N 13 33BC;
67. Thence westerly along the southerly line of said Charles W. Shaug DLC #41 to the easterly lot line of tax lot 800, Assessors Plat 2N 13 33BC;
68. Thence clockwise around said tax lot 800 to the southerly lot line of tax lot 700 of said plat;
69. Thence clockwise around said tax lot 700 to the southerly line of the said Charles W. Shaug DLC #41;
70. Thence westerly along said Charles W. Shaug DLC #41 to the northerly right-of-way line of Interstate Highway 84;
71. Thence southeasterly along the northerly right-of-way line of said highway to the southwest corner of tax lot 1500, Assessors Plat 2N 13 33C;
72. Thence southerly to the westerly right-of-way line of Walnut Street;
73. Thence southerly along the westerly right-of-way line of Walnut Street to the southerly right-of-way line of West 7th Street;

74. Thence easterly along the prolongation of the southerly right-of-way line of West 7th Street to the westerly lot line of tax lot 1100, Assessors Plat 2N 13 33CB;
75. Thence counter-clockwise around said tax lot 1100 to the southwest corner of tax lot 1800, Assessors Plat 2N 13 33C;
76. Thence southeasterly along the southerly lot line of said tax lot 1800 and its prolongation to the easterly right-of-way line of Webber Street;
77. Thence northerly along the easterly right-of-way line of Webber Street and its prolongation to the southerly right-of-way line of Interstate Highway 84;
78. Thence easterly along the southerly right-of-way line of said Highway 84 TO THE TRUE POINT OF BEGINNING.

**AMENDED
URBAN RENEWAL BOUNDARY MAP**

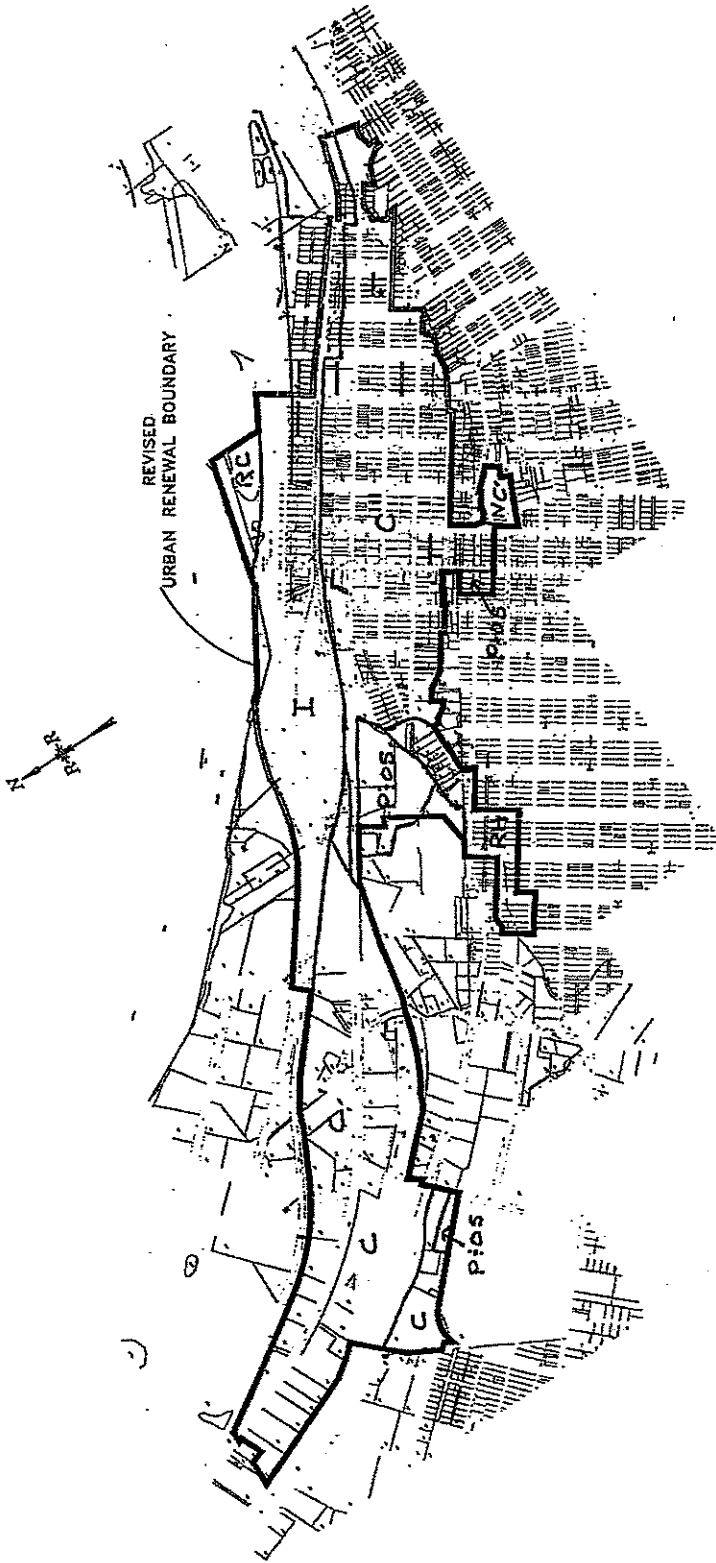


THE DALLES, OREGON

**EXHIBIT 2
AMENDED**

BY AMENDMENT NO.5

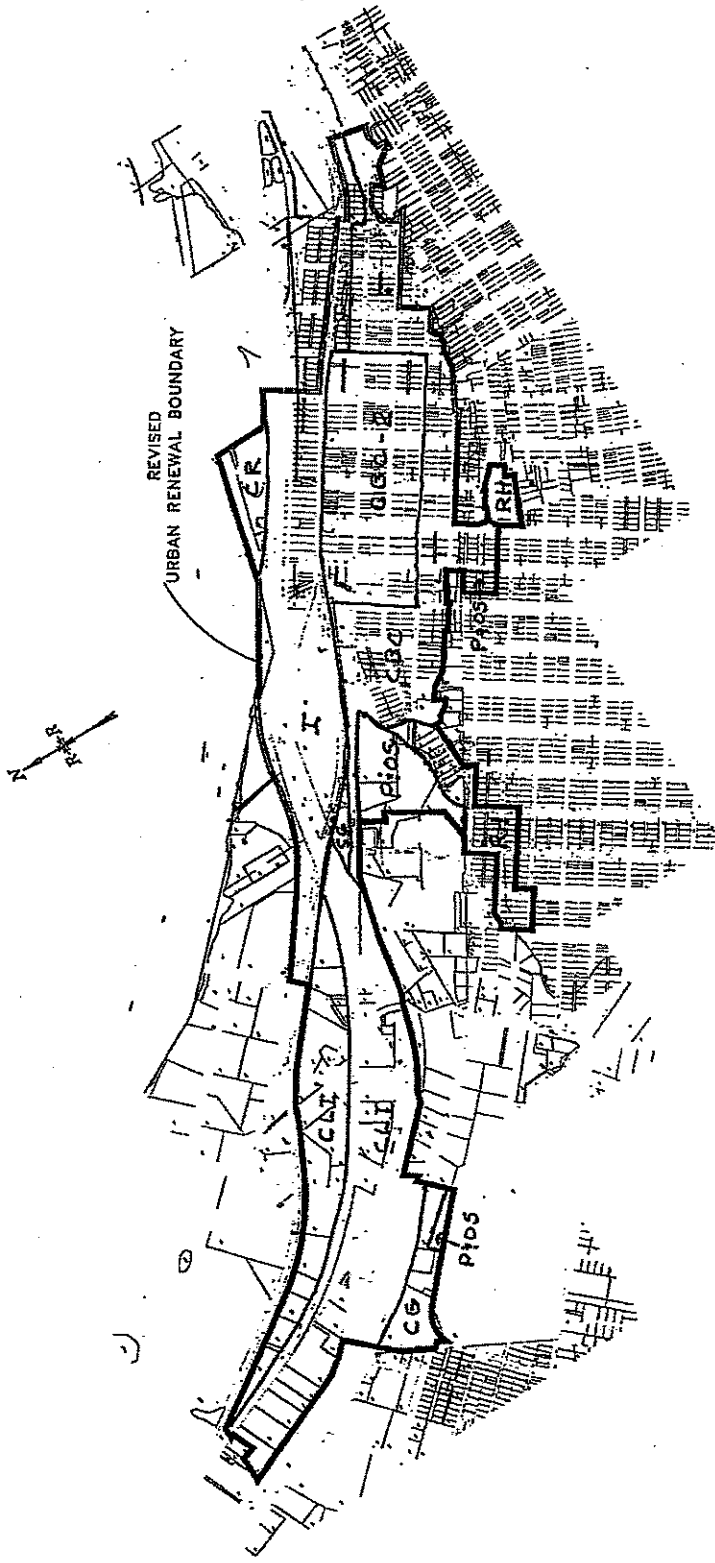
PLAN MAP



318.12 Acres

CITY OF THE DALLES		REVISED	
THE DALLES, OREGON		URBAN RENEWAL BOUNDARY	
CITY OF THE DALLES		CITY OF THE DALLES	
WASCO COUNTY, OREGON		WASCO COUNTY, OREGON	
DATE	NO.	REVISED	BY
1961	1	1961	1
1962	2	1962	2
1963	3	1963	3
1964	4	1964	4
1965	5	1965	5
1966	6	1966	6
1967	7	1967	7
1968	8	1968	8
1969	9	1969	9
1970	10	1970	10
1971	11	1971	11
1972	12	1972	12
1973	13	1973	13
1974	14	1974	14
1975	15	1975	15
1976	16	1976	16
1977	17	1977	17
1978	18	1978	18
1979	19	1979	19
1980	20	1980	20
1981	21	1981	21
1982	22	1982	22
1983	23	1983	23
1984	24	1984	24
1985	25	1985	25
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1991	31	1991	31
1992	32	1992	32
1993	33	1993	33
1994	34	1994	34
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1996	36	1996	36
1997	37	1997	37
1998	38	1998	38
1999	39	1999	39
2000	40	2000	40
2001	41	2001	41
2002	42	2002	42
2003	43	2003	43
2004	44	2004	44
2005	45	2005	45
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2007	47	2007	47
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2017	57	2017	57
2018	58	2018	58
2019	59	2019	59
2020	60	2020	60
2021	61	2021	61
2022	62	2022	62
2023	63	2023	63
2024	64	2024	64
2025	65	2025	65
2026	66	2026	66
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2030	70	2030	70
2031	71	2031	71
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2055	95	2055	95
2056	96	2056	96
2057	97	2057	97
2058	98	2058	98
2059	99	2059	99
2060	100	2060	100

ZONING MAP



AMENDED EXHIBIT 4

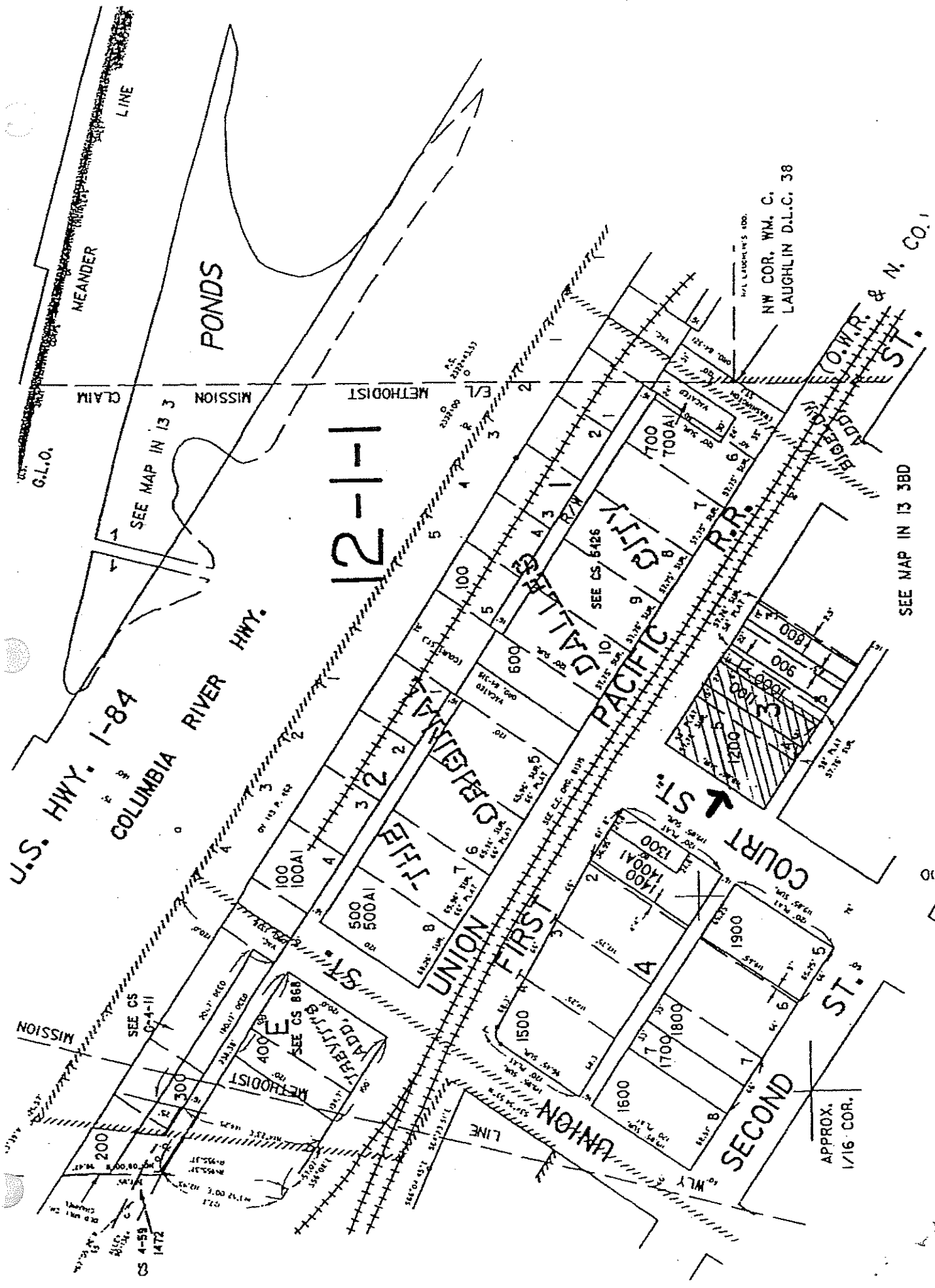
DATE	FILE	REVISIONS	BY	DATE
CITY OF THE DALLES 1000 MARKET STREET DALLES, OREGON 97118				
REVISED URBAN RENEWAL BOUNDARY				
CITY OF THE DALLES WASCO COUNTY, OREGON				
PREPARED BY	DATE	APPROVED BY	DATE	SCALE
PLANNING DEPARTMENT	10/1/78	CITY MANAGER	10/1/78	AS SHOWN

Amendment No. 7 - Minor Amendment
Approved by The Columbia Gateway Urban Renewal Agency
on May 14, 2001
By Resolution No. 01-040

On May 14, 2001, the Columbia Gateway Urban Renewal Agency, by adoption of Resolution No. 01-040, approved a minor amendment to the Urban Renewal Plan, authorizing the acquisition of the following described real property, to be used for the development of a parking lot for the redevelopment of the Commodore Building located at 312 Court Street:

Lots 4, 5, and the West 6 feet of Lot 3, Block 3, ORIGINAL DALLES CITY, in the City of The Dalles, County of Wasco, State of Oregon.

The location of the property is shown on the map attached hereto, which is incorporated herein by this reference. Also attached to this amendment is a copy of Resolution No. 01-040, setting forth the Agency's findings in support of its decision to proceed with acquisition of the property.



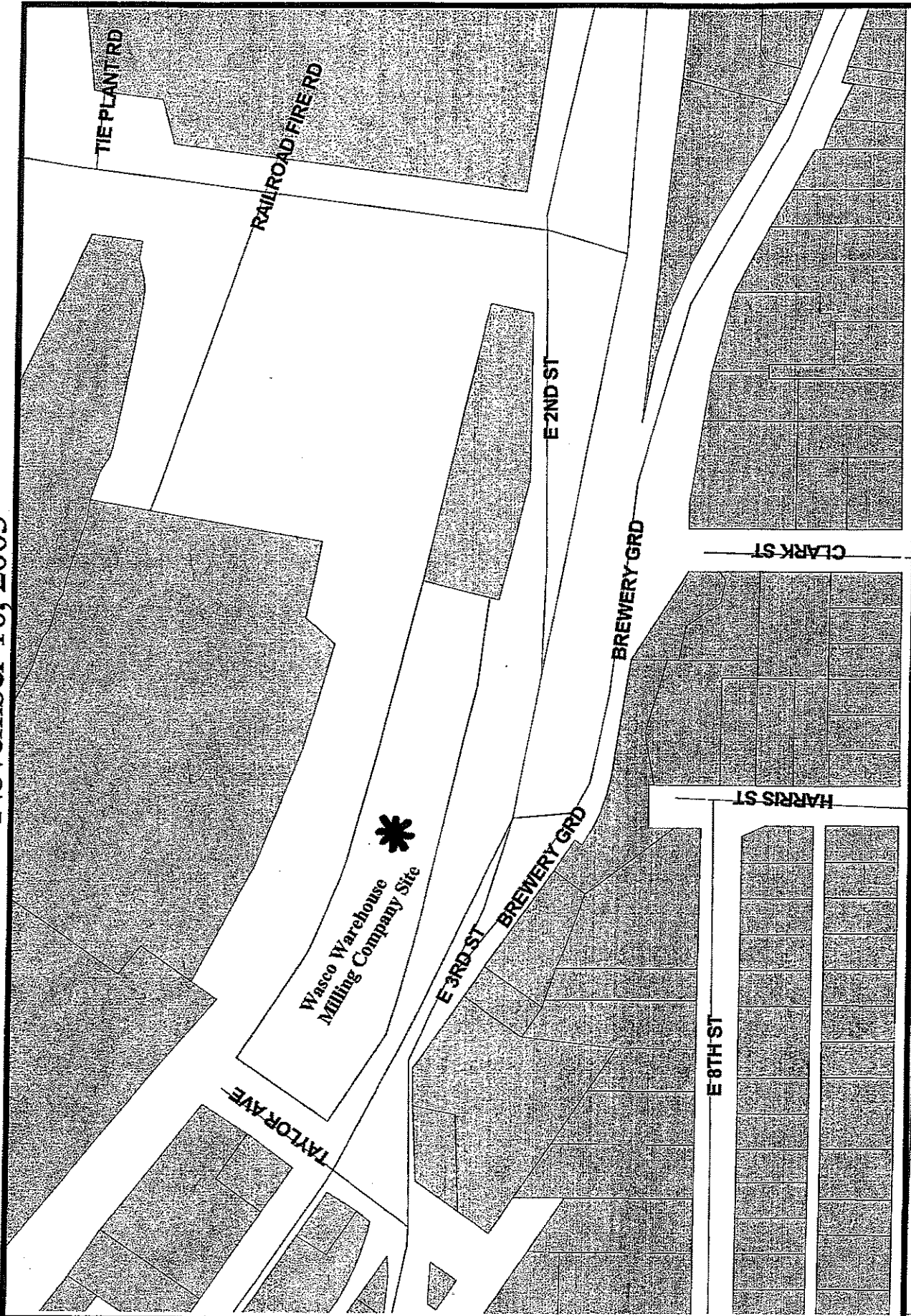
NW COR., WM. C. LAUGHLIN D.L.C. 38

SEE MAP IN 13 38D

Exhibit 5

Minor Amendment Resolution 03-052
November 10, 2003

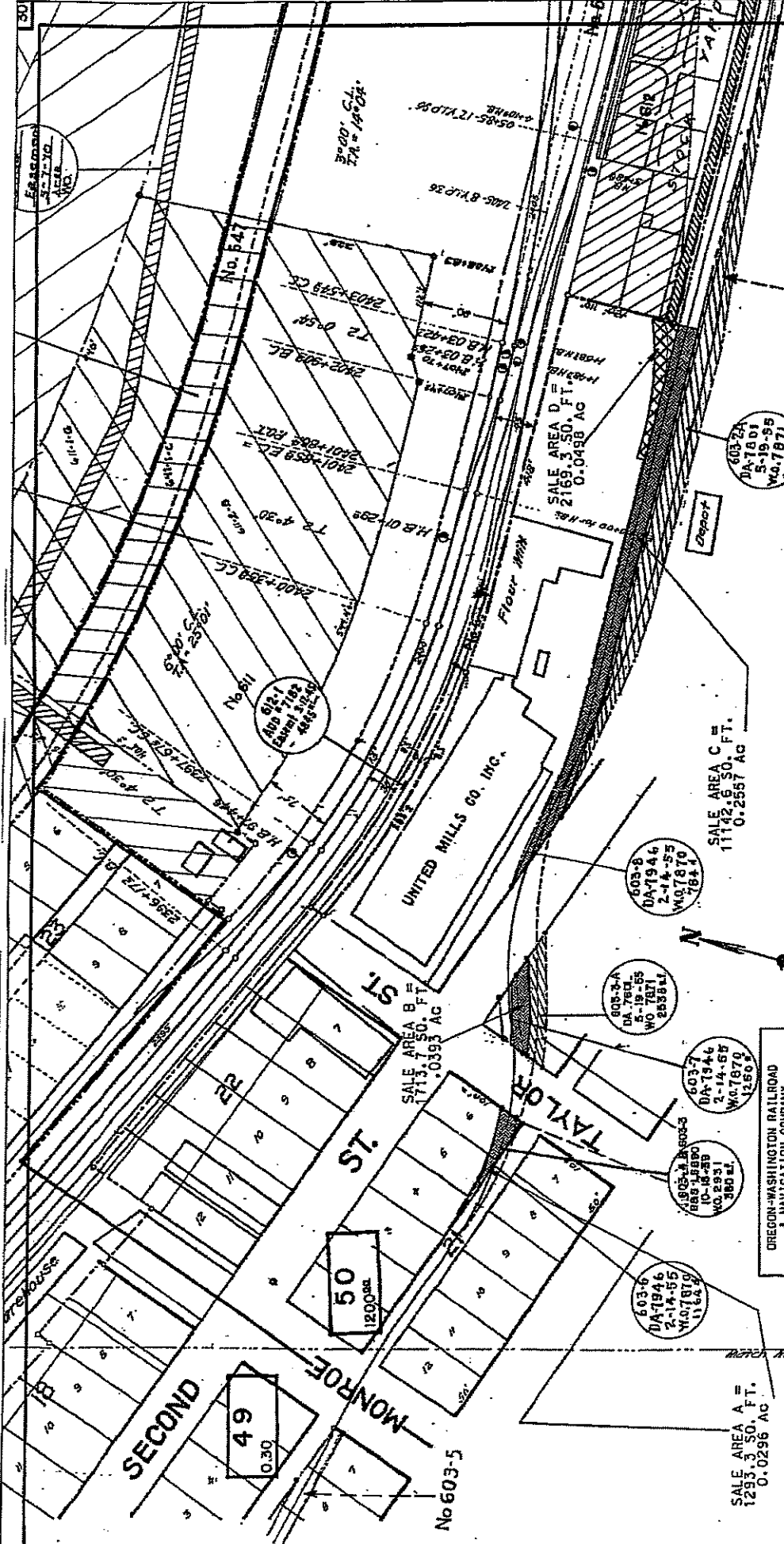
Exhibit 6



Wasco Warehouse Milling Company
Section 601 Item # 14

Exhibit 6





NOTES: BEFORE YOU BEGIN ANY WORK, SEE AGREEMENT FOR ALL OTHER CITY PROVISIONS.
 EXHIBIT "A"
UNION PACIFIC RAILROAD COMPANY
 THE DALLES, WASCORO COUNTY, OREGON
 OPP E.S. 2396-417 TO E.S. 2408-493
 TO ACCOMPANY AGREEMENT WITH
 CITY OF THE DALLES

SCALE: 1" = 100'
 OFFICE OF REAL ESTATE
 OMAHA, NEBRASKA DATE: 12/15/2008
 CAA FILE: 2268-11

LEGEND:

- SALE AREA SHOWN
- NON-UPPER SALE AREA SHOWN
- UPPRCD. R/W DOTTLED
- EXPORT PRINT
- CAAD FILENAME
- SCAN FILENAME

EXPORT PRINT	qi/cr/cwrn/2/cr0150.tif
CAAD FILENAME	cr/cadd/2008/226811.dgn
SCAN FILENAME	12/15/08/cr/2/cr226820.tif (DXF) 16-321505143

OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY		TOTAL AREA	
VALUATION SECTION	MAP NUMBER	AREA A	AREA B
2	S-22a	1293.3 SQ. FT. (1.0298 AC)	1713.3 SQ. FT. (1.0393 AC)
	603-4, 603-7, 603-8, 603-2	1142.6 SQ. FT. (1.0295 AC)	2169.3 SQ. FT. (1.0498 AC)
			16318.5 SQ. FT. (1.3744 AC)

UNION PACIFIC

RESOLUTION NO. 10-068

A RESOLUTION APPROVING MINOR AMENDMENT NUMBER ELEVEN (11) TO THE COLUMBIA GATEWAY DOWNTOWN PLAN, ADDING THE DALLES SKATEBOARD PROJECT TO PROJECT #10, THE WEST GATEWAY PROJECT

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan provides for minor changes to be adopted to the plan which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the plan; and

WHEREAS, the Columbia Gateway/Downtown Plan, Section 601, project number 10, is the West Gateway Project, which includes West 2nd Street from Lincoln Street to western boundary of Urban Renewal, street and property redevelopment, redesign, and reconstruction; and

WHEREAS, the Plan does not describe which specific properties can be subject to redevelopment as part of the West Gateway project; and

WHEREAS, on April 12, 2010, the Agency considered a request by the NWC Park and Recreation District to make the Skateboard Park a part of the West Gateway project.

NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section I. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Plan. The change shall consist of adding The Dalles Skateboard Project as part of Project #10, the West Gateway Project. The change to the Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the Skateboard Park Project qualifies as a minor change under section 1201 of the Plan, as the project is consistent with the goals and objectives of the Plan, and does not modify the basic procedural, planning or engineering principles of the Plan, for the following reasons:

- A. The Skateboard Park project is consistent with the following goals and objectives set forth in Section 401 of the Plan:

1. It will assist a property owner in the rehabilitation of their building and property to the extent it will help implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity.

