



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

COLUMBIA GATEWAY

URBAN RENEWAL ADVISORY COMMITTEE

Conducted in a Handicap Accessible Meeting Room

Tuesday, June 21, 2016

5:30 pm

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – March 15, 2016
- VI. PUBLIC COMMENTS (For items not on the agenda)
- VII. ACTION ITEM – Recommendation Concerning Granada Block Properties advertisement.
- VIII. DISCUSSION ITEM – Urban Renewal Agency Structure
- IX. ONGOING URBAN RENEWAL PROJECTS UPDATE
- X. FUTURE MEETING – tbd
- XI. ADJOURNMENT



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AGENDA STAFF REPORT

URBAN RENEWAL ADVISORY COMMITTEE

AGENDA LOCATION: _____

MEETING DATE: June 21, 2016

TO: Urban Renewal Advisory Committee Members

FROM: Daniel Hunter, Project Coordinator

ISSUE: Granada Block Property Sale – One Pager

BACKGROUND: On March 15, 2016 Urban Renewal Advisory Committee met to consider proposal in response to our RFP. At that meeting this Committee voted to recommend to the Agency Board, rejection of all proposals and placing the property up for sale. On April 25, 2016 the Agency Board voted to approve the recommendation of this Committee. Staff has contacted those who submitted proposal to notify them of the decision.

To further our efforts in selling the properties staff has developed the enclosed one-page (front & back) informational flyer. In addition staff is working to develop similar flyers for the individual properties. We are asking the Urban Renewal Advisory Committee for your input on the flyer. In particular, if you have a preference on the selling price for each property. The individual property flyers will have greater detail on the specific properties.

In 2010 the Agency purchased the properties for the amounts identified below.

| Property | Purchase |
|---------------------|-----------------|
| Recreation Building | \$475,316 |
| Blue Building | \$380,000 |
| Commodore II Lot | \$102,000 |
| Granada Theatre | \$365,406 |
| Total | \$1,322,722 |

Since they were purchased, the Agency has invested another \$101,298 in maintenance costs and the City has invested another \$269,287 in the properties. The total invested by the Agency including purchase and maintenance is \$1,424,020; and the total with City investment is \$1,693,307.

Staff believes excluding the additional investment in the initial advertisement for sale will allow greater flexibility when considering offers and negotiating a Development and Distribution Agreement.

ALTERNATIVES:

1. *Staff recommendation: Move to recommend to the Agency Board, approval of the one-page flyer and initial sale price of the Granada Properties not lower than the price the Agency initially paid.*
2. Move to recommend to the Agency Board, approval of the one-page flyer and initial sale price of the Granada Properties for a price not lower than the total invested including maintenance, and other costs.
3. Move to reject the one-page flyer and advise staff on desired revisions to bring back at a later meeting.



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The Columbia Gateway Urban Renewal Agency invites interested parties to purchase for redevelopment the Granada Block properties. The properties include the Historic Granada Theatre, The Recreation Building, and The Blue Building as well as several vacant paved lots.

The Historic Granada Theatre was constructed in 1929. The architecture is Moorish Revival and includes several smaller rooms, a kitchen, bar and concession area at the front. The theatre has main floor seating as well as an upper balcony and suite seating on the main floor. The structure is in good condition overall with a few exceptions. The theatre was constructed without air-conditioning, there are a few interior cosmetic issues, improved lighting would be needed for renovation, and fire marshal approved sprinkler system and exterior fire doors will need to be installed. The exterior of the building needs a refresh and could benefit from the Urban Renewal Agency's Façade Improvement Program. The Agency purchased the property in 2010 for \$365,406 and has since invested \$70,139 largely in roof repairs.



The Recreation Building is actually three buildings. The brick façade of the original building can be seen in the picture to the left above the roof line of the main building. The Recreation Building has a bowling alley, a bar, and an archery range in the basement. The building is in poor condition with substantial water damage and outdated fire suppression system. It is anticipated that a developer would purchase the building, demolish it and construct a new building on the lot. This property could qualify for the Urban Renewal Agency's Property Rehabilitation Demolition Grant. The Agency purchased the property in 2010 for \$475,316 and has since invested \$22,879 primarily in maintenance.

The Blue Building is post and beam construction with a brick exterior. The current street level shop space is an open floor plan with offices. The upstairs and basement are bare walled with exposed posts and beams. There are two windows on the second floor, north and south sides. The basement was once the ground level and still has the original archways in the walls. The Blue Building was purchased in 2010 for \$380,000 and the Agency has since invested \$8,280 in maintenance.



In addition to the buildings identified, there are six additional lots. There are three lots behind The Recreation building and to the west of the Blue Building. The remaining three lots are to the west of the Historic Chinese Laundry building (not part of the properties available for purchase and redevelopment). These three lots include are currently under a lease agreement for parking by residents of the Commodore II building.



All of these properties are located in the Historic Commercial District in The Dalles. The Blue Building and the Recreation Building are classified as "Historic Non-Contributing" and the Granada Theatre is Historic outright. Redevelopment and/or renovation of any of these building will require the approval of Historic Landmarks Commission. The Historic Non-Contributing designation is less restrictive. It is the community's desire that the Granada Theatre be renovated and reopened as a theatre. Alteration of the exterior of the Granada Theatre is restricted.

A Level I Environmental Study and an Archeological Survey have been done on the property. A Level II Environmental Study and additional archeological work would be done at developer's expense.

The sale of any one or combination of these properties and the redevelopment plan will require Agency approval. It is the desire of the Agency to recoup the initial purchase price of the properties. Any reasonable offer will be forwarded to the Agency for consideration. Your purchase offer should include a redevelopment plan outline.