2. It will leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

B. The addition of the proposed Skateboard park to the Gateway Project satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:

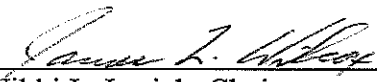
1. The proposed project addresses blighted conditions as described in the Urban Renewal Plan in that as a result of inadequate or improper facilities for skate boarders, the skate boarders are skating in locations which are not properly designed for such activities, which creates the potential for property damage or personal injury which is detrimental to the safety, health, and welfare of the community, and the proposed project will create a facility which will address these concerns.
2. The proposed project is consistent with Policy 1 of Goal #8 of the City's Comprehensive Plan concerning recreational needs, which policy provides that the City should work with residents, community groups, and the Northern Wasco County Parks and Recreation District Board to identify recreation needs. The letter of March 25, 2010 submitted by the Parks District in support of their funding request clearly establishes that community groups and the District have identified the need for a Skateboard park for the community, and the benefits associated with creation of such a Skateboard park.
3. Concerning the criteria regarding consistency with the development policies of the Historic Landmarks Commission, this criterion does not apply to the proposed project as the Commission does not have review authority over the proposed Skateboard park.
4. The proposed Skateboard park is anticipated to generate economic and tourist activity within the community, which will benefit the economic welfare of the community and stimulate economic growth, which will assist in increasing property values in the community, contributing to an increase in tax collections which should produce a reasonable return on any investment made by the urban renewal agency.

Section 2. This Resolution shall be effective as of April 12, 2010.

PASSED AND ADOPTED THIS 12TH DAY OF APRIL, 2010

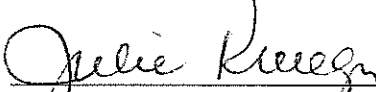
Voting Yes, Members:	<u>Wood, Ahier, Dick, Spatz, Wilcox</u>
Voting No, Members:	<u>None</u>
Absent, Members:	<u>one position vacant</u>
Abstaining, Members:	<u>None</u>

AND APPROVED BY THE CHAIR THIS 12TH DAY OF APRIL, 2010



~~Nikki L. Lesich, Chair~~
James L. Wilcox, Chair

ATTEST:



Julie Krueger, MMC, City Clerk

RESOLUTION NO. 10-069

**A RESOLUTION APPROVING MINOR AMENDMENT
NUMBER TWELVE (12) TO THE COLUMBIA GATEWAY
DOWNTOWN PLAN, ADDING THE REDEVELOPMENT
OF PROPERTIES LOCATED WITHIN THE BLOCK
BORDERED BY WASHINGTON AND COURT STREETS,
AND 1ST AND 2ND STREETS, AS AN URBAN RENEWAL
PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as "Urban Renewal Plan") provides for minor changes to be adopted to the Urban Renewal Plan which involve the addition of projects that do not modify the goals and objectives or the basic procedural, planning, or engineering principles of the Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency's Plan shall be made by a duly adopted, approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on May 10, 2010, to consider the proposed Minor Amendment Number Twelve (12) to the Urban Renewal Plan;

**NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL
AGENCY RESOLVES AS FOLLOWS:**

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The change shall consist of adding as an approved project the redevelopment of properties located within the block bordered by Washington and Court Streets and 1st and 2nd Streets. The project may include the acquisition of vacant or underused commercial properties for commercial redevelopment of said properties through development and disposition agreements, and acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement. The change to the Urban Renewal Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the redevelopment project including properties in the identified block qualifies as a minor change under Section 1201 of the Plan, as the project is consistent with the goals and objectives of the Urban Renewal Plan, and does not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

Exhibit 9

- A. The proposed redevelopment project is consistent with the following goals and objectives set forth in Section 401 of the Urban Renewal Plan:
1. It will allow the Agency to make strategic investments of Urban Renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances.
 2. It will allow the Agency to participate by means of land acquisition and disposition in specific opportunities for business, civic, and tourist-related properties to be developed, redeveloped, improved, rehabilitated, and conserved in ways which will:
 - a. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County.
 - b. Increase property values so that the area identified for redevelopment will contribute its fair share to the costs of public services, provided by the City, County, schools, community college, port district, and parks and recreation district.
 - c. Insure a more attractive, functional, and economically viable city.
 3. It will assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity.
- B. The addition of the proposed redevelopment of properties within the block bordered by Washington and Court Streets and 1st and 2nd Streets satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:
1. The proposed project addresses the following blighted conditions as described in the Urban Renewal Plan:
 - a. There are buildings and structures within the identified block which have been used or which are intended to be used for commercial or other purposes, which are unfit or unsafe to occupy as a result of obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - b. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the

capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

- c. A growing or total lack of proper utilization of the area existing within the identified block of properties, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.
2. The proposed project is consistent with Goal 5 of Goal #9 of the City's Comprehensive Plan concerning economic development, which is to implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area; and consistent with Policy 4 of Goal #9 which is to encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.
 3. Concerning the criteria regarding consistency with the development policies of the Historic Landmarks Commission, to the extent that redevelopment of any parcel over which the Historic Landmarks Commission has review authority, that redevelopment will comply with all applicable procedures and policies required as a result of the Commission's review of a proposed redevelopment project.
 4. The projects anticipated to be undertaken in the identified block are designed to stimulate redevelopment and generate economic and tourist activity within the community, which will in the aggregate, increase property values and tax collections to a level which will produce a reasonable return of the Urban Renewal contribution.
- C. The proposed project satisfies the following specific criteria set forth in Section 601 of the Urban Renewal Plan:
1. The project will increase the value of the properties within the identified block.
 2. The project will place unused or underused property in a productive condition.
 3. The project will enhance opportunities for business, civic, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

4. The project will assist property owners with the rehabilitation of their buildings and property.
5. The project will leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
6. The project will encourage investment in the core commercial area.

Section 2. Effective Date. This Resolution shall be effective as of May 10, 2010.

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2010.

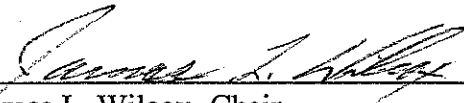
Voting Yes, Councilor: Ahier, Wood, Dick, McGlothlin, Wilcox

Voting No, Councilor: None

Absent, Councilor: Spatz

Abstaining, Councilor: None

AND APPROVED BY THE CHAIR THIS 10TH DAY OF MAY, 2010.



James L. Wilcox, Chair

Attest:



Julie Krueger, MMC, City Clerk

RESOLUTION NO. 14-001

A RESOLUTION APPROVING MINOR AMENDMENT NUMBER THIRTEEN (13) TO THE COLUMBIA GATEWAY URBAN RENEWAL PLAN, ADDING A NEW GOAL OF INCREASING THE VALUE OF PROPERTIES WITHIN THE DISTRICT, AND ENHANCING OPPORTUNITIES FOR FOR-PROFIT ORGANIZATIONS TO PARTICIPATE IN THE PROPERTY REHABILITATION AND LOAN GRANT FUND PROGRAM

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as "Urban Renewal Plan") provides for minor changes to be adopted to the Urban Renewal Plan which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the Urban Renewal Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency's Plan shall be made by a duly adopted and approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on May 12, 2014 to consider the proposed Minor Amendment Number Thirteen (13) to the Urban Renewal Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The changes shall consist of the following:

- A. A new goal (A) shall be inserted on page 7 of the Plan which shall read as follows:

To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.

The current Goals and Objectives in Section 401 on pages 7 to 9 of the Plan, shall be relabeled from (A) to (M) to (B) to (N).

- B. In Section 601 URBAN RENEWAL PROJECTS AND ACTIVITIES, on page 18, for project #13 PROPERTY REHABILITATION GRANT AND LOAN PROGRAM, in subpart #3 Redevelopment of Unused and Underused Land and Buildings and other

Civic Improvements, the second sentence shall be revised to read as follows:

Grants shall be made to for-profit, public, non-profit, and civic organizations.

The Agency finds and concludes that the proposed addition of a goal and objective of adding value to the properties within the Urban Renewal District, and a modification of the Property Grant and Loan Program to allow for-profit organizations to participate in the program, qualifies as a minor change under Section 1201 of the Urban Renewal Plan, as the proposed changes are consistent with the goals and objectives of the Urban Renewal Plan, and do not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

- C. As part of the process of exploring the possibility of adding a goal to the Urban Renewal Plan of increasing the value of properties within the Urban Renewal District, the Urban Renewal Advisory Committee and the Urban Renewal Board engaged in a discussion of prioritizing the existing projects in the Urban Renewal Plan. The Advisory Committee and Agency Board determined a prioritization for the projects which was set forth in Attachment B as part of the Agenda Staff Report dated March 10, 2014 which was presented to the Agency Board. The prioritization process is consistent with and complementary to many of the current Goals and Objectives in the Urban Renewal Plan, including the following:

#401(A) – Make strategic investments in urban renewal funds so that unused and underused properties can be placed in productive condition and utilized.

#401(B) – Participate in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved.

#401(E) – Provide an adequate amount of properly located and designated off-street parking.

#401(F) – Create positive linkages among the Downtown and the West Gateway area.

#401(G) – Improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance the public use of the Riverfront.

#401(H) – Improve the visual appearance, capacity, and traffic flow in areas where development would otherwise be inhibited.

#401(I) – Assist property owners in the rehabilitation of their buildings and property.

The prioritization process did not include any significant modification of the basic procedural, planning or engineering principles of the Urban Renewal Plan. In 1998, there was a significant change in the objectives of the Urban Renewal Plan, from focusing upon projects which would

stimulate private investment within the Urban Renewal District, rather than projects involving infrastructure based improvements. Adding a goal of increasing the value of properties within the Urban Renewal District is consistent with the change in objectives for the Urban Renewal Plan.

- D. Modifying the Urban Renewal Plan to allow for-profit organizations to participate in the Property Rehabilitation Grant and Loan Program is consistent with several goals and objectives in the Urban Renewal Plan, including Goals 401(A), 401(B), and 401(I). This proposed amendment also does not change the basic procedural, planning or engineering principles of the Urban Renewal Plan.

Section 2. Effective Date. This Resolution shall be effective as of May 12, 2014.

PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2014.

Voting Yes, Agency Member: Wood, Spatz, Dick, Lawrence, McGlothlin, Miller
Voting No, Agency Member None
Abstaining, Agency Member None
Absent, Agency Member: None

AND APPROVED BY THE CHAIR THIS 12TH DAY OF MAY, 2014.



Stephen E. Lawrence, Chair

Attest:



Julie Krueger, MMC, City Clerk

RESOLUTION NO. 15-002

**A RESOLUTION APPROVING MINOR AMENDMENT
NUMBER FIFTEEN (15) TO THE COLUMBIA GATEWAY
DOWNTOWN PLAN, ADDING THE REDEVELOPMENT
OF THE ELKS LODGE BUILDING, AS AN URBAN
RENEWAL PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as “Urban Renewal Plan”) provides for minor changes to be adopted to the Urban Renewal Plan which involve the addition of projects that do not modify the goals and objectives or the basic procedural, planning, or engineering principles of the Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency’s Plan shall be made by a duly adopted, approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, on March 17, 2015, the Urban Renewal Advisory Committee reviewed proposed Resolution No. 15-002, and voted to recommend the Urban Renewal Agency Board approve the proposed minor amendment to the Urban Renewal Plan by adoption of the proposed Resolution; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on March 23, 2015, to consider the proposed Minor Amendment Number Fifteen (15) to the Urban Renewal Plan;

**NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL
AGENCY RESOLVES AS FOLLOWS:**

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency’s Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The change shall consist of adding as an approved project the redevelopment of the Elks Lodge Building (“Project”). The Project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs. The change to the Urban Renewal Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the Project qualifies as a minor change under Section 1201 of the Plan, as the project is consistent with the goals and objectives of the Urban Renewal Plan, and does not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

A. The proposed redevelopment project is consistent with the following goals and objectives set forth in Section 401 of the Urban Renewal Plan:

1. It will allow the Agency to make strategic investments of urban renewal funds and engage in various urban renewal activities which will increase the value of properties within the Urban Renewal Area. The purchase agreement for the property anticipates that a new roof will be placed upon the Elks Lodge Building. The repairs to the roof, along with other interior improvements to be made to the building as part of the redevelopment of the building to facilitate the creation of a museum for the display of neon signs, will enhance the value of the Elks Lodge Building.

2. Investment of funds in the Elks Lodge Building will allow the building, which has been underused for several years, to be placed in a productive condition, and to be utilized for economic development in a manner which is consistent with Goal #9 of the City's Comprehensive Plan.

3. It will allow the Agency to participate by means of providing funding in specific opportunities for business, civic, and tourist-related properties to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

a. Insure a more attractive, functional, and economically viable city.

4. It will allow the Agency to leverage its financial resources to the maximum extent possible with the private funding sources which will be established to raise the funds necessary for the redevelopment of the Elks Lodge Building, and the operation of the proposed museum.

B. The addition of the Project satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:

1. The proposed project addresses the following blighted conditions as described in the Urban Renewal Plan:

a. The building currently needs a new roof, which is contemplated to be done as part of the purchase agreement for the building. Recently, an exterior portion of the cornice of the building cracked, presenting a safety hazard to pedestrians and parked vehicles. The building requires significant interior improvements, estimated to cost between \$1 to \$1.5 million dollars, to bring the building into compliance with current building codes. The building has been vacant for several years, and has failed to attract any investor(s) willing to incur the costs to repair the blighted conditions which exist in the building. The continued vacancy of the building will increase the potential for further deterioration of the building, which could result in a determination that the building has to be demolished. The proposed acquisition of the building contemplates

the formation of a private non-profit foundation which will raise the necessary funds to redevelop the building to facilitate the operation of a museum for display of neon signs, which will address the blighted conditions in the building and prevent further deterioration of the building.

2. The proposed Project is anticipated to annually attract between 10,000 to 15,000 visitors to the downtown. The proposed Project is consistent with Economic Development Goal 5 of Goal #9 of the City's Comprehensive Plan concerning economic development, which is to implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural uses in the area; and consistent with Policy 10 of Goal #9 which is to encourage tourism-related services as an element in the diversification of the community's economy.

3. The disposition and development agreement for the Project anticipates that the historic nature of the Elks Lodge Building will be maintained by the developer, and that the applicable provisions of the City's Historic Landmarks Ordinance will be complied with as the Project is developed.

4. The redevelopment of the Building for a museum for the display of neon signs, will generate economic and tourist activity within the community. The Building currently generates approximately \$4,000 in annual property taxes, and the Agency anticipates a return on its investment of \$245,000 within approximately 6 to 7 years, which the Agency has determined is a reasonable rate of return on its investment.

C. The proposed Project satisfies the following specific criteria set forth in Section 601 of the Urban Renewal Plan:

1. The Project will increase the value of the property upon which the Project is located.

2. The Project will place unused and underused property into a productive condition.

3. The Project will enhance opportunities for business, civic, cultural and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

4. The Project will leverage the Agency's financial resources to the maximum extent possible with other private investments and private funding.

5. The Project will encourage investment in the core commercial area of the City.

Section 2. Effective Date. This Resolution shall be effective as of March 23, 2015.

PASSED AND ADOPTED THIS 23RD DAY OF MARCH, 2015


Voting Yes, Agency Member: McGlothlin, Miller, Brown, Lawrence, Spatz

Voting No, Agency Member: None

Absent, Agency Member: Elliott

Abstaining, Agency Member: None

AND APPROVED BY THE CHAIR THIS 23RD DAY OF MARCH, 2015



Stephen E. Lawrence, Chair

ATTEST:



Julie Krueger, MMC, City Clerk

RESOLUTION NO. 15-001

**A RESOLUTION APPROVING MINOR AMENDMENT
NUMBER FOURTEEN (14) TO THE COLUMBIA
GATEWAY DOWNTOWN PLAN, ADDING THE
THOMPSON PARK POOL PROJECT, AS AN URBAN
RENEWAL PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as “Urban Renewal Plan”) provides for minor changes to be adopted to the Urban Renewal Plan which involve the addition of projects that do not modify the goals and objectives or the basic procedural, planning, or engineering principles of the Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency’s Plan shall be made by a duly adopted, approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, on January 27, 2015, the Urban Renewal Advisory Committee reviewed proposed Resolution No. 15-001, and voted to recommend the Urban Renewal Agency Board approve the proposed minor amendment to the Urban Renewal Plan by adoption of the proposed Resolution; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on February 9, 2015, to consider the proposed Minor Amendment Number Fourteen (14) to the Urban Renewal Plan;

**NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL
AGENCY RESOLVES AS FOLLOWS:**

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency’s Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The change shall consist of adding as an approved project the Thompson Park Pool Project (“Project”). The Project may include funding for the construction of alternate Project features including a slide, a climbing wall, shade, and other enhanced landscaping features. The change to the Urban Renewal Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the Project qualifies as a minor change under Section 1201 of the Plan, as the project is consistent with the goals and objectives of the Urban Renewal Plan, and does not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

- A. The proposed redevelopment project is consistent with the following goals and objectives set forth in Section 401 of the Urban Renewal Plan:
1. It will allow the Agency to participate by means of providing funding in specific opportunities for business, civic, and tourist-related properties to be developed, redeveloped, improved, rehabilitated, and conserved in ways which will:
 - a. Insure a more attractive, functional, and economically viable city.
- B. The addition of the Project satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:
1. The proposed project addresses the following blighted conditions as described in the Urban Renewal Plan:
 - a. The current pool located upon the Thompson Park property is in a condition such that the pool could not continue to be used for the purpose of a public swimming pool, and the current pool is scheduled to be demolished and replaced with a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. Replacement of the existing pool will remove a blighted condition created by the existing pool which has fallen into a state of significant disrepair.
 2. The proposed Project will allow for construction of a new pool which will provide recreational opportunities for the local public. The alternate features for the Project, which will be visible from the I-84 freeway, are designed in part to attract tourists to the City. The proposed project is consistent with Economic Development Goal 5 of Goal #9 of the City's Comprehensive Plan concerning economic development, which is to implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area; and consistent with Policy 10 of Goal #9 which is to encourage tourism-related services as an element in the diversification of the community's economy.
 3. Concerning the criteria regarding consistency with the development policies of the Historic Landmarks Commission, this criteria is not applicable to the Project.

4. The alternate features for the Project which are proposed for funding will generate economic and tourist activity within the community, which will in the aggregate, increase property values and tax collections to a level which will produce a reasonable return of the Urban Renewal contribution.
- C. The proposed project satisfies the following specific criteria set forth in Section 601 of the Urban Renewal Plan:
1. The project will increase the value of the properties within the identified block.
 2. The project will enhance opportunities for the provision of tourist-related services, as well as providing recreational opportunities for the local public.
 3. The project will enhance development of the adjacent West Gateway area, and facilitate development of a positive linkage between the West Gateway area and the Downtown.

Section 2. Effective Date. This Resolution shall be effective as of February 9, 2015.

PASSED AND ADOPTED THIS 9TH DAY OF FEBRUARY, 2015.

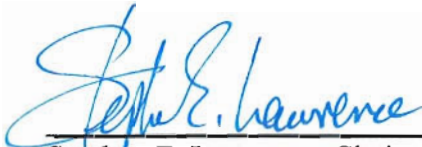
Voting Yes, Agency Member: McGlothlin, Spatz, Brown, Elliott, Lawrence, Miller

Voting No, Agency Member None

Absent, Agency Member: None

Abstaining, Agency Member: None

AND APPROVED BY THE CHAIR THIS 9TH DAY OF FEBRUARY, 2015.



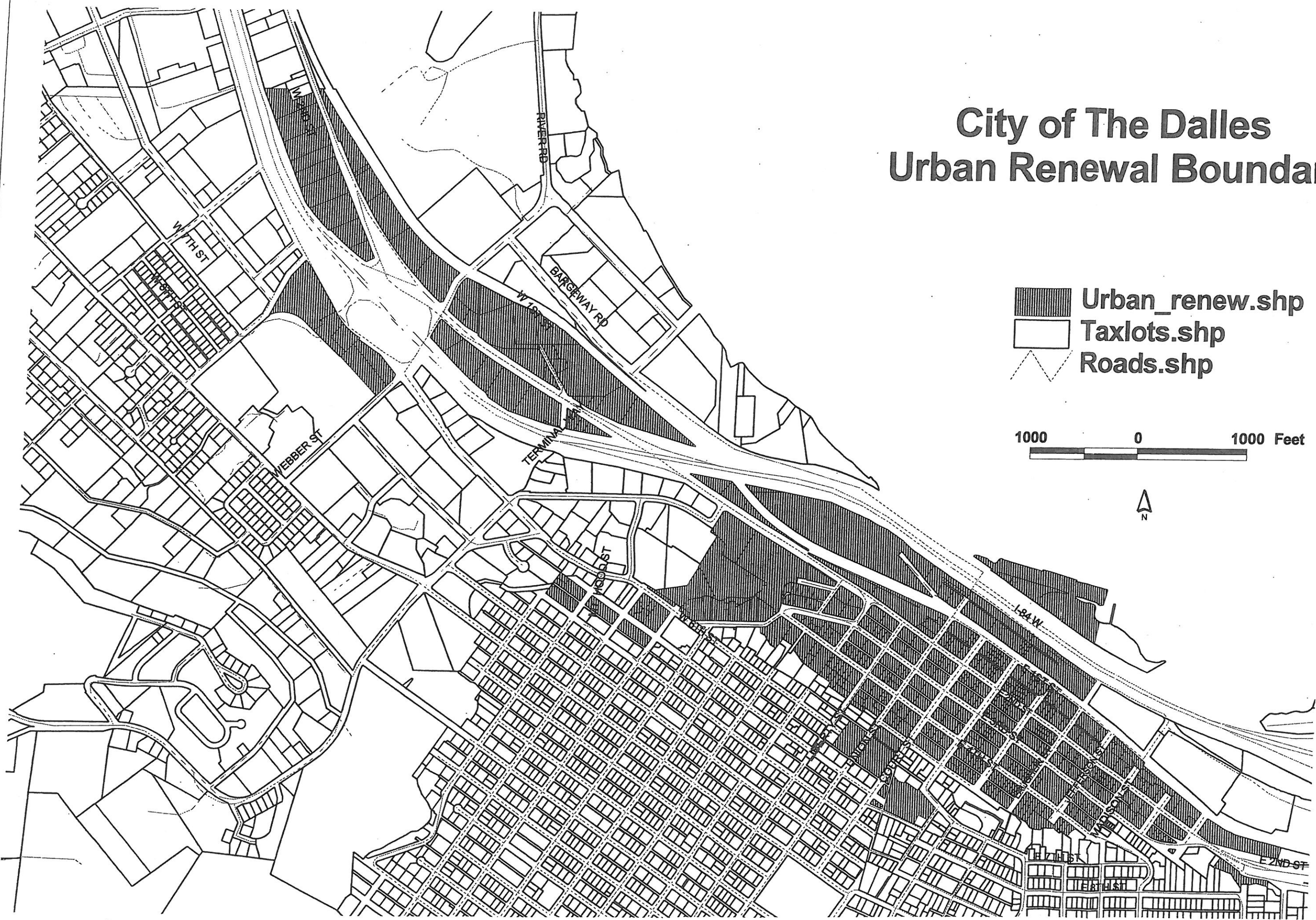
Stephen E. Lawrence, Chair

Attest:



Julie Krueger, MMC, City Clerk

City of The Dalles Urban Renewal Boundary



- Urban_renew.shp
- Taxlots.shp
- Roads.shp



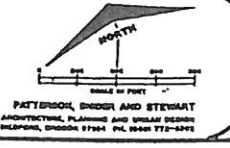
**AMENDED
URBAN RENEWAL BOUNDARY MAP**

**HATCHED AREA...DELETED FROM URBAN RENEWAL BOUNDARY
BY AMEDEDMENT #2**

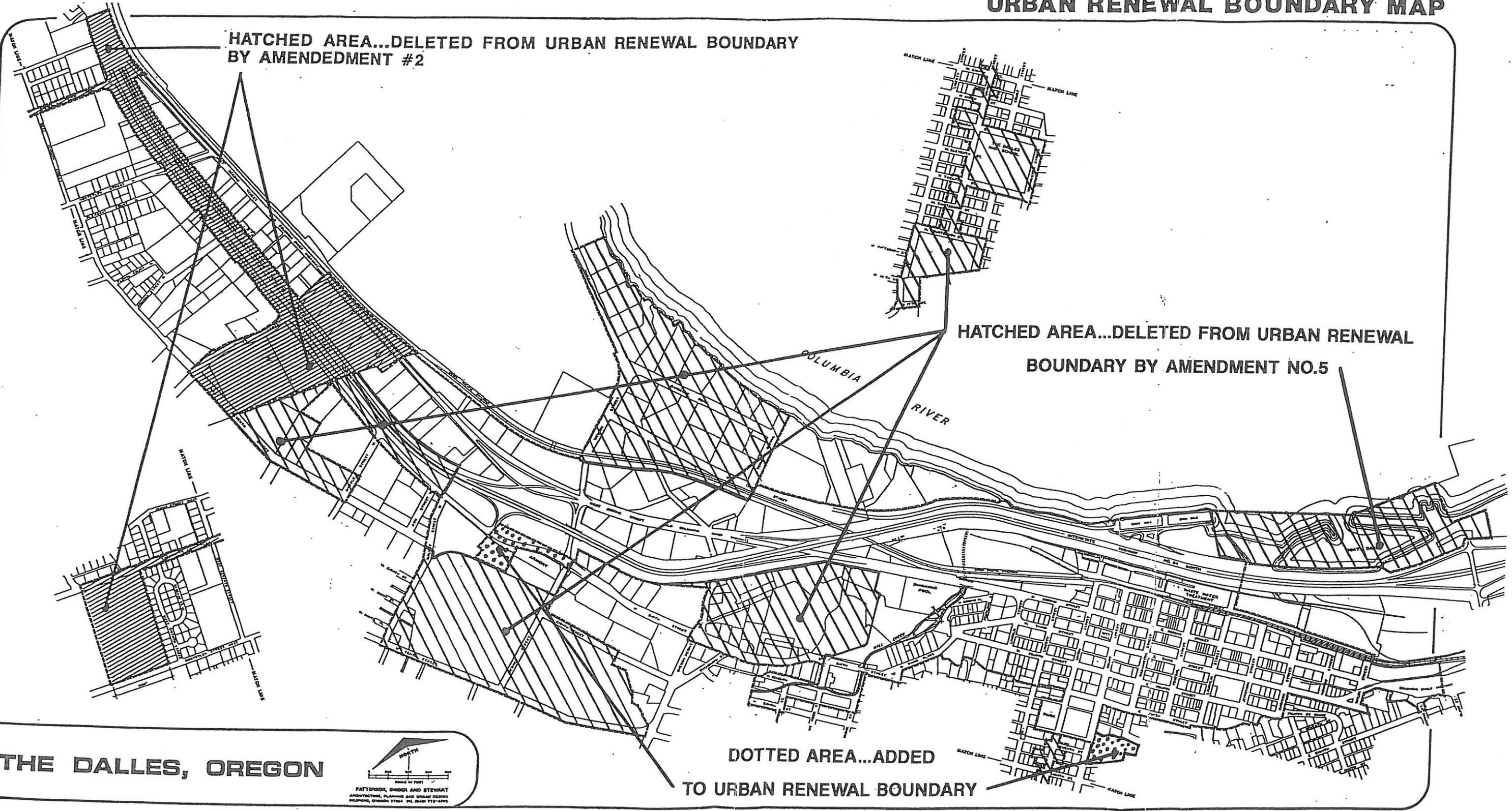
**HATCHED AREA...DELETED FROM URBAN RENEWAL
BOUNDARY BY AMENDMENT NO.5**

**DOTTED AREA...ADDED
TO URBAN RENEWAL BOUNDARY
BY AMENDMENT NO.5**

THE DALLES, OREGON



**EXHIBIT 2
AMENDED**



REPORT ACCOMPANYING THE 10th AMENDMENT
TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN AMENDMENT

City of The Dalles

June 22, 2009

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REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN

I. INTRODUCTION

The Columbia Gateway/Downtown Urban Renewal Report (the “Report”) contains background information and project details for the 10th Amendment to the Columbia Gateway/Downtown Urban Renewal Plan (the “Plan”). The Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan. State law requires that, for an amendment that increases a plan’s maximum indebtedness, the report accompanying the plan address conditions in the entirety of the plan area. Therefore, this Report includes information relating to the Plan area, as it may be amended by the 10th Amendment.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

The Area is shown in Figure 1. The new properties to be added to the Area are outlined in Figure 2. These parcels relate to the greenway project (west end of Area) and a redevelopment project (east end of Area).

Figure 1. Columbia Gateway/Downtown Urban Renewal Area

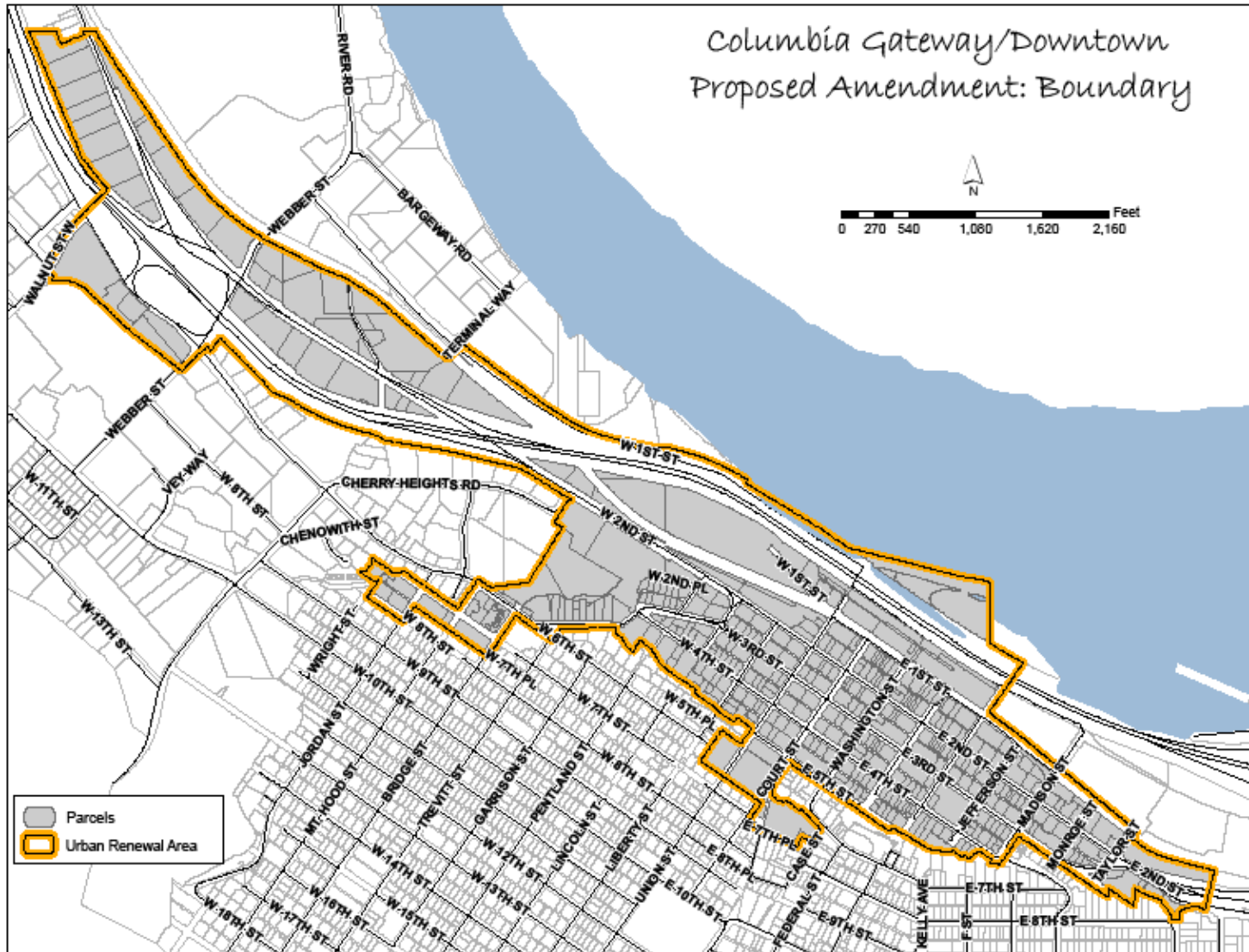
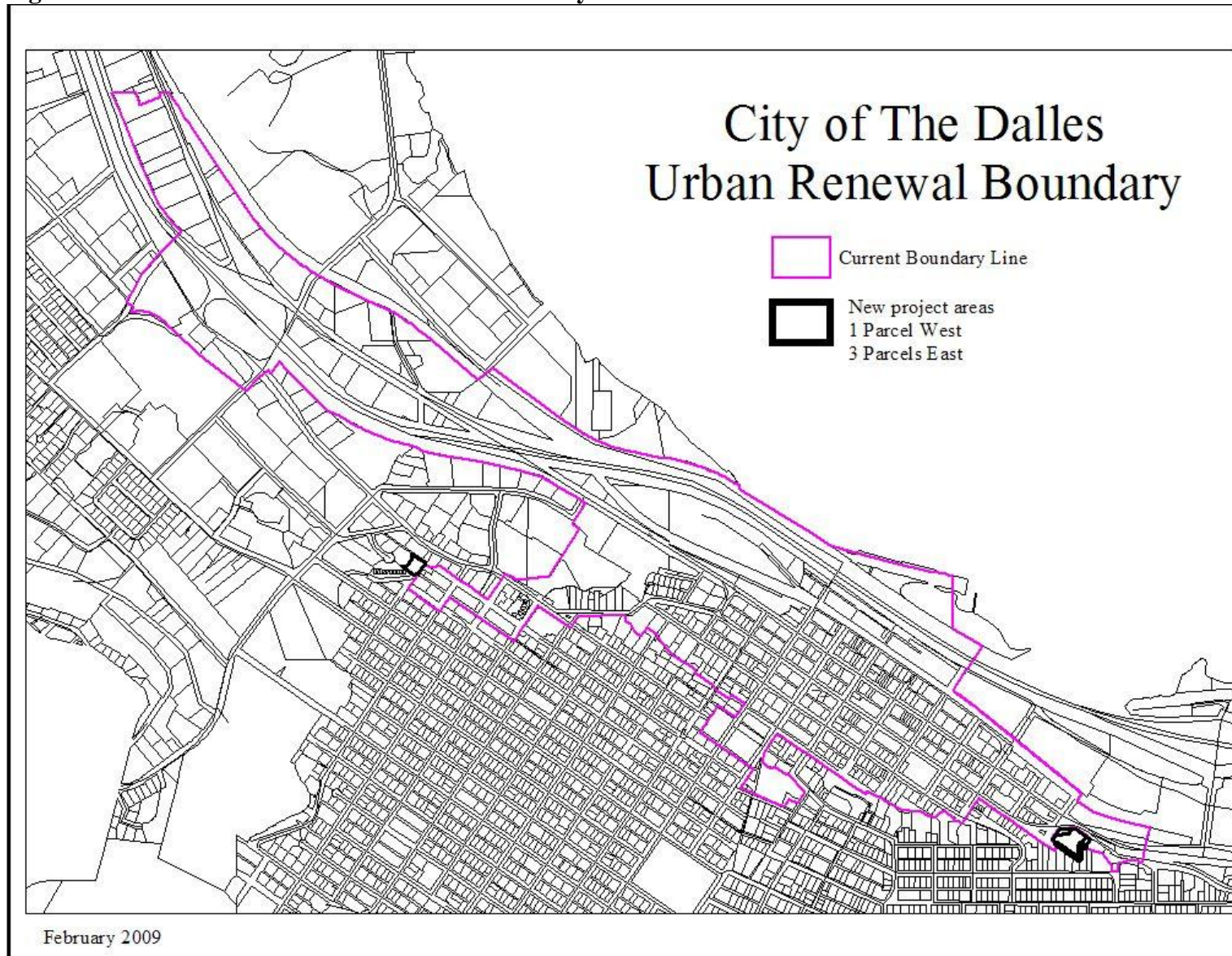


Figure 2. Parcels to be Added to Columbia Gateway/Downtown Urban Renewal Area



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**II. EXISTING PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS AND
IMPACT ON MUNICIPAL SERVICES**

This section of the Report describes existing conditions within the Columbia Gateway/Downtown Urban Renewal Area (the “Area”), documenting the occurrence of “blighted areas” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area, shown in Figure 1 above, contains approximately 176.9 acres of parcels and 142.8 acres of right of way, for a total of 319.7 acres.

The Columbia River borders the northern side of the Area. The eastern boundary is the eastern edge of the central business core of downtown The Dalles. The western boundary is elongated and contains industrial properties to the west of the downtown. Transportation within the Area is conducted mainly along 2nd and 3rd Streets.

An analysis of property classification data from Wasco County 2008-09 Assessment and Taxation database was used to determine the land use designation of parcels in the Area. The largest portion (38.96 percent) of the Area is classified as Commercial Improved, as shown in Table 1, “Existing Land Use (FY 2008-09).” Total commercial uses account for 23.62 percent of the Area. Government/Non Profit uses account for 24.49 percent of the Area. Right of way comprises 44 percent of the Area.

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Table 1. Existing Land Use of Proposed Area (FY 2008-2009)

Land Use	Code	# Parcels	Acreage	% of Total
Res Unbuildable	10	3	0.4	0.14%
Res Historic	14	2	0.1	0.03%
Com Unbuildable	20	2	0.5	0.16%
Com Historic	24	7	0.8	0.26%
Ind Unbuildable	30	1	0.1	0.03%
Res Vacant	100	4	0.4	0.13%
Res	101	29	3.6	1.14%
Res Multi-Story				0.00%
Res/Com imp	121	46	9.0	2.82%
Com Vacant	200	24	4.4	1.36%
Com Improved	201	211	49.9	15.61%
Com, part EX	204	6	8.1	2.53%
Com MS	209	2	2	0.63%
Com/Ind	231	4	9.8	3.07%
Industrial	300's	10	7.4	2.31%
Multistory	701	2	2	0.63%
Gov't/ Non-Profit	900's	84	78.3	24.49%
Right of Way			142.8	44.66%

Source: Wasco County Assessor by Wasco County GIS

Table 1a. Existing Land Combining Categories

Land Use	Code	# Parcels	Acreage	% of Total
Residential		84	13.61	4.26%
Commercial		256	75.51	23.62%
Industrial		11	7.51	2.35%
Multi-Story		2	2.00	0.63%
Gov't/Non-Profit		84	78.30	24.49%
Right of Way			142.80	44.66%
Totals		437	319.73	100.00%

Source: Wasco County Assessor by Wasco County GIS

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2. Zoning

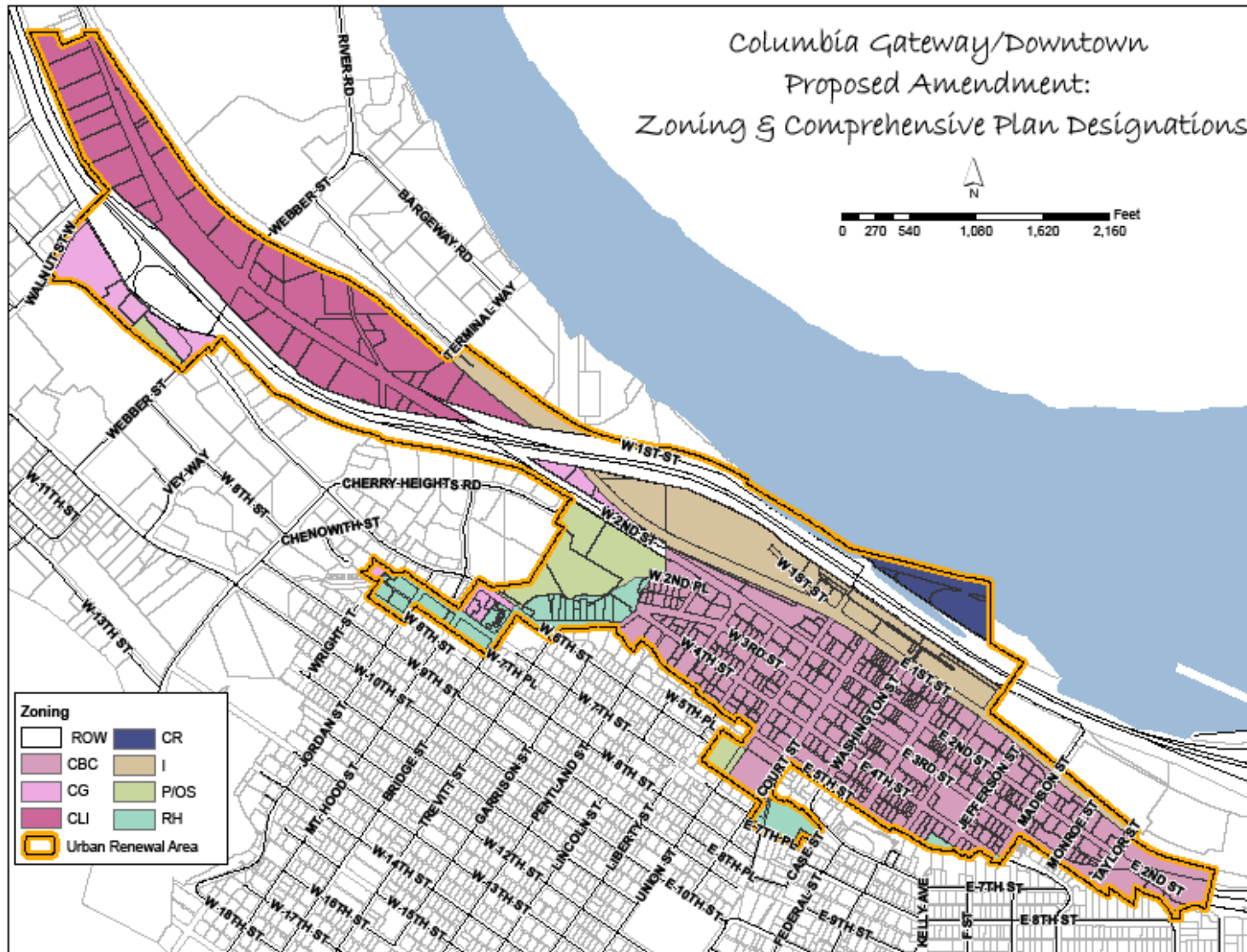
As illustrated in Table 2 and Figure 3, 20.20 percent (64.6 acres) is zoned Central Business District. The Commercial/Light Industrial zone represents 49.4 acres or 15.45 percent of the Area. The remaining zones represent 19.70 percent of the Area and right of way represents 44.65 percent of the Area.

Table 2. Existing Zoning of Proposed Area

Zoning and Comprehensive Plan Designations	Parcels	Acres	% of Total (Acres)
Industrial	15	20.5	6.41%
Commercial General	13	10	3.13%
Recreational Commercial	2	6.4	2.00%
Commercial/Light Industrial	40	49.4	15.45%
Central Business Commercial	318	64.6	20.20%
Park/Open Space	8	15.6	4.88%
High Density Residential	41	10.49	3.28%
Right of Way		142.8	44.65%
<i>Total</i>		<i>319.79</i>	<i>100.00%</i>

Source: Wasco County GIS

Figure 3. The Columbia Gateway/Downtown Urban Renewal Area Zoning



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B. Infrastructure

1. Transportation

Running east and west through the downtown of The Dalles are 2nd and 3rd Streets, which compose a major transportation corridor. The streets are characterized by a lack of streetscape improvements in the Area. The east entrance to the downtown is inefficient and in need of upgrading. Designs for this have been approved by the City Engineer and construction is expected in the near future. The east entrance is inadequate and poorly designed and the streetscape improvements are inadequate to meet the demands of projected development in the Area and constitute blight in accordance with ORS 457.050(1)(e).

The classifications of streets in the Area as designated in the Transportation Systems Plan, prepared in June of 1999, and updated in June and December of 2006, are as follows:

Arterials

- a. 2nd Street from Webber Street East Area Boundary
- b. 3rd Street from Lincoln Street to 2nd Street
- c. Webber Street from south Area Boundary to 2nd Street
- d. Cherry Heights Road from Area Boundary to 2nd Street
- e. Lincoln Street from 2nd Street to 3rd Street

Minor Arterials

- a. 6th Street from Jordan Street west
- b. Union Street from 3rd Street to West 1st Street
- c. West 1st Street from Union Street to west edge of Area
- d. Webber Street from West 1st Street to West 2nd Street
- e. Washington Street from 2nd Street to 4th Street
- f. Brewery Grade at the east edge of the Area where it intersects Hwy 30

Major Collectors

- a. Webber Street from 2nd Street to west Area boundary
- b. 3rd Place within the Area boundary
- c. 3rd Street from 3rd Place to Lincoln
- d. 4th Street
- e. Union Street from 3rd Street to 5th Street

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- f. 2nd Street from Webber Street to west end of Area
- g. 4th Street from Jefferson to East 9th Street
- h. Federal Street from 2nd Street to 4th Street
- i. Madison Street from 1st Street to 3rd Street
- j. Court Street from 1st Street to 2nd Street
- k. Washington Street from 1st Street to 2nd Street

The remaining streets in the Area are classified as Local Streets.

There are no existing bike lanes in the Area. There is a proposed bike path along the Columbia River. There is a proposed bike path shown along the Mill Creek Greenway, which will eventually connect within the Area and connect to the waterfront path. There are many “shared roadways” within the Area. These are roads where bicycle travel is anticipated, but where separate bike lanes will not be designated. The Dalles Bicycle Master Plan, completed in June of 1993, can be found on the City of The Dalles website. Since it does not propose improvements for these shared roadways, they are not explicitly detailed within this document.

Streets

According to city staff, the following streets in the Area are in good/excellent condition:

Court Street- from 4th to 5th Avenue
East 5th Street from Union Street to Washington Street
Union Street to West 1st Avenue from railroad to railroad

The remainder of the streets would be classified as poor-failing condition.

Most of the paved streets within the downtown portion of the Area are built to city standards in that they have curbs, gutters and sidewalks. However, streetscape improvements occur only on 2nd Street. This same level of streetscape improvements is necessary for 1st Street, 3rd Street and 4th Street.

The streets are therefore inadequate, and constitute a blighting condition under ORS 457.010(1)(e).

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2. Water, Sewer and Storm Drainage Facilities

Water:

In March of 2009, the City of The Dalles Public Works Department conducted an inventory and assessment of the Water Mains within the proposed boundary for the Urban Renewal Agency (Columbia Gateway/Downtown). The mains were found to be in fair to good condition **except** for the following:

- a. Main on 1st Street from Union Street to Monroe Street
- b. Main on Union Street from 1st Street to 7th Street
- c. Main on 3rd Street from Union Street to Brewery Grade
- d. Main on Madison Street from 1st Street to 3rd Street
- e. Main on Jefferson Street from 1st Street to 4th Street minus section replaced with 2nd Street Project
- f. Main on Federal Street from 1st Street to 5th Street minus section replaced with 2nd Street Project
- g. Main in the alley between 4th Street and 5th Street from Laughlin Street to Court Street
- h. Main on 4th Street from Jefferson Street to 3rd Place
- i. Main in the alley between 7th Street and 8th Street from Union Street to Liberty Street
- j. Main in 6th Street from Third Place to Trevitt Street

There is a CIP project planned for Second Street at Webber Street for upsizing to an 18-inch main in the Area.

In addition to the above information, the Fire District has requested water line upgrades in the Area to increase the capacity of the lines. This is included as a project activity under streetscape improvements. The water system is, therefore, inadequate, and constitutes a blighting condition under ORS 457.010(1)(e).

Sanitary Sewer:

In April of 2009, The City of The Dalles Public Works Department conducted an inventory and assessment of the sanitary sewer mains within the Area. The mains were found to be in fair to good condition **except** for the following:

- a) Main on Union Street from 7th Street to 4th Street
- b) All mains from 4th Street to 2nd Street between Union Street and Taylor Street
- c) Main on Taylor Street from 2nd Street to 1st Street
- d) Main on 1st Street from Jefferson Street to Monroe Street
- e) Main on 2nd Street from Taylor Street to Brewery Grade

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- f) Main on Laughlin Street from 5th Street to 3rd Street
- g) Main on Lincoln Street from 4th Street to 2nd Street
- h) Main on 6th Street and 3rd Place north to Mill Creek
- i) Main on 6th Street all along Mill Creek to 3rd Place
- j) Main on Bridge Street from 7th Street to 6th Street
- k) Main on Mt Hood Street from 8th Street to 7th Street
- l) Main on Jordan Street from 8th Street to 7th Street
- m) Main on 2000 Block of West 2nd Street along railroad tracks to Webber Street

There is a CIP project planned for the following:

- a) Main from 8th Street and Jordan Street to 3rd Place and Lincoln Street
- b) Main on Union Street from 5th Street to 10th Street

The sanitary sewer system is, therefore, inadequate, and constitutes a blighting condition under ORS 457.010(1)(e).

Storm

In April of 2009, The City of The Dalles Public Works Department conducted an inventory and assessment of the storm drain mains within the Area. The mains were found to be in fair to good condition **except** for the following:

- a) Storm main from 2nd Street to 3rd Street and Union Street to Taylor Street are very deep and would present a challenge to repair or replace in the future.

There is a CIP project planned for the following:

- a) 6th Street drainage ditch ease of Walnut Street.

The storm drain mains are adequate for the Area.

3. Parks and Open Space

There are four parks within the Area:

- a) The Mill Creek Greenway
- b) The City Park located at 707 Union Street
- c) Thompson Park at 602 W 2nd Street
- d) A small portion of Kramer Field Park.

4. Public Spaces

The public spaces are identified in the section below: Public Buildings.

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5. Public Parking

There is public parking in the Area at the locations shown in the following table.

Table 3. Urban Renewal Area Public Parking Information

Spaces	Location	Map & Tax Lot	Owner/Agency
24	214 W. 3rd St.	1N 13E 3BB 3400, 3401	City Parking Lot
18	313 Court St.	1N 13E 3BC 400	City Hall Parking Lot
130	700 Union	1N 13E 3BC 8000, 8100	State Office Building
25	511 Washington	1N 13E 3BC 6800	County Court House
66	602 W. 2nd St.	1N 13E 4AA 600	Thompson Park
60	722 Court Street	1N 13E 3CB 800	Library
86	1st and Washington	1N 13E 3BD 700, 800, 900, 1000, 1100	City Parking Lot
18	1st and Federal	1N 13E 3BD 1300, 1400	City Parking Lot
56	101 W. 2nd St.	1N 13E 3BB 700, 500	
483	Total		

Source: City of The Dalles Staff

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6. Public Buildings

The Public Buildings as listed by the Wasco County Assessor are shown in the following table.

Table 4. Public Buildings

Map and Taxlot	Owner	Site Address
1N 13E 3 BD 9600	CIVIC AUDITORIUM HIST PRESERV	323 E 4TH
1N 13E 3 DA 100	COLUMBIA GATEWAY URBAN RENEWAL AGCY	901 E 2ND
1N 13E 3 BA 500	DALLES CITY OF THE	110 UNION
1N 13E 3 DA 3800	DALLES CITY OF THE	924 E 2ND
1N 13E 3 BD 200	DALLES CITY OF THE	105 LAUGHLIN
1N 13E 3 BB 3400	DALLES CITY OF THE	222 W 3RD
1N 13E 3 BB 3401	DALLES CITY OF THE	214 W 3RD
1N 13E 3 BD 800	DALLES CITY OF THE	308 E 1ST
1N 13E 3 BD 2700	DALLES CITY OF THE	313 E 2ND
1N 13E 3 BD 1200	DALLES CITY OF THE	201 FEDERAL
1N 13E 3 CB 800	DALLES CITY OF THE	722 COURT
1N 13E 3 BC 8100	DALLES CITY OF THE	700 UNION
1N 13E 3 BC 600	DALLES CITY OF THE	401 COURT
2N 13E 33 DC 800	MID COL COMMUNITY ACTION	1301 W 2ND
1N 13E 4 AA 700	N. WASCO CO PARKS & REC DIST	602 W 2ND
1N 13E 3 BC 8200	N.WASCO CO PARKS & REC DIST	707 UNION
2N 13E 33 C 1500	NORTHERN WASCO CO PUD	2000 W 2ND
2N 13E 33 C 1600	NORTHERN WASCO CO PUD	2050 W 2ND
2N 13E 33 CD 1100	STATE OF OREGON	713 WEBBER
1N 13E 3 BC 2100	THE DALLES ART ASSOCIATION	220 E 4TH
1N 13E 3 BC 500	THE DALLES FIRE DEPT	313 COURT
1N 13E 3 BB 600	UNITED STATES POSTAL SERVICE	101 W 2ND
1N 13E 3 BB 400	UNITED STATES POSTAL SERVICE	205 UNION
1N 13E 3 BB 1300	WASCO COUNTY	410 W 2ND PL
2N 13E 33 C 1700	WASCO COUNTY	808 WALNUT
1N 13E 3 BC 7600	WASCO COUNTY	206 E 5TH
1N 13E 3 BC 7700	WASCO COUNTY	202 E 5TH
1N 13E 3 CA 3000	WASCO COUNTY	419 E 5TH
1N 13E 3 BC 6800	WASCO COUNTY	511 WASHINGTON ST
1N 13E 3 BC 1800	WASCO ELECTRIC COOP INC	105 E 4TH

Source: City of The Dalles Staff

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C. Social Conditions

There are 132 parcels in the Area classified by the Wasco County Assessor as having residential use.

The following information comes from the United States (US) Census and relate to the City of the Dalles as a whole and can be assumed to relate to the residential parcels in the Plan Area. As of the United States Census of 2000, there were 12,156 people, 4,896 households and 3,226 families residing in the City of The Dalles. The population density was 892.3 people per square mile (km²) and there were 5,227 housing units at an average density of 383.7 per square mile (km²).

The racial makeup of the city as of the 2000 census is shown in Table 5.

Table 5. Racial Characteristics

Racial Characteristics	Percentage
White	87.83%
African American	0.39%
Native American	1.20%
Asian	0.96%
Pacific Islander	0.77%
Other	6.23%
2 or more races	2.62%
<i>Total</i>	<i>100.00%</i>

Source: United States Census of 2000

The Census calculates Hispanic or Latino of any race as a separate category. Hispanic or Latino of any race was 10.5 percent of the population.

There were 4,896 households, 30 percent which had children under the age of 18 living with them, 51.1 percent which were married couples living together, 10.6 percent which had a female householder with no husband present and 34.1 percent which were non-families. Individuals comprised 29.2 percent of all households and 13.5 percent had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 2.94.

The population by age category in the 2000 census is shown in Table 6.

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Table 6. Population by Age

Age	Percentage
<18	24.80%
18-24	7.90%
25-44	25.70%
45-64	23.50%
65 >	18.1%

Source: United States Census of 2000

The median age was 39 years. For every 100 females there were 94.7 males. For every 100 females age 18 and over, there were 91.5 males.

The median income is shown in Table 7.

Table 7. Median Income

Category	Income in Dollars Per Year
Family	\$43,041
Male	\$36,387
Female	\$22,583
Per Capita	\$17,511

Source: United States Census of 2000

About 9.0 percent of families were below the poverty line, as were 16.6 percent of those under age 18 and 8.6 percent of those age 65 or over.

The Portland State University Population Research Study of March 2008 estimates the population of The Dalles has increased to 13,170 as of July 1, 2007, an 8 percent increase in population over 7 years.

In May of 2006, ECONorthwest completed a population forecast for The Dalles.

Table 8 presents the population forecast for the City of The Dalles for the period 2006-2056. The forecast reaches a population of 22,545 by 2026 and 31,926 by 2056. The assumed growth rate for the 2006-2056 period is 1.9 percent annually until 2026, 1.3 percent between 2027 and 2046, and 0.9 percent between 2047 and 2056. This rate is based on The Dalles' growth between 1980 and 2005.

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Table 8. Population Forecast

Year	Population	Decade Increase	Av. Annual Growth Rate	Change
2006	15,472			
2016	18,677	3,204	1.90%	21%
2026	22,545	3,868	1.90%	21%
2036	25,653	3,108	1.30%	14%
2046	29,190	3,537	1.30%	14%
2056	31,926	2,736	.90%	9%

Source: U.S. Census and Population Research Center at Portland State University

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area, including all real, personal, personal manufactured and utility properties, is \$86,332,755. The total assessed value of the City of The Dalles is \$752,003,143.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Ratio" or "I:L." The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. A healthy condition of real estate investment in the The Dalles area would be 7:1. There are only 4.09 percent of the parcels in the Area that meet this improvement ratio.

Table 9 below "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. As the table shows, approximately 80 percent of the study area's acreage has less than 2.0 improvement value; the I:L ratios for improved properties in the urban renewal study area are very low. This growing lack of proper utilization of land results in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare, constitutes blight in accordance with ORS 457.010(1)(h).

There are 71 parcels which do not have an improvement value listed, so these do not have an I:L ratio. There are 12 parcels that have no I:L ratio as the assessor has no value listed for the land because properties are non taxable. These parcels account for 7.1 acres.

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Table 9. I:L Ratio of Parcels in the Area

I:L Ratio	# Properties	Acreage	% of Total
0	71	37.1	9.88%
0.01 - 0.99	93	43.1	12.93%
1.00 - 1.99	89	34.4	56.95%
2.00 - 2.99	74	25.4	7.27%
3.00 - 3.99	36	10.6	3.90%
4.00 - 4.99	26	8.9	2.51%
5.00 - 5.99	13	3.5	1.49%
6.00 - 6.99	12	3.7	0.98%
7.00 - 7.99	4	0.8	0.21%
8.00 - 8.99	2	0.6	1.37%
9 and over	5	1.6	0.83%
Government	12	7.1	1.68%
Total	437	176.8	100.00%

Source: Wasco County Assessor data

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E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (“affected taxing districts”) is described in section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Projected increases in mixed use, retail, commercial and residential occupancies within the Area will generally result in higher demand for fire, life safety and public safety services. The projected increase in occupancies within the Area will also raise the demand for water, sewer and storm drainage services.

These impacts will be offset by funding for projects from the Plan, including:

- Improved transportation systems including roads, sidewalks and greenway trails will benefit the citizens of The Dalles. The street improvements will allow residents to travel through the area more safely. The sidewalk and greenway improvements will benefit pedestrians and bicyclists by allowing for both more safety and an extended system of connections throughout the city. In addition, these improvements will contain GPS systems, as requested by the Fire District.
- Building conditions will be improved as a result of the Property Rehab Loan program and the Downtown 2nd Story Rehab programs. If buildings receiving assistance also upgrade to have sprinkler systems, as requested by the Fire District, this installation will aid the Fire District on providing for the public safety in the Area.
- The proposed Marine Terminal dock will bring both jobs and economic vitality to The Dalles.
- The downtown parking structure will assist in the ability of patrons to frequent area businesses, thereby increasing economic vitality.
- In addition, developed sites will have employment opportunities for the citizens of The Dalles.
- The improvements to the Downtown Festival Area will assist in bringing economic stimulus to the The Dalles by providing a place for festival activities to occur.

These improvements help offset the fiscal impacts from the urban renewal area.

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III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

There is one urban renewal area in the Plan and it was selected to improve and prevent the future occurrence of blighted areas as defined in ORS 457.010(1).

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

This section describes the relationship between the NEW urban renewal projects called for in the Plan and the conditions generally described in Section I of this Report, and which are more specifically described below. The Project Map is shown in Figure 4. The projects are identified by the number used for identification in the Plan. The new projects are:

9. *Mill Creek Greenway Development*

This project has been changed from Mill Creek Greenway Acquisition to Mill Creek Greenway Development as acquisition for the project was completed through a donation from a private party. Although the property has been acquired, development of the greenway trail is still required.

Relationship to Existing Conditions

There is an existing, paved, Mill Creek Greenway Trail extending from the limited access bridge south of the 6th Street bridge 600 feet west along the creek and which will be extended from its present terminus at the limited access bridge near the Condominiums. It will be extended under the 6th Street bridge and then to connect to 2nd Street. An additional pedestrian bridge over Mill Creek will be needed to join with the Oil Can Henry property. The Mill Creek Greenway Trail is inadequate as it does not presently meet the full needs of the citizens of The Dalles. The Mill Creek Greenway Trail is a blighting condition in accordance with ORS 457.010 (1)(e).

15. *Brewery Grade Reconstruction*

This provides for the reconstruction of the transportation system in the area called Brewery Grade. It provides for a traffic circle and realignment of the streets within the Area.

Relationship to Existing Conditions

The Brewery Grade area is presently a system of streets which is not functioning adequately for the present transportation demands and will not be sufficient for the future development of the Area. The transportation network in this area is blighted in accordance with ORS 457.010(1)(e).

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16. 3rd Place Street Improvements

The 3rd Place street improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.

Relationship to Existing Conditions

3rd Place is not to city standards and is in need of upgrading. The street is blighted in accordance with ORS 457.010(1)(e).

The following are not new projects, but are requests by the Fire District and will be allowed under existing project descriptions:

1. Installation of Opticom GPS System

This provides for the installation of an Opticom GPS system for traffic and pedestrian safety for the use of the Fire District and Police Department. This will be added as a component of the street and streetscape programs already in the Plan.

Relationship to Existing Condition

There is no Opticom GPS system in the Area. Installation of this system will aid in the public safety of the Area.

2. Installation of Sprinklers in Downtown Buildings

This provides for the installation of fire sprinklers, as required, in buildings undergoing rehabilitation under the existing Property Rehabilitation Program.

Relationship to Existing Conditions

Many buildings in the Area do not have sprinkler systems. They are unsafe to occupy because of defective quality of physical construction in accordance with ORS 457.010 (1)(a)(A).

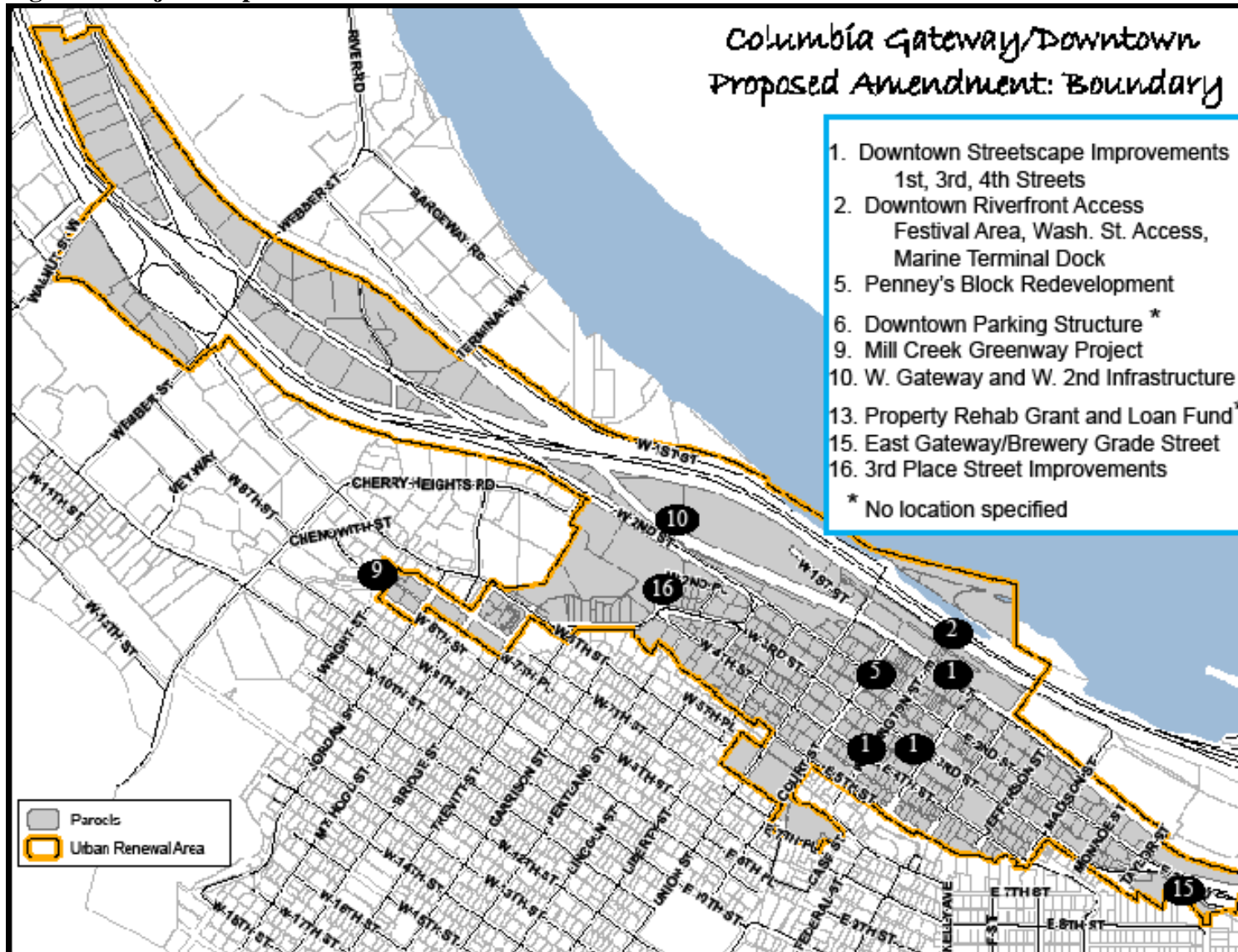
3. Water Systems Upgrades

This provides for the upgrading of water lines throughout the Area. This will be done through the streetscape program already in the Plan.

Relationship to Existing Conditions

There are no utility improvements as projects in the Plan. This would add the ability to upgrade water mains as streets were improved. This upgrade is a result of a request by the Fire District.

Figure 4. Project Map



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V. THE EST. TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 8. Projects and Costs in Year of Expenditure Dollars

Fiscal Year Ending June 30	2010	2011	2012	2013	2014	2015	2016	2017	2018
REVENUES									
Beginning Balance	721,354	186,825	15,755	6,767	29,966	63,466	74,838	675,702	8,849
Debt Proceeds									
Long Term	3,254,069	0	0	1,365,949	0	0	5,061,787	0	0
Short Term	0	344,686	509,708	255,905	467,729	561,358	284,091	559,430	1,063,356
Interest	39,754	5,315	5,255	16,286	4,977	6,248	54,207	12,351	10,722
Total	4,015,177	536,827	530,718	1,644,908	502,672	631,073	5,474,923	1,247,484	1,082,927
	1	2	3	4	5	6	7	8	9
EXPENDITURES									
Administration (Includes Interest Payments)	309,000	318,270	327,818	337,653	347,782	358,216	368,962	380,031	391,432
Debt Issuance Costs	81,352	1,000	1,000	35,149	1,000	1,000	127,545	1,000	1,000
Projects and Programs									
Downtown Streetscape Improvements									
1st Street	1,275,000	153,000	170,000	102,000	0	0	0	0	0
3rd Street	0	0	0	1,114,254	63,760	197,019	1,894,006	0	0
4th Street	0	0	0	0	0	0	0	0	0
Downtown Riverfront Access	0	0	0	0	0	0	0	0	0
Festival Area	0	0	0	0	0	0	230,601	63,339	0
Washington Street St. RR Access	0	0	0	0	0	0	2,121,532	582,714	0
Marine Terminal Dock	0	0	0	0	0	0	0	182,415	657,606
Downtown Parking Structure	0	0	0	0	0	0	0	0	0
Mill Creek Greenway	0	0	0	0	0	0	0	0	0
Gateway Project	0	0	0	0	0	0	0	0	0
West Gateway	0	0	0	0	0	0	0	0	0
West 2nd Street Infrastructure	0	0	0	0	0	0	0	0	0
Property Rehab Grant and Loan Fund	0	0	0	0	0	0	0	0	0
Property Rehab Program	0	48,801	25,133	25,887	26,663	0	56,574	29,136	30,010
Downtown 2nd Story Rehab	0	0	0	0	0	0	0	0	0
East Gateway/Brewery Grade Street Reconstruction	2,163,000	0	0	0	0	0	0	0	0
3rd Place Street Improvements	0	0	0	0	0	0	0	0	0
Total	3,828,352	521,071	523,951	1,614,942	439,206	556,234	4,799,221	1,238,634	1,080,047
Ending Balance	186,825	15,755	6,767	29,966	63,466	74,838	675,702	8,849	2,880

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL PLAN

Table 8. Projects and Costs in Year of Expenditure Dollars, continued

Fiscal Year Ending June 30	2019	2020	2021	2022	2023	2024	2025
REVENUES							
Beginning Balance	2,880	136,251	971,048	728,689	357,170	334,554	90,497
Debt Proceeds							
Long Term	0	7,765,891	0	0	0	0	
Short Term	1,438,341	0	997,898	1,106,827	1,174,650	1,300,893	1,613,015
Interest	14,412	79,021	19,689	18,355	15,318	16,354	17,035
Total	1,455,633	7,981,163	1,988,636	1,853,871	1,547,138	1,651,801	1,720,547
	10	11	12	13	14	15	16
EXPENDITURES							
Administration (Includes Interest Payments)	403,175	415,270	427,728	440,560	453,777	467,390	481,412
Debt Issuance Costs	1,000	194,147	1,000	1,000	1,000	1,000	1,000
Projects and Programs							
Downtown Streetscape Improvements							
1st Street	0	0	0	0	0	0	0
3rd Street	0	0	0	0	0	0	0
4th Street	0	1,730,292	0	0	0	0	0
Downtown Riverfront Access	0	0	0	0	0	0	0
Festival Area	0	0	0	0	0	0	0
Washington Street St. RR Access	0	0	0	0	0	0	0
Marine Terminal Dock	822,477	597,989	153,982	0	0	0	0
Downtown Parking Structure	0	2,699,256	513,274	572,728	226,888	0	0
Mill Creek Greenway	0	553,694	0	0	0	0	0
Gateway Project	0	0	0	0	0	0	0
West Gateway	0	0	0	128,497	189,074	447,916	300,882
West 2nd Street Infrastructure	0	0	0	185,035	272,266	644,999	433,271
Property Rehab Grant and Loan Fund	0	0	0	0	0	0	0
Property Rehab Program	92,730	127,350	163,963	168,881	69,579	0	129,179
Downtown 2nd Story Rehab	0	0	0	0	0	0	0
East Gateway/Brewery Grade Street Reconstruction	0	0	0	0	0	0	0
3rd Place Street Improvements	0	692,117	0	0	0	0	304,894
Total	1,319,382	7,010,115	1,259,947	1,496,702	1,212,584	1,561,304	1,650,638
Ending Balance	136,251	971,048	728,689	357,170	334,554	90,497	69,909

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL PLAN

The total Urban Renewal Area share and projected percentage which is funded are shown in Table 8a.

Table 8a. Estimated Project Costs and Urban Renewal Share

Projects and Programs	Estimated URA Share	% Funded
Downtown Streetscape Improvements		
1st Street	1,700,000	100%
3rd Street	2,750,000	100%
4th Street	1,250,000	100%
Downtown Riverfront Access		
Festival Area	250,000	95%
Washington Street St. RR Access	2,300,000	95%
Marine Terminal Dock	1,800,000	100%
Downtown Parking Structure	3,000,000	95%
Mill Creek Greenway	400,000	100%
Gateway Project		
West Gateway	1,250,000	55%
West 2nd Street Infrastructure	1,800,000	55%
Property Rehab Grant and Loan Fund		
Property Rehab Program	2,300,000	32%
Downtown 2nd Story Rehab	500,000	0%
East Gateway/Brewery Grade Street Reconstruction	2,100,000	100%
3rd Place Street Improvements	1,000,000	69%

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

Projects will be ongoing and accomplished over the life of the Plan. Estimated completion dates are shown in Table 8 above.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 9 shows the tax increment revenues and their allocation to loan repayments, reimbursements, debt service and debt service reserve funds. It is anticipated that all debt will be retired by the end of FY 2026. The maximum indebtedness is Twenty Nine Million, One Hundred Twenty Five Thousand Five Hundred Eighty Three dollars (\$29,125,583). The total amount of tax increment revenues required to service the debt is \$35,188,897.

Table 9. Tax Increment Revenues

	2009	2010	2011	2012	2013	2014	2015	2016	2017
REVENUES									
Beginning Balance	1,116,915	979,614	981,160	981,400	980,274	1,163,501	1,164,871	1,164,895	1,353,838
Current Year's Taxes	1,169,887	1,183,494	1,238,647	1,322,448	1,414,457	1,447,891	1,538,424	1,634,252	1,713,717
Prior Years' Taxes	56,601	61,573	62,289	65,192	69,603	74,445	76,205	80,970	86,013
Interest	11,169	9,796	9,812	9,814	9,803	11,635	11,649	11,649	13,538
Total	2,354,572	2,234,477	2,291,908	2,378,854	2,474,136	2,697,472	2,791,149	2,891,767	3,167,106
EXPENDITURES									
Debt Service, 2002 Bonds	466,882	468,428	468,668	467,542	465,188	466,558	466,582	0	
Bond 1	412,732	412,732	412,732	412,732	412,732	412,732	412,732	412,732	412,732
Bond 2					185,581	185,581	185,581	185,581	185,581
Bond 3								655,525	655,525
Bond 4									
Defeasance									
Total Long Term Debt Service	879,614	881,160	881,400	880,274	1,063,501	1,064,871	1,064,895	1,253,838	1,253,838
Short Term Debt	495,344	372,157	429,108	518,306	247,133	467,729	561,358	284,091	559,430
Reserve	879,614	881,160	881,400	880,274	1,063,501	1,064,871	1,064,895	1,253,838	1,253,838
Balance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL PLAN

Table 9. Tax Increment Revenues, cont.

	2018	2019	2020	2021	2022	2023	2024	2025	2026
REVENUES									
Beginning Balance	1,353,838	1,353,838	1,091,106	1,780,273	1,752,558	1,752,558	1,752,558	1,752,558	2,097,034
Current Year's Taxes	2,213,460	2,290,726	2,395,831	2,505,071	2,618,612	2,680,459	2,803,447	2,931,354	3,064,377
Prior Years' Taxes	90,196	116,498	120,565	126,096	131,846	137,822	141,077	147,550	154,282
Interest	13,538	13,538	10,911	17,803	17,526	17,526	17,526	17,526	20,970
Total	3,671,032	3,774,600	3,618,413	4,429,243	4,520,542	4,588,365	4,714,607	4,848,988	5,336,663
EXPENDITURES									
Debt Service, 2002 Bonds									
Bond 1	412,732	412,732		0	0	0			
Bond 2	185,581	185,581	185,581		0	0	0	0	
Bond 3	655,525	655,525	655,525	655,525	655,525	655,525	655,525	655,525	
Bond 4			997,034	997,034	997,034	997,034	997,034	997,034	997,034
Defeasance									2,689,931
Total Long Term Debt Service	1,253,838	1,253,838	1,838,140	1,652,558	1,652,558	1,652,558	1,652,558	1,652,558	3,686,964
Short Term Debt	1,063,356	1,429,656	0	1,024,127	1,115,425	1,183,248	1,309,491	1,099,396	
Reserve	1,253,838	841,106	1,652,558	1,652,558	1,652,558	1,652,558	1,652,558	997,034	
Balance	100,000	250,000	127,715	100,000	100,000	100,000	100,000	1,100,000	1,649,699

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FY 2026, as shown above, are based on projections of the assessed value of development within the Area and payment of fees. The projections assume continued growth of values in the Area and the development of the Flour Mill project.

Table 10 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues and the annual tax increment revenues (not adjusted for undercollection, penalties and interest). These, in turn, provide the basis for the projections in Table 9.

Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars)

	2009	2010	2011	2012	2013	2014	2015
Columbia Gateway/Downtown							
Base	24,866,020						
Excess	61,466,735	63,625,054	66,659,593	71,215,317	75,998,827	81,021,513	86,295,333
Total AV	86,332,755	88,491,074	91,114,482	95,670,206	100,453,716	105,476,402	110,750,222
		2.50%	2.50%	5.00%	5.00%	5.00%	5.00%
Consolidated Rate	20.7926	19.9797	19.9588	19.9460	19.9909	19.1949	19.1487
Division of Taxes Extended	1,278,053	1,271,207	1,330,448	1,420,460	1,519,288	1,555,199	1,652,443
Division of Taxes Imposed	1,231,460	1,245,783	1,303,839	1,392,051	1,488,902	1,524,095	1,619,394
Compression Percentage	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL PLAN

Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars), cont.

	2016	2017	2018	2019	2020	2021	2022
Columbia Gateway/Downtown							
Base							
Excess	91,832,844	96,484,353	129,824,250	135,995,416	142,413,428	149,088,160	156,029,882
Total AV	116,287,733	120,939,242	154,279,139*	160,450,305	166,868,317	173,543,049	180,484,771
	5.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Consolidated Rate	19.1149	19.0780	18.3133	18.0925	18.0699	18.0479	18.0266
Division of Taxes Extended	1,755,373	1,840,727	2,377,508	2,460,500	2,573,395	2,690,732	2,812,687
Division of Taxes Imposed	1,720,266	1,803,912	2,329,958	2,411,290	2,521,927	2,636,917	2,756,434
Compression Percentage	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

*This increase reflects the Brewery Grade project coming onto the tax rolls.

Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars), cont.

	2023	2024	2025	2026	2027	2028	2029
Columbia Gateway/Downtown							
Base							
Excess	166,273,085	173,902,204	181,836,488	190,088,143	196,524,434	203,153,813	209,982,074
Total AV	190,727,974	198,357,093	206,291,377	214,543,032	220,979,323	227,608,702	234,436,963
	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
Consolidated Rate	17.3156	17.3156	17.3156	17.3156	17.3156	17.3156	17.3156
Division of Taxes Extended	2,879,118	3,011,221	3,148,608	3,291,490	3,402,938	3,517,730	3,635,966
Division of Taxes Imposed	2,821,536	2,950,997	3,085,636	3,225,660	3,334,880	3,447,376	3,563,246
Compression Percentage	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN

Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars), cont.

	2030	2031	2032	2033
Columbia Gateway/Downtown				
Base				
Excess	217,015,183	224,259,286	231,720,711	239,405,979
Total AV	241,470,072	248,714,175	256,175,600	263,860,868
	3.00%	3.00%	3.00%	3.00%
Consolidated Rate	17.3156	17.3156	17.3156	17.3156
Division of Taxes Extended	3,757,748	3,883,184	4,012,383	4,145,458
Division of Taxes Imposed	3,682,593	3,805,520	3,932,135	4,062,549
Compression Percentage	2.0%	2.0%	2.0%	2.0%

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN

**IX. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER
THE INDEBTEDNESS IS REPAID, UPON ALL ENTITIES LEVYING TAXES
UPON PROPERTY IN THE URBAN RENEWAL AREA**

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area.

The tables below show no impacts on the The Dalles Public Schools School or the Educational Service District. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone because of the use of Tax Increment Financing are replaced with State School Fund revenues. These projections are for revenues foregone through FY 2026.

Table 11. Projected Impact on Taxing District Permanent Rate Levies During Use of Tax Increment Financing

Taxing District	Total Revenues Foregone	Average Annual Revenues Foregone
WASCO COUNTY	4,931,522	308,220
PORT OF THE DALLES	232,758	14,547
THE DALLES CITY	3,497,167	218,573
NORTHERN WASCO PARK & REC	788,501	49,281
COLUMBIA GORGE COMMUNITY COLLEGE	313,475	19,592
MID-COL FIRE & RESCUE	2,435,898	152,244
LIBRARY	788,617	49,289
COUNTY 4H	286,453	17,903
SOIL CONSERVATION	213,390	13,337

The average impact of foregone revenues as a percentage of the total permanent rate levy of each taxing district, is shown in Table 12 below.

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN

Table 12. Average Annual Revenues Foregone as Percent of Levy

Taxing District	FY 2008/2009 Levy	% of Levy
WASCO COUNTY	6,807,527	4.5%
PORT OF THE DALLES	223,307	6.5%
THE DALLES CITY	1,932,068	11.3%
NORTHERN WASCO PARK & REC	550,131	9.0%
COLUMBIA GORGE COMMUNITY COLLEGE	431,130	4.5%
MID-COL FIRE & RESCUE	2,365,780	6.4%
LIBRARY	1,054,432	4.7%
COUNTY 4H	393,966	4.5%
SOIL CONSERVATION	294,566	4.5%

Table 13 shows the increase in permanent rate levy revenues that would occur after termination of the tax increment financing in FY2026. By FY 2033, revenues added to the permanent rate levies would substantially equal the revenues foregone during the use of tax increment financing.

Table 13. Additional Revenues Obtained After Termination of Tax Increment Financing by FY 2033

Taxing District	Revenues Gained by Taxing District FY 2027 - FY 2033
WASCO COUNTY	5,217,676
PORT OF THE DALLES	246,264
THE DALLES CITY	3,700,092
NORTHERN WASCO PARK & REC	834,254
COLUMBIA GORGE COMMUNITY COLLEGE	331,665
MID-COL FIRE & RESCUE	2,577,242
LIBRARY	834,377
COUNTY 4H	303,075
SOIL CONSERVATION	225,773

X. RELOCATION REPORT

There are no businesses or residents to be relocated under the Plan at the time of this 10th Amendment.

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN

**XI. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND
SIZE OF URBAN RENEWAL AREA**

There is only one URA in The Dalles. State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25 percent for municipalities under 50,000 in population. As noted below, the frozen base plus the estimated total assessed value of the properties being added to the Area, including all real, personal, personal manufactured and utility properties is \$25,630,490, which is 3.41 percent of the City of The Dalles' total assessed value, and well within the 25 percent statutory limitation. The estimated total acreage of the Area is 319.8 acres, including public right of way. Therefore, 7.31 percent of the acreage in the City would be in urban renewal areas, and 3.41 percent of the assessed value of the City would be in urban renewal areas. This is below the statutory limitation of 25 percent in both cases.

Table 14. URA Conformance with AV and Area Limits

Urban Renewal Area	Acres	Frozen Base/Assessed Value
Columbia Gateway/Downtown (CHD) URA (frozen base)	317.93	\$24,866,020
Additional Areas added in 10 th Amendment (08/09 AV)	1.77	\$764,470
Total in CGD URA	319.7	\$25,630,490
City	4375.14	\$752,003,143
<i>Total Amount of City in URAs</i>	<i>7.31%</i>	<i>3.41%</i>

**Columbia Gateway Urban Renewal Agency
Budget Process for 2017-2018 Fiscal Year
Budget Schedule
as of February 9, 2017**

Activity	Date
Budget Proposal Spreadsheets to Departments	January 1, 2017
Budget preparation by Planning Director	January 1 through February 17, 2017
Narrative update information due to Finance Director along with proposed budget	February 17, 2017
Budget Process Overview at UR Board Meeting (invite UR Budget Committee citizen members also)	February 21, 2017
Finance Director prepares UR Proposed Budget Book	February 18 through March 3, 2017
First draft of balanced Urban Renewal budget to City Manager	March 4, 2017
Publish First Notice of Budget Committee Meeting (not more than 30 days prior to the meeting – documents available to public)	April 2, 2017 (Sunday – submit by Wed) same day as planned distribution to Cmte)
Post on website Second Notice of Budget Committee Meeting (same notice as published posted on City Website continually until after Budget Meetings are over)	April 2, 2017 (Monday after Published)
Finance Department prepare Budget Books	March 10 – April 2, 2017
Distribute Proposed UR Budget books to Budget Committee	April 7, 2017
Budget Committee meetings – Previous Budgets have been approved in one night. This schedule provides for additional meetings if necessary.	April 18, 19 & 21, 2017
Final Approved budget to Finance Department	April 24, 2017
Final Budget complete for publishing (including UR-1)	May 26, 2017
Publish notice of Budget Hearing & UR-1 Form (not less than 5 or more than 30 days prior to hearing)	April 30, 2017 (Sunday – submit by Wed)
Budget Hearing at regular UR Board meeting	May 16, 2017
Budget Adoption at regular UR Board meeting	May 16, 2017
If changes are necessary that require a second Public Hearing, that second PH and adoption will take place	June 20, 2017
Deliver required budget & LB 50 documents to County	July 15, 2017

Local Budgeting in Oregon





Local Budgeting in Oregon

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Local Budgeting in Oregon is a supplement to the *Local Budgeting Manual* (150-504-420), hereafter called the *Manual*. This booklet will introduce you to the requirements of Oregon's Local Budget Law, but it is not a substitute for the *Manual*. Before you take any formal action in the budget process, consult the *Manual*.

First, the basics

What is the law?

Most local governments in Oregon, from the smallest cemetery district to the largest city, must prepare and adopt an annual or biennial budget. (The only exceptions are a few types of local governments specifically exempted.) Schools, counties, cities, ports, rural fire protection districts, water districts, urban renewal agencies, and special districts are all subject to the same budget provisions.

This is not unusual. Many states have specific laws which require units of local government to prepare and adopt annual operating budgets. Yet, Oregon's budgeting system is considered one of the most progressive in the nation. Why?

Look at Oregon's Local Budget Law. (You'll find it in Chapter 294 of the Oregon Revised Statutes.) The law does two important things:

1. It establishes standard procedures for preparing, presenting, and administering the budget.
2. It requires citizen involvement in the preparation of the budget and public disclosure of the budget before its formal adoption.

Many people rely on you, as an elected or appointed official, to see that the annual budget is prepared correctly. State officials check to see that the budget is prepared and administered according to law, and citizens in your district check to see that programs they want and need are adequately funded. This makes budgeting in Oregon a joint effort between the people affected by the budget and the appointed and elected officials responsible for providing the services.

To give the public ample opportunity to participate in the budgeting process, local budget law requires that a budget officer be appointed and a budget committee be formed. The budget officer draws together necessary information and prepares the first draft of the budget. The budget committee then reviews and revises the proposed budget before it is formally approved. Notices are published, budgets are made available for public re-

view, and at least two opportunities for public comment are provided. These requirements encourage public participation in the budget-making process and give public exposure to budgeted programs and fiscal policies before their adoption.

Naturally, citizen involvement varies from one community to the next. If the patrons in your district are active and involved, you may find citizens asking for information not specifically required under local budget law. It is up to your local government to prepare a budget that clearly outlines its fiscal policies and is satisfactory to the voters of the district. If you can make your budget clear and concise, you'll find that taxpayers have a better understanding of the purposes for which their tax dollars are spent. You may also find the citizen input informative and beneficial.

What is a budget?

A budget is a financial plan containing estimates of expenditures and revenues for a single fiscal year (July 1 through June 30).

Note: Local governments have the option of budgeting on a 24-month "biennial" budget period or by fiscal year. For the differences entailed in biennial budgeting, see page 8. Throughout this booklet, we refer to "fiscal year" but if a local government adopts a biennial budget, the period referred to is a 24-month period.

Besides outlining programs for the coming year, the budget controls the local government's spending authority. Since the budgeting process encourages citizen input, the budget is also a vehicle for obtaining public opinion about proposed programs and fiscal policies of your district.

The content and detail of each budget will vary substantially because of differences in the purpose, size, and complexity of local governments.

Who is on the budget committee?

The budget committee consists of the members of the local governing body (such as county commissioners or school board members) and an equal number of citizens at large. The citizens are appointed by the governing body and serve terms of three years. Terms are staggered so that about one-third of the appointed terms end each year.

Note: For most of the districts in Multnomah County, because the Tax Supervising and Conservation Commission (TSCC) holds the budget hearing, the governing body is the budget committee and there are no appointive members. These districts should consult with the TSCC about their processes. This publication addresses the budget committee process for all other districts in the state.



The budget cycle

The nine steps

Budgeting is not something you do once a year. It's a continuous operation, and it takes 12 months to complete a cycle. The budgeting process is actually in three parts: The budget is prepared, approved, and finally adopted. Your budget must be prepared far enough in advance so that it can be adopted before June 30. After adopting the budget, the governing body will make the necessary appropriations and certify the tax levy to the county assessor.

To simplify this rather complex process, we've divided budgeting into nine steps.

Preparing the budget

1. **Budget officer appointed.** Each local government must have a budget officer, either appointed by the governing body or designated in the local government's charter. The budget officer is under the supervision of either the executive officer or the governing body.
2. **Proposed budget prepared.** The budget officer is responsible for preparing or supervising the preparation of the proposed budget for presentation to the budget committee.

Approving the budget

3. **Budget officer publishes notice.** When the proposed budget and the budget message are ready, the budget officer publishes a "Notice of Budget Committee Meeting." If notice is only published in a newspaper of general circulation, it must be published at least twice, five to 30 days before the scheduled budget committee meeting date. The notice may be published once in a newspaper (five to 30 days prior to the scheduled budget committee meeting) as long as it is also published on the local government's website at least 10 days before the meeting. The newspaper notice must include the website address. If notice is hand delivered or mailed, only one notice is required not later than 10 days prior to the meeting.
4. **Budget committee meets.** At least one meeting must be held to 1) receive the budget message and budget document, and 2) hear the public. The budget officer provides a copy of the proposed budget to each member of the budget committee. The copies may be distributed any time before the advertised bud-

get committee meeting. It is also acceptable to wait and distribute the budget at the advertised meeting. When the budget is given to the budget committee, it becomes a public record and must be made available to the public.

The budget committee members cannot get together in person, by telephone, or email before the advertised meeting to discuss the budget. All budget discussions must be held at public meetings.

At the budget committee meeting, the budget message is delivered. The budget message explains the proposed budget and significant changes in the local government's financial position. At this meeting, the budget committee may provide members of the public the opportunity to ask questions about or comment on the budget. If public comment is not allowed at this meeting, the budget committee must provide the public with the opportunity at subsequent meetings.

After the initial meeting, if needed, the budget committee may meet as many times as needed to revise and approve the budget. If two or more meetings are held to take comment from the public, only the first meeting to do so must meet the publication requirements explained in step 3. Notice of additional meetings for this or any other purpose may be provided in the same time frame and manner as notices of meetings of the governing body. Notice of other meetings of the budget committee must be provided as required by Oregon public meeting law. All meetings are open to the public.

5. **Committee approves budget.** When the budget committee is satisfied with the proposed budget, including any additions to or deletions from the one prepared by the budget officer, the budget is approved. If the budget requires an ad valorem tax to be in balance, **the budget committee must approve an amount or rate of total ad valorem property taxes to be certified to the assessor.**

Advertising and holding hearings

6. **Budget summary and notice of budget hearing published.** After the budget is approved, a budget hearing must be held by the governing body. The budget officer must publish a summary of the budget approved by the budget committee and notice of budget hearing five to 30 days before the scheduled hearing. This information must either appear in a newspaper of general circulation, be mailed, or be hand delivered.

If no newspaper is published in your district and estimated expenditures for the ensuing year do not exceed \$100,000, you may provide the budget summary and notice of budget hearing by posting it in three conspicuous places within the district for at least 20 days prior to the date of the hearing.

See the *Manual* for details on publication requirements.

7. **Budget hearing held.** The budget hearing must be held by the governing body on the date specified on the public notices.

The purpose of the hearing is to receive citizens' testimony on the budget approved by the budget committee. Additional hearings may be held. All hearings are open to the public.

Adopting the budget

8. **Budget adopted, appropriations made, tax levy declared and categorized.** By law, the governing body may make changes in the approved budget before or after it is adopted, but no later than the beginning of the fiscal year to which the budget relates. However, without first publishing a revised budget summary and holding another budget hearing:

- Taxes may not be increased beyond the amount approved by the budget committee, and
- Estimated expenditures in a fund may not be increased by more than \$5,000 or 10 percent, whichever is greater.

After the budget hearing, and after considering relevant testimony, the governing body adopts the budget. **It should not be formally adopted until the latter part of June** so last-minute revisions to revenue or expenditure estimates can be incorporated.

The governing body must enact a resolution or ordinance to 1) formally adopt the budget, 2) make appropriations, and if needed, 3) levy, and 4) categorize any tax. The budget is the basis for making appropriations and certifying the tax levy. The resolution or ordinance must be adopted no later than June 30. See the *Manual* for the format of the resolution or ordinance.

9. **Budget filed and levy certified.** The final step in the budget cycle is to certify any necessary property tax levy.

Districts levying a property tax must submit to the county assessor's office on or before July 15:

- Two copies of notice of levy and the categorization certification, and
- Two copies of the budget resolution or ordinance.

Each local district that does not levy a property tax must send a copy of the resolution adopting its budget and making appropriations to the Department of Revenue on or before July 15. All local districts send a copy of the complete budget to the county clerk on or before September 30. School districts also submit a copy of the budget to the county education service district office and to the Oregon Department of Education.



The budget document

All budgets must meet certain minimum requirements, outlined here. For specific examples consult the *Manual*.

Under local budget law the budget must follow a basic format. Expenditures generally are broken down first by fund, then by organizational unit or program, and then, more specifically, by object classification and object. Revenues are broken down by fund, at the least.

What is a fund?

A fund is a fiscal and accounting entity with self-balancing accounts set aside to carry on a specific activity or to meet certain objectives in accordance with a specific regulation. The requirements and resources of a fund must always balance. Every budget has at least one fund (commonly called the General Fund) which is used for everyday operation of the local government.

Depending on the size and complexity of your local government and the services it provides, your district may also have a number of special funds. The most common reason for establishing a special fund is to account for a revenue source whose use is limited to a particular kind of expenditure. Examples include: debt service funds, construction funds, reserve funds, street funds, water funds, and sewer funds.

What is an organizational unit?

Some funds are broken down to account for one or more organizational units or activities, which are merely subdivisions of a fund. An organizational unit might be a department, office, or division. What you call these units is up to your local government.

What is a program?

Budget requirements may be prepared by program. Programs are groups of activities to accomplish a major service or function. Schools use programs in budgeting.

Budget format

Your budget detail sheets for expenditures and revenues must show in parallel columns:

1. Actual expenditures and revenues for two years preceding the current year.
2. Budgeted requirements and revenues for the current year.

3. Estimated requirements and revenues for the coming fiscal year. Upcoming fiscal year estimates should be broken into three columns: proposed, approved, and adopted, showing estimated amounts as they are considered through each step of the budget process.

Information in each column must be itemized to show all estimated or incurred requirements and revenues.

Revenues

Budget revenues are divided into two types: ensuing year property tax and nonproperty tax revenues. Property taxes shown in your budget will not be the same as the property tax “levy” you submit to the assessor.

There are three reasons for this. First, not all taxpayers pay their taxes in the year billed. Second, discounts are given for timely property tax payments. Third, the Oregon Constitution sets a limit on the amount of taxes that can be collected from an individual property.

You must estimate the amount of taxes to be lost because of the “constitutional limits” and “discounts allowed and other uncollected amounts.”

The total of these amounts plus estimated taxes to be received cannot exceed your district’s taxing authority, which includes its rate limit, voter approved local option levies, and levies to repay bonded debt. This total is the amount of tax levy that is certified to the assessor.

The amount estimated as “loss due to constitutional limit” will vary from district to district. Late in October or early November each year, the tax collector sends the district a report on the amount of taxes that will actually be billed for the district. This is called the taxes imposed.

“Discounts allowed and other uncollected amounts” normally will represent only a small percentage of the property tax levy. Contact your county tax collector for help in determining this percentage.

You next need to calculate how much tax revenue can be raised using the district’s permanent rate limit.

$$\begin{array}{c} \text{Rate Limit} \\ \text{times} \\ \text{Estimated District Assessed Value} \\ \text{equals} \\ \text{Amount Raised By Rate Limit} \end{array}$$

This amount plus any local option taxes or bond levies, less the estimate of taxes to be lost, is the amount of tax revenue estimated to be received. If this amount is less than the amount needed for the budget, requirements must be reduced, other sources of revenue found, or additional taxing authority approved by voters.

Expenditures and requirements: by fund

Under the law, budget expenditures and other requirements must be itemized to show all estimated expenses. The estimates may be prepared either by program or organizational unit. Within any fund each expenditure must be detailed and identified, arranged by organizational unit if applicable, and put into one of these major object classifications:

- **Personnel services** includes all salaries, fringe benefits, and miscellaneous costs associated with salary expenditures.
- **Materials and services** includes contractual and other services (example: audit or legal services), materials, supplies, and other charges.
- **Capital outlay** includes acquisition of land, buildings, improvements, machinery, and equipment.

Some special expenditures and requirements do not fit logically into one of these three object classifications. These are put in special categories. The most common special categories are:

- **Debt service** includes repayment of principal and interest on bonds, interest-bearing warrants, and short term loans.
- **Transfers.** An amount to be given as a resource to another fund in the budget.
- **General operating contingencies.** A special amount set aside in the upcoming year for unforeseen expenses.
- **Unappropriated ending fund balance.** A special amount set aside in a budget for use as a resource in the beginning of the next fiscal year after it was budgeted.

Expenditures and requirements: program budgets

Program budgets are prepared differently. Estimates for each program must be arranged by activity and then put into separate object classifications, as already described.



Taxes and budgeting

Many local governments rely heavily on property taxes to finance services they offer. In some cases, services are paid for entirely by property taxes.

The amount and type of tax a local government may levy is limited by the Oregon Constitution and Oregon law. The constitution allows a local government to levy annually the amount that would be raised by its permanent rate limit without further authorization from the voters. Revenue from the permanent rate-limited levy can be used for any purpose.

When a local government has no permanent rate limit or when the rate limit does not provide enough revenue to meet estimated expenditures, the government may request a local option levy from the voters. These levies are in excess of the rate limit and require voter approval. Currently, ESDs cannot use the local option tax. Schools and community colleges can use the local option tax, but the amount they may request is limited.

A local option can be used for general purposes or a specific activity. The levy may be stated as a total dollar amount or rate to be levied uniformly for a period. If the levy is for an operating purpose, the period cannot exceed five years. If the levy is for a capital project, the period cannot exceed 10 years or the life of the capital asset, whichever is less.

A debt service levy is used only to pay principal and interest on bonds. The constitution does not require voters to approve this type of levy each year. That's because voter approval of a bond issue is considered approval of levies necessary to repay bond interest and principal.

By law, some local governments are limited on the total amount of tax they may levy. These limits are computed as a percentage of a local government's property value. For specific examples, consult the *Manual* or the Department of Revenue, Finance and Taxation Unit.

Tax levies not made according to law may be voided by an appeal to the Oregon Tax Court. Appeals can be made by the county assessor, county court, board of commissioners, Oregon Department of Revenue, Tax Supervising and Conservation Commission, or 10 or more interested taxpayers. An appeal must be submitted within 30 days after the local government certifies the tax levy to the county assessor.

In addition, since 1991, the Oregon Constitution has limited the amount of taxes that may be imposed on any property. For any property, the maximum amount of taxes to support the public school system is \$5 per \$1,000 of real market value. The maximum amount of taxes to support other government operations is \$10 per \$1,000 of real market value. Certain types of taxes may not be subject to the limit. See the *Manual* for further information.



Elections and budgeting

Many local governments find that available revenues, including revenue from levies made under the permanent rate limit, are not enough to finance proposed expenditures. In this case, there are two alternatives:

1. Lower the proposed expenditures to equal available revenues, or
2. Schedule a tax levy election to obtain voter approval to levy a local option tax.

All local governments that decide to schedule a levy election are limited to four election dates each year. The levy election must be on one of these dates.

See your county elections officer for more information. The county elections officer publishes election notices, sample ballots, and a list of polling places.

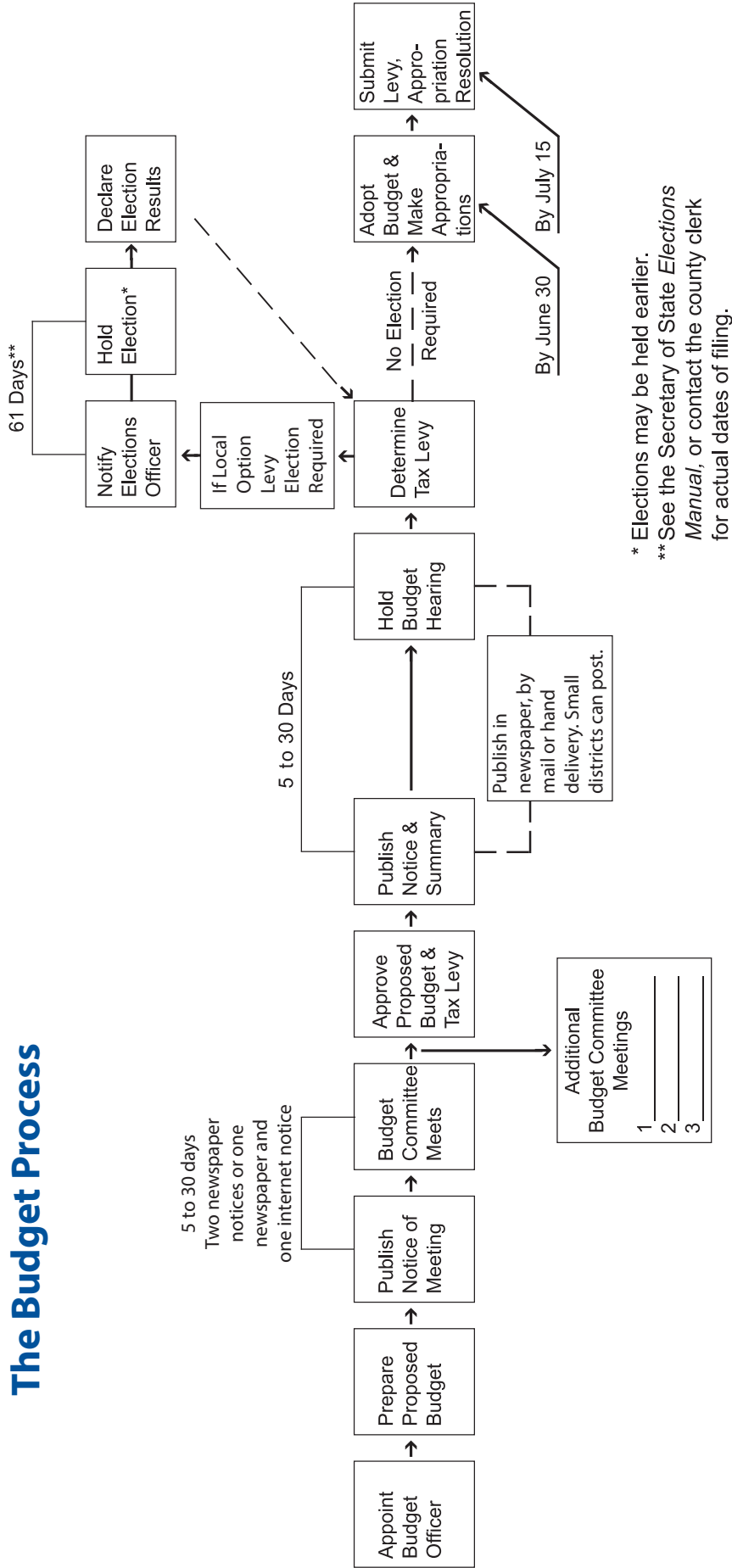
Election dates

- Second Tuesday in March
- Third Tuesday in May
- Third Tuesday in September
- First Tuesday after the first Monday in November

Even if the voters have not yet approved the tax levy before the end of the fiscal year, the governing body must adopt the budget and make appropriations by June 30 to lawfully spend public funds in the new fiscal year. When the district is planning on a tax levy election in September, it must request in writing from the county tax assessor an extension to certify its tax levy. When the tax levy is finally determined, the governing body adopts the resolution to levy taxes and submits its final levy certification to the assessor. If the late levy election failed, the governing body must reduce its budget appropriations to reflect the amount of taxes it actually has authority to levy.

Tax levy ballot language sometimes must contain certain wording or statements required by law or must not exceed other limits. For more details, see the *Manual*, or download a copy of the *Tax Election Ballot Measure Manual* (150-504-421).

The Budget Process





Appropriations and their use

When the nine budget steps are completed and the new fiscal year begins, the governing body works from appropriations. Amounts listed in the appropriation resolution provide authority to spend public funds in the next 12 months. However, appropriations may be made in broader categories than the detail presented in the budget.

District spending is limited to the schedule of appropriations. But what if it is necessary to exceed original appropriations? This may be done after transferring appropriations or preparing a supplemental budget. There are special provisions for exceeding appropriations due to civil disturbance, fire, flood, earthquake, or other calamity.

Appropriation transfers

The governing body's spending authority in existing appropriations may be changed by 1) transferring amounts among existing appropriations in the same fund, or 2) transferring from an existing appropriation in one fund to an existing appropriation category in another fund.

Whenever you need to transfer an appropriation, the governing body must enact a resolution or ordinance providing for the transfer. This enactment must be made before any overexpenditure is incurred. Once a transfer is authorized, the expenditures can be made.

Supplemental budgets

By transferring appropriations, a governing body usually has enough flexibility to carry out the programs prescribed in an adopted budget. But there will be times when an adopted budget gives no authority to make certain expenditures or when revenues are received for which the governing body had no previous knowledge. In these cases it is possible to use a supplemental budget to authorize expenditures or spend additional revenues in a current fiscal year. (There are a few special revenues which may be spent without a supplemental budget.) Supplemental budgets cannot be used to authorize a tax levy.

Local budget law does not contemplate the involvement of the budget committee in adopting supplemental budgets. The governing body may adopt a supplemental budget at a regular public meeting if prior notice is given and the expenditures in the supplemental budget are 10 percent or **less** than of the budget fund being adjusted. If the expenditures are more, the governing body must

publish a summary of the changes in the supplemental budget and hold a special hearing.

Public officials who spend money unlawfully, in excess of authorized amounts or for purposes not provided by law, are civilly liable. The district attorney or a taxpayer may file suit for return of the money.

For more details, see Oregon Revised Statute 294.471 or the *Manual*.



Audits

The final phase in the budgeting cycle is an audit of the previous fiscal year. This usually is done soon after a new fiscal year begins. Most local governments are subject to Oregon's Local Budget Law. Most of these governments are required to have their accounts and fiscal affairs audited and examined annually.

An audit must be done by the Secretary of State or an auditor certified by the Oregon State Board of Accountancy to conduct municipal audits. The auditor examines financial statements, books, records, and other financial data of your local government. The auditor also will look at any activities that relate to collection, receipt, custody, handling, expenditure, or disbursement of public funds.

Contact the Secretary of State's office, Audits Division for further explanation or questions.



Biennial budgeting

Local governments may budget either on a one-year (fiscal year) or a two-year (biennial) cycle. The governing body may, by ordinance, resolution, or charter, provide that the budget be prepared for a period of 24 months. The biennial budget period begins July 1 and ends June 30 of the second following calendar year. In brief, the differences between fiscal year budgeting and biennial budgeting are:

1. Members of a budget committee who prepare a biennial budget are appointed to four-year terms. The terms of the members should be staggered so that one-fourth of the terms end each year.
2. The budget estimate sheets containing the estimates of resources and expenditures in a biennial budget must show:
 - Actual expenditures for the two budget periods preceding the current budget period,
 - The estimated expenditures for the current budget period, and
 - The estimated expenditures for the ensuing budget period.
3. The summary of the budget as approved by the budget committee that is published along with the notice of the budget hearing will show the proposed budget for a two-year period.
4. If a taxing district adopts biennial budgeting, the budget committee must approve the amount or rate of ad valorem property taxes for each year of the biennium.
5. After the budget committee approves a biennial budget and before the budget is adopted, the governing body may not increase the amount of estimated expenditures for the biennium in any fund by more than \$10,000 or 10 percent, whichever is greater, and may not increase the amount or rate of the tax levies approved by the budget committee for either year of a biennial budget unless the amended budget document is republished and another budget hearing is held. Once the budget is adopted, the tax amount cannot be increased in the second year.
6. If a district adopts a biennial budget, then after the budget hearing and before the June 30 that precedes the start of the budget period, the governing body must pass a resolution or ordinance to adopt the budget and make appropriations for the ensuing 24-month budget period. The governing body must also pass a resolution or ordinance to levy and categorize property taxes for each year of the ensuing budget period.

7. Whether a budget is for a fiscal year or for a biennium, certification of property tax levies and a copy of a resolution or ordinance levying and categorizing taxes for the ensuing year must be submitted to the county assessor every year by July 15.
8. Districts that must submit their budgets to the Department of Revenue or to the Tax Supervising and Conservation Commission must do so only during the first year of a biennial budget period.



Questions and answers

What is a budget committee?

The budget committee is the district's fiscal planning advisory committee. The committee consists of the elected governing body members and an equal number of qualified district voters appointed by the governing body.

Who can serve on a budget committee?

Any qualified voter of the district appointed by the governing body except officers, agents, or employees of the district.

Are budget committee members paid for their work?

Budget committee members cannot receive any compensation for serving as committee members. They may be eligible to receive reimbursement for travel or meal expenses that are incurred as a result of meetings or other authorized committee functions.

How long do members serve?

Citizen budget committee members are appointed by the governing body for three-year terms. Terms are staggered so that approximately one-third of the terms expire each year. Members may be re-appointed for successive terms. If a member resigns, becomes ineligible, or is unable to serve out his or her term of office, the governing body appoints a replacement to complete the term. There is no provision in the law for "alternate" members.

What if no one will serve on the budget committee?

If the governing body is unable to appoint qualified individuals to vacant positions, the budget committee may function with a reduced number of members. For example, if a five-member governing body, after making a good faith effort to seek qualified citizen members, can fill only three of the appointed positions, the budget committee can function with eight members rather than ten. A majority would then be five instead of six. The membership may not be reduced because governing body positions are currently vacant.

Who are the budget committee officers?

Only a presiding officer position is required by law. The presiding officer's duties are to chair budget committee

meetings. The chair can be either an elected or appointed member. Some districts may elect a vice chair to conduct meetings in the presiding officer's absence. The committee should also designate someone to be responsible for keeping an official record of its proceedings. All members of the budget committee have the same degree of authority and responsibility.

What is the budget committee's main function?

In a series of public meetings the budget committee meets to review, discuss, make additions or deletions, and approve the proposed budget presented by the local government's budget officer. Upon completion of its deliberations, the committee approves the budget and sets the tax rate or amount needed to balance the budget.

What are the rules about budget committee meetings?

Budget committee meetings are open to the public. A quorum is required to conduct committee business. A majority of the budget committee membership is required to approve any motion.

Minutes of each meeting are kept. The minutes are the official record of budget committee meetings. It is important that minutes are accurate. The budget process is required by law and districts may need to document that the process was in compliance with state statutes. The approval of the final budget document and the rate or amount of tax to be imposed, in particular, should be in the form of motions with the votes recorded in the minutes.

What happens at the first budget committee meeting?

Generally, the budget committee elects a chair and other officers, receives the budget message, hears patrons, sets dates for future meetings, and adopts rules of order. These rules should establish an operating procedure for the budget review process. The committee may adopt Robert's Rules of Order or establish its own. In any event, the budget committee needs to discuss and agree upon a procedure. The committee may not adopt any rule which would allow it to take official action with approval of less than a majority of its members in agreement.

What happens at subsequent budget meetings?

Generally, the second and other subsequent meetings take place at least one week after the first meeting. This practice allows budget committee members to review the proposed budget document. Budget committee members may wish to make arrangements with the district administrator and/or budget officer to visit district operations during this week, make inquiries about specific budget items, request additional information, or indicate areas of interest they believe should be highlighted at future

meetings. In subsequent meetings, the entire budget is reviewed fund by fund and/or section by section.

At least one meeting must provide the opportunity for the public to ask questions and make comments about the budget. Notification of the first budget committee meeting in which public questions and comments will be heard is required in a newspaper of general circulation, by a first-class mailing to every street address or P.O. box in the district, or by hand delivery to every street address. See Chapter 9 of the *Manual* for more detail on publication requirements.

How many meetings are required?

The number of meetings required varies from year to year and with the unit of government. Some districts meet only once, others may need to meet several times. Factors such as the detail in the budget documents, size of the district, number of funds, presentation of the budget, and the personalities of individual budget committee members will result in various numbers of meetings.

When will I get a copy of the budget?

The budget officer provides copies of the proposed budget at or before the first budget committee meeting, when the budget message is presented by the executive officer.

What other information is available to the budget committee?

The budget committee may request any information required during consideration of the proposed budget from any district officer or employee. The budget committee may also require staff members to attend budget committee meetings. Such requests by the budget committee should be made through the chief administrative officer of the local government and/or budget officer.

How is the material that is presented by the budget officer at the first meeting prepared?

The budgeting process is a continuous cycle that generally begins long before the budget committee meets. Each district has its own procedures for budget review and development. In larger districts, each part of the organization may have its own budget preparation process, in which funding requests for the upcoming fiscal year are developed and then "rolled up" into the total agency budget requirements. By the time the budget committee receives the budget message and budget document, many hours of work have been put into budget development. The budget officer coordinates these efforts with district staff and other administrators.

What is a quorum? What happens if we don't have a quorum at a budget committee meeting?

A quorum is one more than half the total number of the members. If a quorum is not present, the members who

are present may discuss committee business, but no action may be taken.

What if we have a quorum, but cannot get a majority of the members of the budget committee to approve the budget?

Any action by the budget committee requires approval by a majority of the entire committee. For example, if the budget committee has ten members, six are present at a meeting (a quorum), but only five of the six present agree with a motion to approve the proposed budget, then the motion does not pass. It is up to the budget committee to negotiate a budget and tax that is acceptable to a majority of its members.

May I ask questions other than at budget committee meetings?

It could be very helpful and a courtesy to other budget committee members if inquiries are not restricted to committee meetings. Checking with the administrator and/or budget officer between meetings allows members to explore budget items of interest in greater detail than might be practical during committee meetings. Questioning also assists the administration/budget officer by giving an indication of concerns, making it possible to highlight issues that may be of interest to the entire budget committee.

Can I consult with other budget committee members about details in the budget other than at budget committee meetings?

Discussion of the budget committee must always take place in the forum of a public meeting. One of the reasons Oregon uses the budget committee process is to ensure public comment and full disclosure of budget deliberations. It is much better to abide by the spirit of the law and hold **all** discussions at budget committee meetings.

Can the budget committee add or delete programs or services?

Generally, the budget committee's role is not to directly establish or eliminate specific programs or services. Standards and budget parameters established by the governing body give the budget officer and administrative staff general guidelines for budget development. The budget officer then prepares a budget which reflects the governing body's parameters. This proposed budget is what the budget committee considers during its meetings. Budget committee influence on programs and services is most often exerted at a higher level, when it approves the overall budget and establishes the tax levy.

Having said all that, if a majority of the budget committee agrees, it can add or delete funding for specific services. Public participation at budget committee meetings may

influence budget committee decisions. However, final authority for administration rests with the governing body. The governing body can make changes after the budget committee has approved the budget, although they may have to re-publish the budget and hold another public hearing to do so.

Can the budget committee determine how much an employee is paid?

The budget committee does not approve new personnel, employee contracts or salary schedules, nor does it negotiate salary contracts.* However, the adopted salary schedules, negotiated contracts, and other materials that have a fiscal impact on the budget document may be requested for review by the budget committee. Through its authority, the budget committee may direct the administration to make dollar adjustments (increases or decreases) in the proposed budget.

What happens after all the sections of the budget are presented?

After all presentations are made, all patron input received, and all other related issues discussed, the budget committee approves the budget. The approved budget recommends a level of spending for the year. The approved budget document also specifies the full amount of the property tax levy authority that may be certified to the tax assessor. The governing body may reduce the levy, but the rate or amount of the levy approved by the budget committee cannot be increased without republishing the financial summaries. Approval of the tax levy and the budget should be in the form of a formal motion, with the vote recorded in the minutes of the meeting.

Does the budget committee have any other duties?

At the end of the final meeting where the budget is approved, and the tax levy rate or amount is established, the committee's work is finished as far as local budget law is concerned. Local charters may have additional duties. Frequently, budget committee members express a desire to assist the governing body and administration in any public meetings or appearances concerning the budget. The budget committee may be reconvened by the governing body at a later date in the event the financial conditions in the district change. A meeting for this reason is called at the discretion of the governing body and is not a requirement of the local budget law.

*Note: ORS 204.126 says the county budget committee or TSCC approves changes in the salary of elected county officials.

After the budget is approved by the budget committee and recommended to the governing body, what action does the governing body take?

The governing body must publish a financial summary of the budget that was approved by the budget committee. The notice of the budget hearing is also published with the financial summary. At the public hearing, the governing body hears any citizen input on the approved budget. The governing body may make additional adjustments to the budget that was approved by the budget committee. Following the hearing and no later than June 30, the governing body must adopt the budget, make appropriations, and set the property tax levy rate or amount. If a property tax is required, the governing body must certify the tax to the county assessor no later than July 15.

What if the governing body changes the budget approved by the budget committee in ways that the budget committee does not approve?

The governing body has that right. However, the amount of the estimated expenditure for each fund may not be increased more than 10 percent unless a summary of the revised budget is again published and another public hearing is held. In addition, the total property tax to be levied may not exceed the amount or rate shown in the budget that was approved by the budget committee and published with the notice of the budget hearing without once again publishing the revised budget and holding another public hearing. Of course, budget committee members are free to attend that hearing and voice their opinions of the changes made by the governing body.

What is a supplemental budget?

Districts may find it necessary to prepare a supplemental budget at some point during the fiscal year. Circumstances under which a supplemental budget is authorized are:

- An occurrence, condition, or need arises which was not known at the time the budget was adopted.
- Additional funds are made available after the budget was adopted.

Although the budget committee is usually not involved with supplemental budgeting, the procedures for supplemental budgets are similar to those for the annual budget. If estimated expenditures are being changed by more than 10 percent, these procedures include a public hearing and publishing a notice and budget summary five to 30 days prior to the hearing.

Where can I find the law that governs the creation and operation of budget committees?

Budget committees are required in Oregon's Local Budget Law. This law is found in the Oregon Revised Statutes (ORS) beginning at ORS 294.305.

These statutes as well as additional information can be found on the Department of Revenue website at www.oregon.gov/DOR.

Where can I direct my questions regarding budget committees?

Oregon Department of Revenue
Finance, Taxation and Exemptions
PO Box 14380
Salem OR 97309-5075

Telephone: 503-945-8293

Fax: 503-945-8737

Email: finance.taxation@oregon.gov



Administration Checklist

- ✓ Gather budget requests.
- ✓ Evaluate budget requests and develop proposed budget.
- ✓ Develop estimates of revenue.
- ✓ Prepare budget proposal.
- ✓ Estimate ad valorem taxes in budget document.
- ✓ Prepare budget message.
- ✓ Publish required notices and budget summary.
- ✓ Provide citizens with information about approved budget.

Budget Committee Checklist

- ✓ Establish a meeting calendar.
- ✓ At first meeting, elect presiding officer (required) and vice chair (optional).
- ✓ At first meeting, establish budget committee procedural rules.
- ✓ At first meeting, receive budget message and proposed budget.
- ✓ Request information.
- ✓ Make budget documents available to any person.
- ✓ Provide opportunities for citizens to ask questions.
- ✓ Approve motion setting the rate or amount of taxes necessary to balance budget.
- ✓ Approve budget and recommend to the governing body.



Glossary

Here are some terms you will use as you work on your budget.

Adopted budget. The financial plan adopted by the governing body which forms a basis for appropriations.

Ad valorem tax. A property tax computed as a percentage of the value of taxable property. See “Assessed value.”

Appropriation. Based on an adopted budget, an authorization for spending specific amounts of money for specific purposes during specific periods of time. Presented in a resolution or ordinance adopted by the governing body.

Assessed value. The portion of value of real or personal property that is taxable. It is the lesser of the property’s real market value or the constitutional value limit (maximum assessed value—MAV). The value limit may increase 3 percent annually unless qualifying improvements or changes are made to the property. These improvements or changes allow the value limit to increase by more than 3 percent.

Biennial budget period. A 24-month period beginning July 1 and ending June 30 of the second succeeding year.

Budget. Written report showing the local government’s comprehensive financial plan for one fiscal year. Must include a balanced statement of actual revenues and expenditures during each of the last two years, estimated revenues and expenditures for the current and upcoming year.

Budget committee. Fiscal planning board of a local government, consisting of the governing body plus an equal number of legal voters from the district.

Budget message. An explanation of the budget and local government’s financial priorities. Prepared by or under the direction of the executive officer or presiding officer of the governing body.

Budget officer. Person appointed by the governing body to assemble budget material and information, prepare the proposed budget, and oversee the budget process.

Capital outlay. Items which generally have a useful life of one or more years, such as machinery, land, furniture, equipment, or buildings.

County elections officer. County clerk or registrar of elections.

District. See “Local government.”

Expenditures. Decreases in net financial resources if accounts are kept on an accrual or modified accrual basis; total amount paid if accounts are kept on a cash basis.

Fiscal year. A 12-month period beginning July 1 and ending June 30.

Fund. A division in a budget segregating independent fiscal and accounting requirements. An entity within a government’s financial plan designated to carry on specific activities or to reach certain objectives.

Governing body. County court, board of commissioners, city council, school board, board of trustees, board of directors, or other governing board of a local government.

Line-item budget. The traditional form of budgeting, where proposed expenditures are based on individual objects of expense within a department or division.

Local government. Any city, county, port, school district, public, or quasi-public corporation (including a municipal utility or dock commission) operated by a separate board or commission.

Municipality. See “Local government.”

Ordinance. Written directive or act of a governing body. Has the full force and effect of law within the local government’s boundaries, provided it does not conflict with a state statute or constitutional provision. See also “Resolution.”

Organizational unit. Any administrative subdivision of a local government, especially one charged with carrying on one or more specific functions (such as a department, office, or division).

Payroll expenses. Health and accident insurance premiums, Social Security and retirement contributions, and civil service assessments, for example.

Permanent rate limit. A district’s permanent ad valorem property tax rate for operating purposes. This rate levied against the assessed value of property raises taxes for general operations. Permanent tax rate limits were either computed by the Department of Revenue for districts existing prior to 1997–1998 or are voter-approved for districts formed in 1997–1998 and later.

Program. A group of related activities to accomplish a major service or function for which the local government is responsible.

Property taxes. Amounts imposed on taxable property by a local government within its operating rate limit, levied under local option authority, or levied to repay bonded debt.

Proposed budget. Financial and operating plan prepared by the budget officer, submitted to the public and budget committee for review.

Real market value. Value at which a property would be sold by an informed seller to an informed buyer on the appraisal date. Value set on real and personal property as a basis for testing the (Measure 5) constitutional limits.

Reserve fund. Established to accumulate money from one fiscal year to another for a specific purpose.

Resolution. A formal expression of will or intent voted by an official body. Statutes or charter will specify actions that must be made by ordinance and actions that may be by resolution. (For cities, revenue raising measures such as taxes, special assessments, and service charges always require ordinances.) See “Ordinance.”

Resources. Estimated beginning fund balances on hand at the beginning of the fiscal year, plus all anticipated revenues.

Revenues. Monies received or anticipated by a local government from either tax or nontax sources.

Supplemental budget. Prepared to meet unexpected needs or to spend revenues not anticipated at the time the regular budget was adopted. Cannot be used to increase a tax levy.

Tax levy. Taxes imposed by a local government unit through a rate or amount.

Transfers. Amounts distributed from one fund to finance activities in another fund. Shown as a requirement in the originating fund and a revenue in the receiving fund.

Unappropriated ending fund balance. Amount set aside in the budget to be used as a cash carryover to the next year’s budget, to provide the local government with a needed cash flow until other money is received. This amount cannot be transferred by resolution or used through a supplemental budget during the fiscal year it is budgeted unless there is a significant calamity or natural disaster.

Where to get help preparing your local budget

Finance, Taxation and Exemptions..... 503-945-8293
Emailfinance.taxation@oregon.gov

Each year the Department of Revenue makes available a booklet that contains forms and instructions for summarizing your district's budget for publication and certifying the tax levies to the assessor. These forms meet the minimum requirements of local budget law and are free of charge.

The forms are available each year beginning in January on the department's website at www.oregon.gov/dor.

The booklet is available upon request by contacting the Finance, Taxation and Exemptions Unit by telephone, email, or at the address below. If you would like a copy sent to you, please request your copy no later than November 15.

Finance, Taxation and Exemptions Unit
Oregon Department of Revenue
PO Box 14380
Salem OR 97309-5075

Your district may also computer-generate the budget detail and publication forms based upon your district's own computer formatting.

Have questions? Need help?

General tax information www.oregon.gov/dor
Salem..... 503-378-4988
Toll-free from an Oregon prefix..... 1-800-356-4222

Asistencia en español:

En Salem o fuera de Oregon..... 503-378-4988
Gratis de prefijo de Oregon 1-800-356-4222

TTY (hearing or speech impaired; machine only):
Salem area or outside Oregon 503-945-8617
Toll-free from an Oregon prefix..... 1-800-886-7204

Americans with Disabilities Act (ADA): Call one of the help numbers above for information in alternative formats.



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

TO: Columbia Gateway Urban Renewal Agency Board and Budget Committee

FROM: Kate Mast, Finance Director

DATE: February 15, 2017

ISSUE: Urban Renewal Budget Committee Orientation Workshop

BACKGROUND: The budgeting process for the Columbia Gateway Urban Renewal Agency is guided by Oregon's Local Budget Law in order to establish standards for procedures, minimum requirements for the information provided, encourage citizen involvement, and control expenditures of public funds.

Local Budget Law: establishes standard procedures

- A district that doesn't follow Local Budget Law may not lawfully expend money or certify property taxes to the County Assessor. (ORS 294.338)
- A property tax made contrary to Local Budget Law is voidable by the Oregon Tax Court if appealed by the Department of Revenue, the County Assessor, the County Board of Commissioners/County Court, or ten interested taxpayers. (ORS 294.461)
- Civil Liability: Any public official who expends public monies in excess of the amounts or for any other purpose than authorized by law shall be civilly liable for the return of the money, if there is malfeasance in office or willful or wanton neglect of duty. (ORS 294.100)

Included in this agenda packet is the Oregon Department of Revenue's "Local Budgeting in Oregon" booklet is geared towards providing information to Budget Committee members about the required budgeting process.

The first item during this discussion will be to clarify what the Budget Committee can and cannot discuss during a pre-budget process workshop. (ORS 294.426(6): "The budget committee may not deliberate on the budget document as a body before the first meeting." This means that at this workshop the following cannot be discussed: specific estimates or amounts associated with any fund or line item, resource or requirement to be included in the budget to be proposed; the question of whether to fund specific programs or expenditures; or the question of whether to impose any tax levy, or the amount of any levy.)

The following information is intended to explain the basics of Oregon Local Budget Law and how the Urban Renewal Agency will comply with the various requirements.

Budget Officer: Local Budget Law requires a Budget Officer be designated to be responsible for the preparation and delivery of a balanced proposed budget to the Budget Committee and body and for compliance with Local Budget Law. In past years, when the City Council acted as the Urban Renewal Board, the City Manager acted as the Urban Renewal Budget Officer as well as the City's Budget Officer. With the change in the Urban Renewal Board structure this year, the Urban Renewal Board must appoint their own Budget Officer. See page 2 of the Local Budgeting Pamphlet.

Staff: Staff prepares the proposed budget based on programs and goals of the Urban Renewal Agency. The proposed budget is presented to the Committee members several days before the first Budget Committee meeting, notice of which is required to be published in the paper prior to that meeting. No discussion of the budget between a quorum of the Board or Budget Committee is allowed before that first formal Budget Committee meeting takes place.

Budget Committee: Local Budget Law requires a Budget Committee be formed that is made up of the governing body and an equal number of appointed citizens. Employees or agents of the Urban Renewal Agency may not serve as appointed members of the committee. Appointed members of the Committee must be residents and registered voters within the City limits.

- The Urban Renewal Budget Committee is made up of the eight (8) members of the Board of Directors and eight (8) appointed members.

A quorum of the Budget Committee is one more than half the members and a quorum must be present to conduct the business of the Budget Committee.

- If the Budget Committee has all ten members in place, then six must attend to have a quorum.
- If the Budget Committee cannot fill a citizen position, then the Budget Committee stands at 15, and a quorum is eight.
- If there is a position vacant on the governing body, but all eight members of the citizen positions are filled, the vacant governing body position is still considered to be on the Committee, so the Committee still stands at 16, and a quorum would be nine.
- If there is a vacant position on the governing body and a vacant citizen position, the Committee membership would be considered to be 15, and the quorum would be eight.

Please Note: Any action of the Budget Committee requires a majority of the Committee as a whole, not just a majority of the Committee members in attendance. So if a quorum is nine, and only nine are present, then all nine must vote unanimously in order to take any action.

Budget Process and Calendar: The four steps of budgeting are as follows:

- Propose the Budget – This is performed by the Budget Officer & Staff as guided by policies, operations and service levels, debt obligations, and City Council goals.
- Certify the Taxes, review and revise if necessary, and Approve the Budget – These are duties of the Budget Committee.
- Hold Public Hearing on the Approved Budget, revise if necessary, and Adopt the Budget by Resolution before June 20th. These are duties of the Urban Renewal Board.

- Changes after Adoption if necessary – The Urban Renewal Board reviews and adopts changes if necessary via Budget Amendment Resolutions and/or Supplemental Budget Resolutions. The citizen Budget Committee members are not involved in budget changes after the budget is adopted.

The Budget Calendar for the Urban Renewal Agency is attached to this report. The first Urban Renewal Budget Committee meeting is scheduled for April 18, 2017, and will continue on each evening that week until the Committee approves a budget. Please reserve your evenings that week for these important meetings.

Budget Books: Please bring your current Urban Renewal Budget books with you to the Workshop. If you don't have them, please contact Janet (ext 1114) as soon as possible so she can provide them to you.

Funds: A fund is a self-balancing set of accounts used to record estimated resources (revenues) and requirements (expenditures) for specific activities and objectives.

- **Governmental Funds** are normally supported by taxes and intergovernmental revenues. Both of the Urban Renewal Funds are considered Governmental Funds.
 - The *Urban Renewal Capital Projects Fund (200)* accounts for services and construction costs for the development within the Columbia Gateway Urban Renewal District. Principal sources of revenues are property taxes, grants, and interest on investments.
 - The *Urban Renewal Debt Service Fund (210)* accounts for the repayment of the long-term debt principal and interest of the loan from the City's FFCO 2009 Bonds.

I look forward to discussion any questions you have about this process at your meeting on February 21, 2017.

Fiscal Year 2016-2017

ADOPTED BUDGET

for the

**COLUMBIA GATEWAY
URBAN RENEWAL AGENCY**

City of The Dalles, Oregon

Columbia Gateway Urban Renewal Agency

Fiscal Year 2016-2017

ADOPTED BUDGET

Julie Krueger
Urban Renewal Budget Officer
and Urban Renewal Manager

Urban Renewal Budget Committee

Steve Lawrence	Gary Grossman
Tim McGlothlin	Steve Kramer
Dan Spatz	Greg Weast
Linda Miller	Jennifer Dewey
Russ Brown	John Nelson
Taner Elliot	John Willer

Department Managers

City Attorney:	Gene Parker
Finance Director:	Kate Mast

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Columbia Gateway Urban Renewal Agency

Fiscal Year 2016-2017

Financial Resources

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2016-2017 beginning balance of the combined funds is \$1,297,465. Revenues consist of property taxes and interest income, and the combined total is \$1,406,524. Other resources include sale of surplus property (\$285,000), loan principal payments (\$350,000) and loan interest payments (\$19,666).

The property taxes are to be first received in the Debt Service Fund as required by the bond document. If there are revenues from property taxes remaining after debt service requirements have been met, then and only then are the remaining monies received in the Capital Projects Fund. We are anticipating this will happen in the budget for FY 2016-2017.

ADOPTED BUDGET

Overview Summary

Account Description	Capital Projects Fund	Debt Service Fund	FY16/17 Proposed Budget	FY16/17 Approved Budget	FY16/17 Adopted Budget
BEGINNING BALANCE	495,877	801,588	1,297,465	1,297,465	1,222,465
REVENUES	604,936	801,588	1,406,524	1,406,524	1,406,524
OTHER SOURCES	654,666	-	654,666	654,666	729,666
TOTAL RESOURCES	1,755,479	1,603,176	3,358,655	3,358,655	3,358,655
CAPITAL PROJECTS FUND	1,755,479	-	1,755,479	1,755,479	1,755,479
DEBT SERVICE FUND	-	1,603,176	1,603,176	1,603,176	1,603,176
TOTAL EXPENDITURES	1,755,479	1,603,176	3,358,655	3,358,655	3,358,655
	-	-	-	-	-

**Columbia Gateway Urban Renewal Agency
Fiscal Year 2016-2017**

Agency: Urban Renewal Agency
Fund: Capital Projects Fund (200)
Program: Other (419)

Mission:

By and through the Cooperation Agreement with the City of The Dalles, the primary mission of the Urban Renewal Agency Capital Project Fund is the enhancement of public and private properties, increasing the likelihood of investments in the City, and increasing property values in the District. In many cases, the Urban Renewal monies will be used as matching monies, along with grants and private monies, enhancing property within the Urban Renewal District through the removal of blight. The administration of this program is also expensed in this fund, covering all aspects of money management and planning. In FY12/13 it was determined that the Urban Renewal Agency had committed \$20,223,000 to leverage \$17,879,000 in grants and \$51,335,000 in Private Investment (see attached table and chart on page 5).

Description:

The requirement of the Urban Renewal Agency is the creation of accounting funds collecting and dispensing of monies covering the operation of the Agency. The Capital Projects fund covers all accounting of revenues and expenses in response to the above requirements. All administrative and capital outlay debt is paid from this fund.

2016-2017 Goals, Projects and Highlights:

- ✓ Continue the financing of the adopted Plan of the Urban Renewal Agency through the debt instrument (Cooperation Agreement) with the City of The Dalles, the bonded debt service, and the collection of property taxes. (See following pages for a list of projects).
- ✓ Continued funding of administrative and engineering services provided to the Agency by the City of The Dalles.
- ✓ Review and re-evaluate the Washington Street or Federal Street Plaza / 1st Street Streetscape project for possible construction starting in 2016.
- ✓ Complete sale of Recreation and Blue buildings and commence redevelopment of Granada Theatre.
- ✓ Construct public parking structure if Granada Block redevelopment proceeds as planned.
- ✓ Provide \$300,000 in seed money for Civic Auditorium restoration.
- ✓ Continue to budget \$200,000 more than known projects in the Property Owner Rehabilitation Program.
- ✓ Provide \$10,000 to Main Street to advocate for property owner rehabilitation program and assist applicants.

2015-2016 Accomplishments/Comments:

- ✓ Amended Urban Renewal Plan (minor amendment) to:
 - Identify increasing values of property in the District as one of the Urban Renewal Agency's goals
 - Amend the property owner Rehabilitation Program to allow grants for residential facade work
- ✓ Civic Improvement Grants were awarded and/or completed to the Main Street Association for way-finding kiosks, and Wonderworks for building improvements.
- ✓ Engineering design grant work for the Eagy's & Lemke for building design and structural analysis.
- ✓ Provide \$100,000 for Lewis & Clerk Fountain in Festival Park. Fountain is scheduled to be completed in May 2016.
- ✓ Continued a for-profit facade restoration program for downtown buildings.

Major Issues to be Resolved in the Next 5 Years:

- ✓ Complete sale of Sunshine Mill and payback of the Loan in FY17/18.
- ✓ Complete Granada Block redevelopment.
- ✓ Maximize the opportunities for grants, partnerships, and matching grants for designed projects.
- ✓ West Gateway
- ✓ 3rd Street Downtown Streetscape
- ✓ 3rd Place Streetscape

URBAN RENEWAL PROJECT TABLES
Fiscal Year 2016-2017

Table I
Projects as of June 30, 2016

Completed Projects:

1. Downtown 2nd Street Streetscape project
2. Commodore II, building redevelopment
3. West 6th Street, Mill Creek Bridge restoration
4. Thompson Park sidewalk construction
5. Grain Elevator demolition
6. Downtown West Gateway/Transition area conceptual design with Thompson Park
7. Downtown Riverfront/Union Street Underpass construction
8. Arco parking lot construction
9. Construction of the East Gateway/Brewery Grade Streetscape Roundabout project
10. Historic Waldron Drug Store building repairs and stabilization
11. Mill Creek Greenway land purchase
12. Public Works facility relocation demolition
13. Marine Terminal Dock
14. Lewis and Clark Festival Park
15. Sunshine Mill/Wasco Warehouse Redevelopment
16. Lewis & Clark Fountain

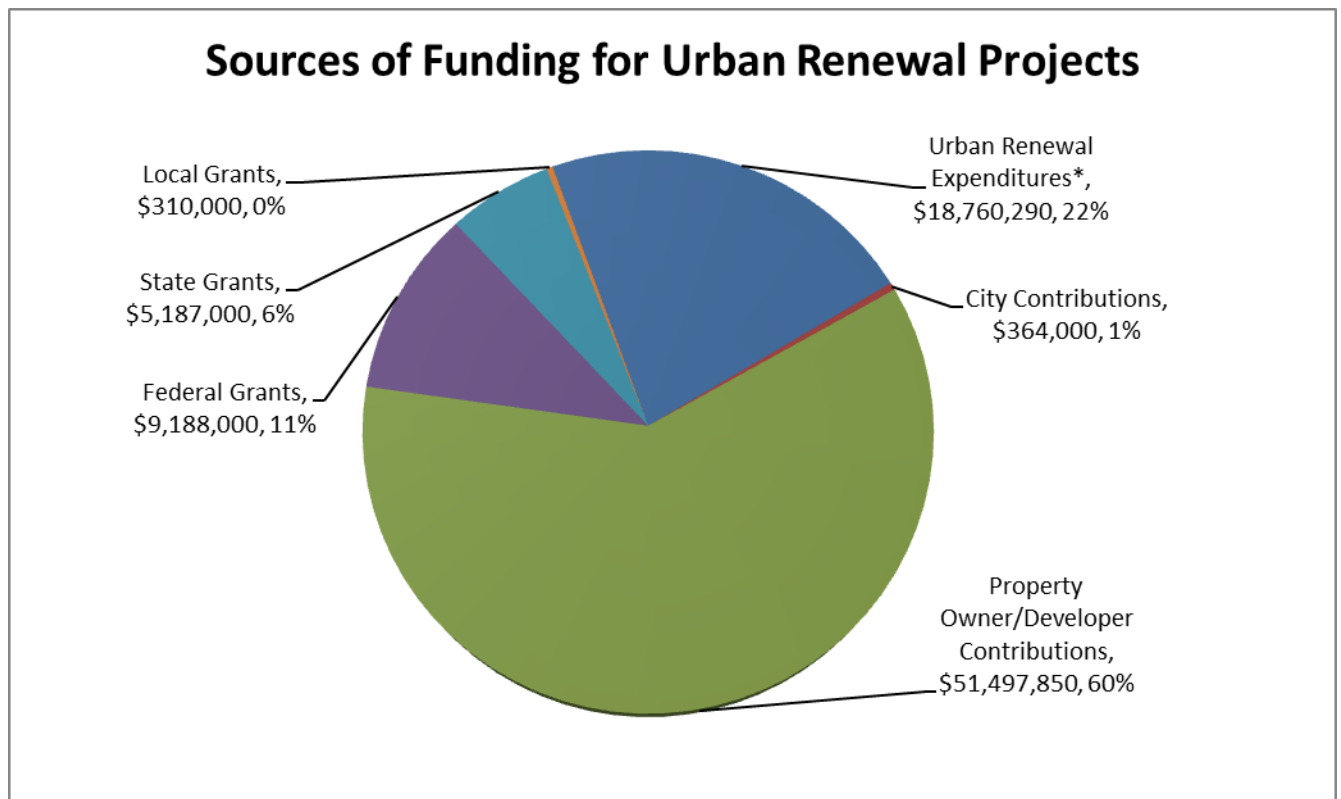
Completed (*) or Ongoing Property Rehabilitation Grant and Loan Program Projects:

- | | |
|---|---|
| 1. Columbia River Bank Building* | 12. Mural Society (FY12/13)* |
| 2. Sigman's Building* | 13. Art Center (FY12/13)* |
| 3. Granada Theater roof and marquee sign
(2 grants)* | 14. St Peters Landmark window rehab
(FY12/13)* |
| 4. Civic Auditorium (4 grants)* | 15. Civic Auditorium (FY 13/14)* |
| 5. Art Center* | 16. IOOF Hall (FY13/14).* |
| 6. Masonic Lodge* | 17. Wonderworks Children's Museum* |
| 7. American Legion (2 grants)* | 18. CCU Church Windows (2 grants)
(FY14/15)* |
| 8. Old St. Peter's Landmark (2 grants)* | 19. Canton Wok (interest buy down) |
| 9. Creek View Townhomes demolition
grant* | 20. Dong Xi (Canton Wok FY12/13) (interest
buy down) |
| 10. Hilco gas station site demolition grant* | 21. TDRE Façade Improvement (FY14/15) |
| 11. Gayer Building (interest buydown ending
06/30/15)* | 22. Petite Provence (façade)* |

- 23. Windermere (façade)*
- 24. Columbia Gorge Real Estate (façade)*
- 25. Eagy's (façade)
- 26. Craig's Office Building (rehab/facade)
- 27. Freebridge (FY15/16)
- 28. Wonderworks (FY15/16)
- 29. Main Street (Way-finding kiosks)
- 30. Elk's Building (FY15/16)

Table II
Project Financing Summary
(as of 2016)

Summary Statistics	
Urban Renewal Expenditures*	\$18,760,290
City Contributions	\$364,000
Property Owner/Developer Contributions	\$51,497,850
Federal Grants	\$9,188,000
State Grants	\$5,187,000
Local Grants	\$310,000
Total	\$85,307,140



**Table III
FY 2016-17 Projects**

<u>PROJECTS</u>	<u>AMOUNT</u>	<u>TOTAL</u>	<u>BUDGET ITEM</u>	<u>BUDGET</u>
1. Projects by City in Fund 018 (See Table IV below)	\$ 620,331		Capital Projects by City	\$ 620,331
2. Projects by Urban Renewal				
Civic Auditorium Restoration	\$300,000			
Opportunity Driven Projects	\$106,062			
Sub-Total		\$406,062	Capital Projects by UR	\$406,062
3. Engineering Services				
A. ½ Engineer Costs	\$ 55,219 ¹			
a. Wa. St Plaza/RR Underpass/ 1 st St Construction;				
b. Granada Block;				
c. Parking Structure				
B. Mill Crk Trail Final Design	\$ 94,500			
Sub-Total		\$ 149,719	Engineering Services	\$ 149,719
4. Property Rehabilitation				
Canton Wok (Avg. \$275/mo.)	\$ 3,300			
Dong Xi (Avg. \$620/mo.)	\$ 7,440			
Gayer Building	\$ 19,380			
Granada Theater Improvements	\$196,240			
New undetermined projects	\$200,000			
Sub-Total		\$426,360	Property Rehabilitation	\$426,360
TOTAL: Urban Renewal Projects		\$982,141	- Does not include Projects by City	

**Table IV
Projects in City Fund 018**

FUND 018 PROJECTS: Washington Street Plaza / 1st St Streetscape / Granada Block Redevelopment & Parking²

**Table V
Anticipated Project Expenditures Next 2 Years**

<u>Project</u>	<u>FY 17-18</u>	<u>FY 18-19</u>
Property Rehab Grant and Loan Program, New Projects	\$ 200,000	\$ 200,000
West Gateway	\$ 1,400,000	\$ 1,400,000
Total	\$ 1,572,000	\$ 1,572,000

¹ Work done in priority order until engineer's time is used up, 50 percent of one engineer for a year.

² These projects also have funds in Fund 018 Beginning Balance from prior year transfers.

**Columbia Gateway Urban Renewal
Capital Projects Fund
Fiscal Year 2016-2017 BUDGET**

FY13/14 Actual	FY14/15 Actual	FY15/16 Budget	Account Number	Account Description	FY16/17 Proposed Budget	FY16/17 Approved Budget	FY16/17 Adopted Budget
			URBAN RENEWAL AGENCY FUND 200				
			REVENUES				
309,968	604,058	435,061	200-0000-300.00-00	BEGINNING BALANCE	495,877	495,877	420,877
485,457	546,986	570,343	200-0000-311.10-00	PROPERTY TAX - CURRENT	546,470	546,470	546,470
50,959	68,636	58,913	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR	56,456	56,456	56,456
9	19	16	200-0000-311.19-00	UNSEGREGATED TAX INTEREST	10	10	10
3,485	7,790	2,000	200-0000-361.00-00	INTEREST REVENUES	2,000	2,000	2,000
-	-	-	200-0000-363.50-00	RENTAL INCOME	-	-	-
51	10,874	-	200-0000-369.00-00	OTHER MISC REVENUES	-	-	-
-	150,000	100,000	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT	350,000	350,000	425,000
26,967	27,335	25,550	200-0000-373.20-00	LOAN INTEREST REPAYMENT	19,666	19,666	19,666
-	9,485	845,312	200-0000-392.00-00	SALE OF SURPLUS PROPERTY	285,000	285,000	285,000
-	-	-	200-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-
876,898	1,425,182	2,037,195	TOTAL REVENUES		1,755,479	1,755,479	1,755,479
			EXPENDITURES				
			Materials & Services				
2,779	3,651	3,000	200-6700-000.31-10	CONTRACTUAL SERVICES	3,000	3,000	3,000
49,831	57,730	88,794	200-6700-000.31-15	CONTRACT ADMIN SERVICES	95,133	95,133	95,133
5,800	4,575	4,550	200-6700-000.32-10	AUDITING SERVICES	4,678	4,678	4,678
11,778	13,623	25,000	200-6700-000.32-60	URBAN RENEWAL CONSULT	25,000	25,000	25,000
-	-	55,219	200-6700-000.34-10	ENGINEERING SERVICES	55,219	149,719	149,719
163,779	143,914	430,120	200-6700-000.39-10	PROPERTY REHABILITATION	426,360	426,360	426,360
1,168	-	-	200-6700-000.41-10	WATER / SEWER	-	-	-
2,529	1,308	-	200-6700-000.41-30	NW NATURAL GAS	2,600	2,600	2,600
4,202	1,782	1,350	200-6700-000.41-40	ELECTRIC	4,500	4,500	4,500
-	-	-	200-6700-000.43-10	BUILDINGS & GROUNDS	1,000	1,000	1,000
5,402	2,141	2,200	200-6700-000.46-10	PROPERTY TAXES	2,266	2,266	2,266
9,465	10,981	11,000	200-6700-000.52-10	PROPERTY/LIABILITY INS	11,330	11,330	11,330
77	157	200	200-6700-000.53-20	POSTAGE	200	200	200
379	690	600	200-6700-000.53-40	LEGAL NOTICES	600	600	600
-	-	500	200-6700-000.58-10	TRAVEL, FOOD & LODGING	500	500	500
-	-	400	200-6700-000.58-50	TRAINING AND CONFERENCES	400	400	400
1,163	1,438	1,500	200-6700-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	1,500	1,500	1,500
-	87	200	200-6700-000.60-10	OFFICE SUPPLIES	200	200	200
-	-	100	200-6700-000.64-10	BOOKS/PERIODICALS	100	100	100
-	-	-	200-6700-000.69-80	ASSETS < \$5000	-	-	-
258,350	242,078	624,733	Total Materials & Services		634,586	729,086	729,086
			Capital Outlay				
-	245,084	-	200-6700-000.71-10	LAND	-	-	-
-	-	1,009,739	200-6700-000.75-10	CAPITAL PROJECTS BY CITY	620,331	620,331	620,331
14,489	282,798	402,723	200-6700-000.75-20	CAPITAL PROJECTS BY UR	500,562	406,062	406,062
14,489	527,882	1,412,462	Total Capital Outlay		1,120,893	1,026,393	1,026,393
			Contingency				
-	-	-	200-9500-000.88-00	CONTINGENCY	-	-	-
-	-	-	Total Contingency		-	-	-
272,839	769,960	2,037,195	TOTAL EXPENDITURES		1,755,479	1,755,479	1,755,479
604,059	655,222	-	REVENUES LESS EXPENDITURES		-	-	-

**Columbia Gateway Urban Renewal Agency
Fiscal Year 2016-2017**

Agency: Urban Renewal Agency
Fund: Debt Service Fund (210)
Program: Debt Service (470)

Mission:

The mission of the Debt Service Fund is to maintain the one-year reserve payment and to continue to make principal and interest payments on the bonded debt.

Description

The requirement of the bond document calls for all property taxes of the Urban Renewal Agency to be received in this fund before any of these financial resources are directed elsewhere. The revenues, along with the working capital amount of this fund, must be present for payment of debt when it is required. All recommended budgets meet this requirement.

2016-2017 Goals, Projects and Highlights

- ✓ A continuation of paying for debt created by bonded debt.

2015-2016 Accomplishments/Comments

- ✓ Debt payments made.

**Debt Service Fund
Fiscal Year 2016-2017 BUDGET**

FY13/14 Actual	FY14/15 Actual	FY15/16 Budget	Account Number	Account Description	FY16/17 Proposed Budget	FY16/17 Approved Budget	FY16/17 Adopted Budget
URBAN RENEWAL DEBT SERVICE FUND 210							
REVENUES							
811,109	799,239	797,630	210-0000-300.00-00	BEGINNING BALANCE	801,588	801,588	801,588
784,567	794,829	802,746	210-0000-311.10-00	PROPERTY TAX - CURRENT	796,588	796,588	796,588
4,800	4,800	5,000	210-0000-361.00-00	INTEREST REVENUES	5,000	5,000	5,000
-	-	-	210-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-
1,600,476	1,598,868	1,605,376	TOTAL REVENUES		1,603,176	1,603,176	1,603,176
EXPENDITURES							
Debt Service							
400,000	415,000	430,000	210-6600-000.79-30	LOAN PRINCIPAL	445,000	445,000	445,000
401,238	386,238	373,788	210-6600-000.79-40	LOAN INTEREST	356,588	356,588	356,588
-	-	801,588	210-6600-000.79-80	RESERVE FOR FUTURE DEBT	801,588	801,588	801,588
801,238	801,238	1,605,376	Total Debt Service		1,603,176	1,603,176	1,603,176
801,238	801,238	1,605,376	TOTAL EXPENDITURES		1,603,176	1,603,176	1,603,176
799,238	797,630	-	REVENUES LESS EXPENDITURES		-	-	-

Bond Debt Service			
Urban Renewal Obligations			
Payment Due	Principal	Interest	Annual Debt Svc
12/1/2009		55,875.62	
6/1/2010	185,000.00	218,643.75	
Total FY09/10	185,000.00	274,519.37	459,519.37
12/1/2010		215,868.75	
6/1/2011	370,000.00	215,868.75	
Total FY10/11	370,000.00	431,737.50	801,737.50
12/1/2011		212,168.75	
6/1/2012	380,000.00	212,168.75	
Total FY11/12	380,000.00	424,337.50	804,337.50
12/1/2012		206,468.75	
6/1/2013	390,000.00	206,468.75	
Total FY12/13	390,000.00	412,937.50	802,937.50
12/1/2013		200,618.75	
6/1/2014	400,000.00	200,618.75	
Total FY13/14	400,000.00	401,237.50	801,237.50
12/1/2014		193,118.75	
6/1/2015	415,000.00	193,118.75	
Total FY14/15	415,000.00	386,237.50	801,237.50
12/1/2015		186,893.75	
6/1/2016	430,000.00	186,893.75	
Total FY15/16	430,000.00	373,787.50	803,787.50
12/1/2016		178,293.75	
6/1/2017	445,000.00	178,293.75	
Total FY16/17	445,000.00	356,587.50	801,587.50
12/1/2017		169,393.75	
6/1/2018	465,000.00	169,393.75	
Total FY17/18	465,000.00	338,787.50	803,787.50
12/1/2018		157,768.75	
6/1/2019	485,000.00	157,768.75	
Total FY18/19	485,000.00	315,537.50	800,537.50
12/1/2019		145,643.75	
6/1/2020	510,000.00	145,643.75	
Total FY19/20	510,000.00	291,287.50	801,287.50
12/1/2020		135,443.75	
6/1/2021	535,000.00	135,443.75	
Total FY20/21	535,000.00	270,887.50	805,887.50
12/1/2021		124,868.75	
6/1/2022	550,000.00	124,868.75	
Total FY21/22	550,000.00	249,737.50	799,737.50
12/1/2022		113,868.75	
6/1/2023	575,000.00	113,868.75	
Total FY22/23	575,000.00	227,737.50	802,737.50
12/1/2023		100,212.50	
6/1/2024	600,000.00	100,212.50	
Total FY23/24	600,000.00	200,425.00	800,425.00
12/1/2024		85,962.50	
6/1/2025	630,000.00	85,962.50	
Total FY24/25	630,000.00	171,925.00	801,925.00
12/1/2025		71,000.00	
6/1/2026	660,000.00	71,000.00	
Total FY25/26	660,000.00	142,000.00	802,000.00
12/1/2026		54,500.00	
6/1/2027	695,000.00	54,500.00	
Total FY26/27	695,000.00	109,000.00	804,000.00
12/1/2026		37,125.00	
6/1/2027	725,000.00	37,125.00	
Total FY26/27	725,000.00	74,250.00	799,250.00
12/1/2026		19,000.00	
6/1/2027	760,000.00	19,000.00	
Total FY26/27	760,000.00	38,000.00	798,000.00
Totals	10,205,000.00	5,490,956.87	15,695,956.87

RESOLUTION NO. 16-002

A RESOLUTION ADOPTING THE FISCAL YEAR 2016-2017 BUDGET FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY, MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR

WHEREAS, the Urban Renewal Budget Committee, on May 2, 2016, solicited public comment on the proposed budget and approved a balanced budget for FY16/17; and

WHEREAS, in accordance with State Law, the Urban Renewal Board of Directors held a Public Hearing on the approved budget on May 23, 2016; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. Adoption of the Budget for FY16/17.

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2016-2017 in the total of **\$3,358,655**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2016 and for the purposes shown below are hereby appropriated:

Capital Projects Fund (200)	
Columbia Gateway Urban Renewal Operations	\$ 1,755,479
Debt Service Fund (210)	
Debt Service	\$ 1,603,176
Total Appropriations, All Funds	<u>\$ 3,358,655</u>

Section 2. Certifying to County Assessor.

The Board of Directors of the Columbia Gateway Urban Renewal Agency resolves to certify to the County Assessor, for the Columbia Gateway Downtown Plan Area, a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article XI, of the Oregon Constitution and ORS Chapter 457.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2016.

Voting Yes: Elliott, McElrothlin, Spatz, Brown, Miller

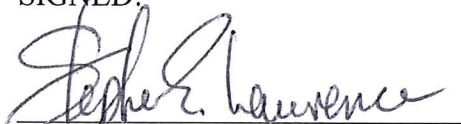
Voting No: —

Absent: —


Abstaining: —

AND APPROVED BY THE CHAIR OF THE BOARD THIS 23rd DAY OF MAY 2016.

SIGNED:


Stephen E. Lawrence, Chair

ATTEST:


Izetta Grossman, City Clerk



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

Property Rehabilitation Grant and Loan Programs Administrative Plan and Program Descriptions

The Columbia Gateway/Downtown Urban Renewal Plan and Report (as amended) allows for a variety of projects and activities including Property Rehabilitation Grant and Loan Programs. This administrative plan outlines the program descriptions, guidelines, and procedures to implement this program.

The Administrative Plan consists of five parts:

- (I) The Historic Design and Restoration Program
- (II) The Redevelopment of Unused and Underused Property
- (III) The Civic Improvements Program
- (IV) Façade Improvement Grant Program
- (V) Fire Suppression System Program

The Historic Design and Restoration Program consists of grants for professional services through the Architectural and Engineering Services Grant program.

The Redevelopment of Unused and Underused Property Program has two elements; (A) a Redevelopment and Restoration Loan Interest Subsidy program and (B) a Blighted Property Demolition Loan program.

The Civic Improvements Grant program provides grants to community groups to pursue civic-oriented projects.

The Façade Improvement Grant Program provides grants to commercial (for-profit and non-profit) as well as civic organizations for building façade improvements. Some residential structures may qualify for a façade improve grant (see specific requirements and limitations). All improvements will be maintained for the reasonable life of the improvements as identified in the agreement for each grant.

The Fire Suppression System Program provides grant funds to upgrade or retrofit fire suppression systems in multi-story mixed use buildings. Funds must be directed at the fire suppression systems for residential development of the property. This grant does not cover fire suppression system on property where commercial operations are the sole use. All improvements will be maintained for the reasonable life of the improvements as identified in the agreement for each grant.

Priority for funding will generally be given to loan programs over grant programs with loan programs for landmarked buildings having priority over non-landmarked buildings. Urban Renewal staff will make an annual report on all approved grants and loans to the Urban Renewal Advisory Committee (hereinafter, “Advisory Committee”) and Urban Renewal Agency Board (hereinafter, “Agency Board”). To participate, the applicant must be, or have approval of the property owner.

I. Historic Design and Restoration Program

The Urban Renewal Agency (hereinafter, “Agency”) will provide grants for Architectural and Engineering design services to assist in the restoration and renovation of historic buildings and buildings located in the Historic Districts within the Urban Renewal Area up to \$3,000. The intent of the Agency is to encourage property and business owners to pursue restoration projects that return exterior facades of the buildings to their original design and character or to a compatible design. The program also supports other qualified work, which will increase the value and use of historical buildings. These grants seek to upgrade the physical characteristics of the city and improve the value of buildings by preserving the thriving historic character of the downtown and other historic districts.

Architectural and Engineering Services Grant:

The Agency will provide a one-time grant of up to \$3,000 for professional architectural and engineering design services for restoration activities meeting historically compatible requirements and other City regulations. These grants are intended to assist applicants demonstrating a willingness and an ability to complete historic restorations in obtaining preliminary designs and cost estimates prior to starting a project. After receiving approval from the Agency, recipients will be reimbursed for expenses incurred in procuring authorized services. Recipients of historic design grants are also eligible to receive a loan interest subsidy from The Agency through the Redevelopment and Restoration Loan Interest Subsidy program.

Eligible projects:

This program supports professional architecture and engineering services in the planning of projects that will restore facades, exteriors, and some types of interior work to historical designs and character. The Project must be located inside the Historic Districts and the Urban Renewal Area, or must be designated as an historic building and within the Urban Renewal Area. The following list is not exhaustive, but covers the majority of eligible design projects:

1. Replacement, repair, or alteration of building exteriors (facades) or elements such as doors, windows, porches, balconies, etc.
2. Repair or replacement of awnings, cornices, or decorative details.
3. Exterior painting and cleaning (major, not maintenance).
4. Masonry repair or cleaning.
5. Sign repair, replacement, or removal.
6. Rehabilitation of interiors of second stories or above to make the space usable if not currently in use or to allow for a higher and more valuable use.
7. The following interior work may be eligible only if done in conjunction with, and as an integral part of, an overall qualifying project:
 - a. General access to building and elevators to access upper floors
 - b. ADA access projects including ADA restrooms
 - c. HVAC
 - d. Major commercial kitchen construction and fixtures (not stand alone equipment)
 - e. Major building code compliance

Ineligible activities:

1. Cleaning
2. Property maintenance
3. Building interiors other than those specifically allowed in number 6 and 7 above
4. Building acquisition
5. Refinancing of existing debt. *See #5 below in Conditions and Considerations
6. Inventory or other working capital
7. Administrative costs or payments to borrower

Design services program description

The applicant will contract with architects and engineers to provide professional architectural and engineering design services for restoration projects meeting historically compatible requirements.

1. The Agency will pay up to \$3,000 for qualified design work as outlined above.
2. The architects or engineers must have a working knowledge or ability to gain knowledge of the requirements of The Dalles Historic Landmarks Commission.
3. The project design must seek to restore the buildings to historic conditions or to a compatible design.
4. All proposed improvements and final designs will be reviewed by Agency Staff for compliance with the Secretary of the Interior's Standards for Rehabilitation Guidelines and the Dalles Historic District Guidelines.
5. Projects assisted by this program are to be exterior rehabilitation and/or renovation projects showing significant aesthetic improvement to the property or qualifying interior projects that provide significant increase in value of the property and its use.
6. The awarding of grants is subject to the availability of program funds.

Application and Design Review Process:

1. Applications and guidelines will be available at City Hall.
2. Applicants for the design grant will submit an application and attach a project overview, initial project concept, intent of the design services, proposed architect or engineer, proposed project timeline, and documentation from a financial institution demonstrating a reasonable ability to pursue the project.
3. Upon receipt of a complete application, Urban Renewal staff will review the application for eligibility and satisfaction of the application requirements. If the application passes review and funds are available, Agency staff will issue a commitment to fund the grant.
4. If the application is denied, the applicant may either appeal to the Advisory Committee and Agency Board, or revise and resubmit for reconsideration.
5. Upon submission of final designs, plans, specifications, cost estimates, and any other relevant documentation, the Agency will reimburse up to \$3,000 for eligible expenses.

II. Redevelopment of Unused and Underused Property Program

In order to facilitate the redevelopment of unused and underused land and buildings, the Agency will provide interest rate subsidies and demolition grants for qualifying projects. Loans and grants will be made for exterior rehabilitation and/or renovation projects showing significant aesthetic improvement to the property or qualifying interior projects that provide significant increase in value of the property and its use and for demolition if new construction is planned. The improvements must be designed to be compatible with surrounding property, to upgrade the physical characteristics of the City, and to improve the value of buildings. If the property is landmarked or located within an historic district, the project will be subject to review and approval by the Historic Landmarks Commission.

A. Redevelopment and Restoration Loan Interest Subsidy Program

The Agency will subsidize interest on loans used to pay for eligible redevelopment and restoration work according to the approved designs and the conditions, restrictions, and qualifications set out below.

Eligible projects:

The program covers a wide variety of activities providing quality exterior improvements or rehabilitation intended to restore or improve facades and exteriors. The program also covers some types of interior work. See the lists in Section I for a no exhaustive list of eligible and ineligible projects. The Project must be located inside the Urban Renewal Area. Landmarked properties and properties within a historic district are also subject to the considerations for eligible projects set out above in Section I.

Conditions and Considerations:

1. Projects assisted by this program are to be exterior rehabilitation and/or renovation projects showing significant aesthetic improvement to the property or other qualifying projects that provide significant increase in value of the property and its use.
2. To be eligible for an interest subsidy, the project must meet design standards that will make the property compatible with surrounding property and upgrade the physical characteristics of the city and improve the value of buildings.
3. Participating commercial banks will make the loans under this program. Loan decisions, underwriting standards, loan terms, and collateral requirements will be entirely at the discretion of the bank. Obviously, the project must be feasible and have an acceptable prospect of repayment.
4. If the bank requires the refinancing of existing debt to obtain a first lien position in the collateral in order to approve the financing, the Agency will only pay the interest rate subsidy on the portion of the loan which was actually used for the eligible improvements.
5. Only applicants able to obtain loans at an interest rate below the Wall Street Journal prime rate plus 6 percentage points or 12% (whichever is lower) are eligible for a loan subsidy.
6. At any point during the duration of the loan subsidy, the Agency holds the option to buy points on the loan subject to approval by the Agency Board.
 - a. If points are purchased, the value of the points purchased shall be an amount that produces a savings to the applicant in the amount of awarded subsidy inclusive of any interest payments made by the Agency

prior to exercising the option to buy points and not the nominal value of the subsidy award.

7. Recipients are obligated to refinance loans subject to an interest subsidy upon request and at the expense of the Agency (limited to bank fees and charges).
8. Unless the Agency exercises its option to buy points on the loan, loan subsidy payments shall occur for the lesser of ten years or the life of the Agency.
9. Awards made under this program are subject to the availability of program funds.

Maximum Subsidy Award:

The maximum value of any loan subsidy awarded will be the lesser of \$400,000 or a percentage of the loan principle based on the following table. The Agency reserves the right to award a lesser amount.

Amount of Loan Principal	Max Value
1. <\$50,000	28%
2. \$50,001 to <\$100,000	27%
3. \$100,001 to <\$200,000	26%
4. \$200,001 to <\$500,000	25%
5. \$500,001 to <\$1,000,000	23%
6. \$1,000,001 to \$1,750,000	20%
7. \$1,750,001 to \$3,000,000	19%
8. >\$3,000,001	18%

Application and Design Review Process:

1. Applications and guidelines will be available at City Hall, local banks, and Mid-Columbia Economic Development District.
2. Applicants should fill out the applicable portions of the application and include, at a minimum, a detailed project overview, initial concept sketches, a proposed timeline, proposed contractors (including engineers, architects, and general contractors), preliminary cost estimates, amount of loan principal sought, amount of subsidy requested, and three interest rate quotes and/or loan approvals that reasonably demonstrate the applicant can complete the project.
 - a. More finalized plans, designs, and estimates are preferred
3. Upon receipt of a complete application, Urban Renewal staff will do an initial screening for program eligibility.
4. If an application is denied after the initial screening, the applicant may either appeal to the Advisory Committee and Agency Board, or revise and resubmit for reconsideration.
5. All subsidy applications requesting \$50,000 or more in interest subsidies will require review by the Advisory Committee and approval by the Agency Board. All other projects will be reviewed and approved by a three-person staff design review team appointed by the City Manager.
 - a. Applications denied by staff design review teams may either appeal to the Advisory Committee and Agency Board, or revise and resubmit for reconsideration.
6. After final review and an award decision, a certificate stating the awarded

amount will be issued by the Agency.

7. The applicant will take the application and certificate of approval to the bank of their choice for consideration. Loan decisions, underwriting standards, collateral requirements, and terms will be entirely at the discretion of the bank.
8. When the design process is complete and financing has been secured, the applicant will provide the Agency with a complete set of plans and specifications, contractor cost estimates and bids, documentation of building permits and other required permits/approvals, and a copy of the loan approval for final eligibility review.
 - a. Landmarked properties and properties located within historic districts must obtain approval from the Historic Landmarks Commission.
9. After final eligibility review, the recipient will sign a redevelopment agreement that commits the recipient to completing the proposed improvements, adhering to any terms and conditions imposed by the Agency, and pledging to maintain the improvements for twenty years. Violation of the terms of the agreement may result in the recipient refunding any monies received from the Agency.

Loan Application:

The loan application requires, at minimum, the following:

1. Certificate of approval from Agency
2. A summary of the project outlining the work to be done
3. Complete plans and specifications
4. Contractor cost estimates or bids
5. Evidence that building permits or any other required permits are in place
6. Preliminary commitment of any other funds to be used in the project
7. Amount of loan requested and proposed terms being requested
8. Bank's loan application and any other information the bank requires, such as current financial statements, including Balance sheets and Income statements

Other program considerations:

1. The applicant (borrower) must provide the bank with any collateral required by the bank.
2. The borrower must provide the bank with evidence of completion of the work as specified and approved, or the bank will be required to declare the loan in default.
3. If the loan is in default for the above or any other reason:
 - a. The entire loan will become immediately due and payable.
 - b. The bank may take any actions allowed by law, such as repossession of collateral, etc.

Participating Banks:

Loans qualifying for the Agency interest subsidy program may be obtained through any federally regulated and insured financial institution, including credit unions, savings and loans, thrifts, and finance companies.

Agency Responsibility:

When an application for funding through this program is received the Agency will:

1. Screen the application for completeness and initial eligibility.
2. When approval is obtained from the design review team or the Agency Board (see #5 above under Application and Design Review Process), a certificate of approval will be issued authorizing the applicant's bank of choice to proceed with processing the loan request under the program.
3. Screen the application for final eligibility.
4. After completion of the construction, certify that the project has been completed according to the approved plan and authorize the bank to put the permanent financing in place. If not certified as completed as authorized, the entire construction loan will become due and payable.
5. The Agency will then reimburse the entire interest portion of the recipient's monthly payment until the award amount or time limit has been reached.
 - a. The Agency reserves the right to make an alternative arrangement in the best interests of the Agency.
 - b. The applicant will bring a monthly receipt (proof of payment) to the City Manager's office at City Hall showing the monthly payment's allocation to interest and principal. Staff will copy the receipt and generate a check request, properly authorized with the attached documentation, for the appropriate amount of the interest to be reimbursed. Within ten (10) business days of receipt of the check request by the A/P Clerk in the Finance Department, a check will be generated for the amount of the reimbursement and mailed to the applicant. The mailing will also include the balance of the award amount.
 - c. If the Agency elects to purchase points, the Agency shall purchase a sufficient amount of points on the loan to provide a total value to the recipient of the amount awarded by the Agency inclusive of any interest paid prior to the Agency exercising its option.

Bank Responsibility:

When processing a loan request under this program, the bank will:

1. Ensure that the applicant has provided the following:
 - a. Certificate of approval from Agency
 - b. A summary of the project outlining the work to be done
 - c. Complete plans and specifications
 - d. Contractor cost estimates or bids
 - e. Evidence that building permits or any other required permits are in place
 - f. Preliminary commitment of any other funds to be used in the project
 - g. Amount of loan requested and proposed terms being requested
2. Retain the above in the bank's files.
3. Obtain any information required by bank such as bank's loan application,

current financial statements, including Balance sheets and Income statements, etc.

4. Loan decisions, underwriting standards, loan terms and collateral requirements will be entirely at the discretion of the bank.
5. If declined, send a copy of decline letter to the Agency.
6. If approved, set the annual interest rate at 12 points below the standard rate for similar loans (in agreement with Agency).
7. After the construction loan is disbursed, and upon receiving certification from the Agency that the work was completed as authorized, put the permanent financing into place.
8. If the borrower does not receive certification from the Agency, the loan will be in default and become due and payable.

B. Blighted Property Demolition Loan Program

The Agency will provide loans for the demolition of buildings contributing to blight if the demolished building is to be replaced by a new building with a design approved by the design review team or the Agency.

Blighted Areas are defined in the Urban Renewal Plan in section 203. As part of that definition, one of the conditions that characterize a blighted area is defined as follows:

- A. *The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:*
 1. *Defective design and quality of physical construction*
 2. *Faulty interior arrangement and exterior spacing*
 3. *Overcrowding and a high density of population*
 4. *Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities*
 5. *Obsolescence, deterioration, dilapidation, mixed character or shifting of uses*

Eligible projects:

If the applicant can show that the building contributes to blight as defined above, and the Agency determines that the building contributes to blight, a loan may be made to pay for the cost of demolition of the building. All projects exceeding \$15,000 annual cost to the Urban Renewal program will require review by the Advisory Committee and approval by the Agency Board. All other projects will be reviewed and approved by a three-person staff design review team appointed by the City Manager. The project must meet the following qualifications:

1. The cost of renovating the existing building is more than the cost of replacing the building.
2. The applicant plans to replace the building with a new structure.
3. The design for the new building is approved by the Agency.
4. If new construction is not planned immediately after demolition, the property

must be leveled and cleaned so as not to continue to contribute to blight.

5. If this program is used to subsidize the demolition, the new construction is not eligible for interest subsidy under the Redevelopment Loan Program.
6. The building to be demolished cannot be designated as an historic building in an historic district unless the demolition is approved by the Historic Landmarks Commission.
7. The Project must be located inside the Urban Renewal Area.

Loan Terms and Conditions

1. The loan will have a term of not more than three years with a single payment due of principal and interest at the due date.
2. The loan will have a fixed interest rate equal to two points less than the prime rate at the date of the loan.
3. A mortgage will be placed on the property to secure the loan.
4. If the new building construction is complete and certified for occupancy or use within three years of the date of the approval of the loan, the loan principal will be forgiven, and only the interest will be due.

III. Civic Improvements Grant Program

Grants may be made by the Agency to public, non-profit or civic organizations for projects within the boundaries of the Urban Renewal Area that serve a public purpose by meeting the selection criteria. Grants will be awarded semi-annually on a competitive basis and based on the selection criteria. Grant awards are subject to availability of program funds. Priority will generally be given to loan program funding requirements.

Eligible projects:

The program covers a wide variety of activities providing quality exterior improvements or rehabilitation intended to restore or improve facades and exteriors and some types of interior work. See the lists in Section I for a guide to eligible and ineligible projects for this program. The Project must be located inside the Urban Renewal Area.

Grant Process:

The Grant process under this program will follow the following timeline:

1. Grant applications must be received by July 31 or January 31 for consideration in that semi-annual grant cycle.
2. The grant proposals will be reviewed by staff and referred to the Advisory Committee at the first meeting in September or March, respectively.
3. The proposal will be forwarded with the recommendation of the Advisory Committee to the Agency Board for a final decision at the first meeting in October or April, respectively.
4. Grants funds will be disbursed on a reimbursement basis with documentation of expenses required.
5. As a condition of approval for a grant under the Agency's program to assist public non-profit and civic organizations who wish to make improvements to their property, the applicant organization will be required to execute a

redevelopment agreement, and a grant assurance agreement which will be recorded with the County Clerk at the organization’s expense.

Project Selection Criteria:

Priority consideration will be given to each proposed project. Points will be allowed for factors indicated by well-documented, reasonable plans, which, in the opinion of the Agency, provide assurance that the items have a high probability of being accomplished. If an application does not address one of the categories, it receives no points for that category. The possible points are listed for each.

1. The project contributes in the effort to place unused or underused properties in productive condition and eliminates blighted conditions. **(10 points)** Blighted Areas are defined in the Urban Renewal Plan in section 203 with characteristics of blight cited above in Section II(B).
2. The project develops, redevelops, improves, rehabilitates or conserves property in ways which will:
 - A. Encourage expansion and development of jobs, **(20 points)**
 - 1 job per \$10,000 or less granted – (20 points)
 - 1 job per \$10,001 to 20,000 granted – (15 points)
 - 1 job per \$20,001 to 35,000 granted – (10 points)
 - 1 job per \$35,001 to 50,000 granted – (5 points)
 - B. Increase property values and tax base, **(15 points)**
 - Increase taxable value by \$50,000 or more – (15 points)
 - Increase taxable value by \$25,000 to \$49,999 – (10 points)
 - Increase taxable value by \$5,000 to 24,999 – (5 points)
 - C. Conserve historically significant places and properties, **(15 points)**
 - D. Make The Dalles a more attractive and functional city in the following ways:
 - i. Shows significant aesthetic improvement to the property **(20 points)**
 - ii. Provides needed services or community function **(10 points)**
 - iii. Serves a significant portion of the community **(10 points)**
 - iv. Enhances the quality of life for residents of the city **(10 points)**
3. The project leverages other public and/or private sources of funding. **(15 Points)**
 - \$1 Urban Renewal grant to \$3 (or more) other funding – (15 points)
 - \$1 Urban Renewal grant to \$2 other funding – (10 points)
 - \$1 Urban Renewal grant to \$1 other funding – (5 points)
4. The borrower shows that it is financially stable and able to complete the project and maintain the property for the foreseeable future. **(10 points)**
5. Administrative – The Agency may assign additional points for project considerations which do not fit into one of the above categories, but which provide compelling evidence that the project will further the goals of the Agency; or, if the project meets one or more of the above factors in a way that is far beyond the norm for that category. The assignment of points in this category

will be by memorandum stating the reasons and will be maintained in Agency files. (25 points)

IV. Façade Improvement Grant Program

Grants may be made to the Agency by a for-profit, non-profit, and civic organizations for projects within the boundaries of the Urban Renewal Area upon approval of application. Grants are awarded on a first-come first-served basis and are available to both property owners and business owners who provide written evidence of property owner authorization for the façade work. Grant awards are subject to available program funds. Priority is given to projects that meet the most goals of the Urban Renewal Area Plan.

For the purpose of this program, “Façade” is defined as:

Façade includes the exterior face of a building including cornice, roof gable face, skirting, and porches. It includes all sides of the building within public view. It does not include the foundation or the roof.

Residential structures: To be considered under the amended Façade Improvement Program, a property originally designed as a residence must be the site of commercial activity that occupies at least 30% of the structure for a minimum of three (3) years after award.

Commercial Activity is defined as: The act of selling or trading a good or service for the primary purpose of making a profit.

To be considered under the amended Façade Improvement Program, a property originally designed as a residence must be located in both the Trevitt’s Historic District and the Central Business Commercial District.

Program Limitations:

Projects funded by this program are limited to restoration and/or renovation of any exterior face of a building that is within public view, including ADA accessibility, awnings, exterior lighting, permits, windows and façade. Granted funds must be used within one year of approval. Approval for grant funds may be delayed for up to 6 months if another project meeting more Urban Renewal Area Plan criteria applies for funding. Applicant must provide for matching contribution as indicated below. If a contractor needs funds to purchase materials to start a project, funds may be granted after written request has been received and approved by the City Manager.

1. Grant request for up to \$20,000 require a 50% match
(e.g. \$12,000 grant request, requires a \$6,000 match)
2. Grant request for \$20,001-\$40,000 require a 100% match
(e.g. \$30,000 grant request, requires a \$30,000 match)

V. Fire Suppression System Grant

Grants may be made by the Agency to a licensed contractor under contract with the applicant to perform the work of installation or upgrade of fire suppression systems for projects within the boundaries of the Urban Renewal Area upon approval of application. Grants are awarded on a first-come first-served basis and are available to both property owners and business owners who provide written evidence of property owner authorization for the fire suppression system work. Grant awards are subject to available program funds. Priority is given to projects that meet the most goals of the Urban Renewal Area Plan.

1. Grants awarded require matching funds at 50% of the grant request.

2. The maximum grant award under this program is \$20,000.
3. Application must include an estimate from a licensed contractor, licensed in the State of Oregon to install, and/or modify Fire Suppression Systems.

Grant Process:

1. Grant applications will be considered as they are received.
2. The grant application will be reviewed by staff and referred to the Historic Landmarks Commission (if required) or Urban Renewal Advisory Committee at the next available meeting.
3. The application will be forwarded with the recommendation of the Advisory Committee to the Agency Board for a final decision at the next available meeting.
4. Grant assurance agreement prepared by City Attorney is signed by applicant and Agency representative, executed copy is sent to applicant.
5. Issuance and distribution of Notice to Proceed by Agency Staff.
6. Grants funds will be paid to the licensed contractor upon receipt of an invoice detailing work completed, costs and previous payments. Contractor's prepayment for construction materials prior to the start of the project may be approved. Requests for prepayment require City Manager or designated staff approval.
7. Contractor invoices to City Project Coordinator.

Funds from any other Urban Renewal Program may not be used to satisfy the matching funds requirement.

How does urban renewal work?

The Oregon Constitution allows the Legislature to set up a system to finance urban renewal. Oregon Revised Statute Chapter 457 describes how the system works. This law gives each city and county the ability to activate an urban renewal agency with power to propose and act on plans and projects to remove “blight.” Examples of blight include buildings that are unsafe or unfit for occupancy or the existence of inadequate streets. The area where the work is to be done is known as a “plan area.”

An urban renewal agency is activated when the city or county governing body declares by ordinance that a blighted area exists in the city or county and there is a need for an urban renewal agency to function in the area. The urban renewal agency proposes a plan for improving the area. Following public notice and hearing, and after considering public testimony and planning commission recommendations, the city or county may approve the urban renewal plan by ordinance. Unless required by local law, no public vote is necessary.

How is urban renewal funded?

Most urban renewal plans are funded substantially out of local government property tax levies (division of tax revenue). Some agencies may also request a special property tax levy to make up for reduced division of tax revenue. Urban renewal agencies are subject to Local Budget Law and may request division of tax and special levy revenue within limitations. When there is sufficient revenue to pay off all approved principal and interest on indebtedness, the urban renewal agency is required to notify the assessor to stop division of tax.

How does division of tax work?

Division of tax revenue is calculated by splitting local government property taxes between the local governments that levied the taxes and the urban renewal agency. The split is recalculated each year based on value growth within the plan area since the plan was adopted. Tax on this amount of value

growth becomes the division of tax revenue that is split off for the urban renewal agency. The division of tax amount is apportioned and billed to all taxpayers in the city or county that established the plan.

This tax splitting may have a couple different effects depending on the levy type. For operating (permanent rate) levies that are levied at a particular rate, division of tax doesn’t change the tax rate or cause much change in the overall amount of tax billed, but it does reduce the amount that gets distributed to the local governments. In contrast, division of tax affects some bond and local option levies that are levied to raise a particular dollar amount by causing those tax rates to be higher in order to raise enough tax to cover both the levied amount as well as the division of tax amount.

Both the division of tax and urban renewal special levy amounts are subject to constitutional tax limitations (Article XI, section 11b of the Oregon Constitution), and are distributed to the urban renewal agency.

What type of taxes are divided in the division of tax method?

Only ad valorem property taxes for local governments that have an urban renewal plan area within their boundaries are divided. These can include operating, bond, and local option taxes.

Some taxes aren’t divided. Bond taxes approved by voters after October 6, 2001, aren’t divided for some urban renewal plans that were adopted before October 6, 2001. These levies are also not divided for urban renewal plans adopted on or after October 6, 2001. Local option taxes generally are not divided for urban renewal, but there are a few exceptions. The urban renewal special levy isn’t divided. Any tax imposed on any basis other than the value of the property isn’t divided.

How does the special levy work?

The law allows plans adopted before December 6, 1996 the option of imposing a special levy up to a maximum amount. The assessor calculates a separate tax rate for each special levy. The levy is billed to all taxpayers in the city or county that established the plan. Taxes imposed for the special levy aren't divided.

Special levy taxes are subject to the limitations of Article XI, section 11b of the Oregon Constitution. The tax statement indicates at minimum a total amount billed for each urban renewal agency.

Where can I get more information?

The Legislative Revenue Office publishes *The Urban Renewal Program—Under the Past and Current Property Tax Systems* (February 2000) and *Changes in Oregon's Urban Renewal Program from the 2001 Supreme Court Ruling on Shilo Inn v. Multnomah County et al.* (2002). These are available by searching the Oregon Legislature's website at www.oregonlegislature.gov.

The Oregon Department of Revenue annually publishes *Oregon Property Tax Statistics*, 150-303-405. This publication contains property taxes

imposed by type of district, and the division of tax and special levy amounts calculated for each urban renewal agency and urban renewal plan. www.oregon.gov/dor/stats.

Urban renewal division of tax and special levy authority is provided for under the *Oregon Constitution*, Article IX, s. 1c; ORS chapter 457; and OAR division 150-457.

Have questions? Need help?

Direct questions concerning specific urban renewal plans to the relevant urban renewal agency.

General tax information www.oregon.gov/dor
Salem (Property Taxation) (503) 945-8293
Toll-free from an Oregon prefix.. 1 (800) 356-4222

Asistencia en español:

Salem (503) 378-4988
Gratis de prefijo de Oregon..... 1 (800) 356-4222

TTY (hearing or speech impaired; machine only):

Salem (503) 945-8617
Toll-free from an Oregon prefix.... 1 (800) 886-7204

Americans with Disabilities Act (ADA): Call one of the help numbers for information in alternative formats.



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: VIII a.

DATE: February 21, 2017

TO: Urban Renewal Agency Board

FROM: Gene Parker, City Attorney

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

BACKGROUND:

On September 14, 2016, the Urban Renewal Agency entered into an Exclusive Negotiating Agreement with Charles Gomez Production. Pursuant to this Agreement, the Agency agreed that Charles Gomez and Debra Liddell, who are the principal parties of Charles Gomez Production, would have the exclusive right to conduct their due diligence and to negotiate with the Agency for the redevelopment of the Granada Theatre.

The Exclusive Negotiating Agreement anticipated that a formal Development and Disposition Agreement (“DDA”) would be negotiated. The Exclusive Negotiating Agreement is scheduled to expire on March 13, 2017. The Agreement included a clause which provided that the term of the Agreement would be 180 days, and that the Agreement could be extended for two 120-day renewal terms upon the approval of the Urban Renewal Agency Board.

Agency staff and Mr. Gomez and Ms. Liddell have been working upon the terms and conditions to be included in a proposed DDA. There are still some issues that will not be resolved in time to complete a DDA to be presented to the Agency Board for their review and approval. In order to complete the process of preparing the DDA, staff is recommending that the Agency approve an extension of the Exclusive Negotiating Agreement for the Granada Theatre for two additional 120-day terms.

BUDGET IMPLICATIONS: The final DDA between the Agency and Charles Gomez Productions will set forth any financial contributions which the Agency Board approves.

The Agency has incurred expenses of \$3,250 for an asbestos survey of the building, and \$2,100 for the preparation of a Phase I environmental analysis of the property.

BOARD ALTERNATIVES:

1. ***Staff recommendation:*** Move to approve the extension for two 120-day periods for the Exclusive Negotiating Agreement between the Columbia Gateway Urban Renewal Agency and Charles Gomez Production for Redevelopment of the Granada Theatre.
2. Move to approve the extension of the Exclusive Negotiating Agreement for a period of 120-days.
3. Move to decline to extend the Exclusive Negotiating Agreement with Charles Gomez Production.