



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, April 16, 2019**

**5:00 p.m.**

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – March 19, 2019
- VI. PUBLIC COMMENT
- VII. ACTION ITEM
  - Proposed Hanlon Development Project – Submission of State Funding Assistance Request
- VIII. EXECUTIVE SESSION
  - A. Recess to Executive Session in accordance with ORS 192.660(2)(h) to consult with legal counsel concerning current litigation or litigation likely to be filed.
  - B. Reconvene to Open Session
  - C. Decision following Open Session
- IX. STAFF COMMENTS
  - Next Regular Meeting Date: May 21, 2019
- X. BOARD MEMBERS COMMENTS OR QUESTIONS
- XI. ADJOURNMENT

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IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

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**MINUTES**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD**

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, March 19, 2019**

**5:30 p.m.**

City Hall Council Chambers  
313 Court Street  
The Dalles, Oregon

**CALL TO ORDER**

Chair Miller called the meeting to order at 5:30 p.m.

**ROLL CALL**

Present: Scott Baker, Bob Delaney, John Fredrick, Gary Grossman, Steve Kramer,  
Darcy Long-Curtiss, Tim McGlothlin, and Linda Miller

Absent: Staci Coburn

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

In Attendance: 21

**PLEDGE OF ALLEGIANCE**

Chair Miller led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Board Member Fredrick and seconded by Board Member Grossman to approve the agenda as written. The motion passed 8/0, Baker, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Coburn absent.

**ELECTION OF OFFICERS**

Chair Miller opened nominations for Chair.

Chair Miller nominated Scott Baker; Fredrick seconded the nomination. Board Member Long-Curtiss nominated Gary Grossman; Board Member Kramer seconded the nomination.

Board Member Long-Curtiss stated her nomination for Grossman was based on his many years of experience in the community as well as his experience running a variety of meetings.

The nomination of Scott Baker for Chair tied 3/3, Delaney, Fredrick and Miller in favor, Kramer, Long-Curtiss and McGlothlin opposed, Baker and Grossman abstained, Coburn absent.

Board Member Baker requested his vote be changed to “nay.”

The nomination of Scott Baker for Chair failed 3/4, Delaney, Fredrick and Miller in favor, Baker, Kramer, Long-Curtiss and McGlothlin opposed, Grossman abstained, Coburn absent.

The nomination of Gary Grossman for Chair passed 4/3, Baker, Kramer, Long-Curtiss and McGlothlin in favor, Delaney, Fredrick and Miller opposed, Grossman abstained, Coburn absent.

Nominations for Vice Chair were opened.

Chair Grossman nominated Scott Baker for Vice Chair; McGlothlin seconded the nomination.

Board Member Kramer moved to close nominations; Long-Curtiss seconded the motion.

The nomination of Scott Baker for Vice Chair passed 8/3, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Baker abstained, Coburn absent.

### **APPROVAL OF MINUTES**

It was moved by Board Member Kramer and seconded by Board Member Miller to approve the minutes of January 15, 2019, as written. The motion passed 4/0, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Baker, Delaney, Fredrick and Grossman abstained, Coburn absent.

### **PUBLIC COMMENT**

*Chuck Gomez, 221 E. Second Street, The Dalles*

Mr. Gomez provided an update on the Granada Theatre. Last year the Granada offered 24 shows and hosted over 5,400 guests. Currently, the Granada is preparing for the Jazz Festival.

Mr. Gomez stated the Granada was paid off ahead of schedule. He thanked the community for the opportunity to develop the Granada Theatre.

### **PRESENTATION**

#### **A Community Vision for Downtown The Dalles**

Director Harris introduced Evan Manvel, Oregon Department of Land Conservation and Development; the State funded the Downtown Visioning project. Harris then introduced Julie Fischer of Cogito Partners and Colin McArthur of Cameron McCarthy Landscape Architecture and Planning. Ms. Fischer distributed “A Community Vision for Downtown The Dalles,” Exhibit 1.

Mr. McArthur presented photos of improvements made in other communities, Exhibit 2. The improvements provided increased safety for pedestrians and bicyclists, bike parking, right-of-way improvements, seating and landscaping.

Ms. Fischer summarized comments received from focus groups:

- Town square and public spaces
- Walkability
- Greenery, landscaping
- Retail and service businesses
- Slow traffic to increase safety
- New housing and downtown living



- Diversity
- Future micro businesses
- Cultural aspects

Ms. Fischer then asked what the Commission would like to see downtown. Comments included:

- Additional retail
- Eating establishments
- Drugstores / gift shops
- Services
- Affordable housing
- Family wage employment

Director Harris stated staff was working on an Economic Opportunity Analysis which would address concerns including manufacturing jobs, affordable housing and living wage jobs. Staff will report to the Board results of the analysis.

Additional comments on downtown possibilities included:

- Improved appearance and landscaping
- Provide gathering spaces
- Clean, friendly, intimate feeling
- Increased downtown housing
- Family based activities
- Common vision for downtown
- Housing over retail
- Emphasis on place making, specifically slowing traffic
- Lewis & Clark Park used as an event space; City Park offering a playground, Farmer's Market and night markets
- Create public spaces on the east and west ends of downtown, welcoming to all ages
- Town square
- Mixed use buildings

Ms. Fischer stated it was public outreach, energy and vision that creates an outcome, rather than funding alone.

Director Harris stated this project is the community's vision for downtown. Proposals for further studies will be presented during the budget session.

Harris said the Urban Renewal plan dates from 1990 and has been amended 15 times. Many projects have been completed; staff will return to the Board with new projects to move the Agency forward. As part of this effort, staff would like to identify specific blocks downtown to be identified as opportunity areas. The final aspect is the financial condition of the Agency. The budget meeting is scheduled for next month.

## **ACTION ITEM A**

### **First Street/Riverfront Connection Project**

Director Harris introduced Curt Vanderzanden of KPFF Consulting Engineers. Director Harris presented the staff report; Vanderzanden reviewed the technical memorandum.

Discussion:

Board Member Baker stated he felt committed to the project; the project should be approached strategically to scale the project for maximum advantage. Baker agreed there was not as much advantage in extending the easterly boundary as in extending the westerly boundary. Knowing of the April deadline for a State Recreational Trails grant, staff should be directed to write a letter of intent while continuing discussions with Union Pacific Railroad.

Board Member Delaney asked if the \$3.6 million bond under "Available Funding Estimates" were Agency funds. Harris replied it was a joint bond between the City and the Agency, the \$3.6 million is the Agency portion.

Board Member McGlothlin asked what Union Pacific's basis was for rejecting the public access easement. Harris replied it was "due to its proximity and overlap of UP property." McGlothlin said proximity is relative, UP should be more specific.

Inquiries were made regarding an overcrossing rather than an undercrossing. Vanderzanden replied that option was considered; the cost was prohibitive and there was doubt the overcrossing would be used. ADA accessibility was also a consideration.

Vanderzanden said a black iron fence was considered to separate 1<sup>st</sup> Street from the railroad tracks. Union Pacific said a tall fence would be a safety issue, potentially preventing a pedestrian from exiting the tracks. A sound wall was explored as well. The sound study determined the reduction in noise was so minor it was not cost effective.

Board Member Miller asked if the Union Pacific right-of-way abutted the Post Office property. Harris replied it did. Board Member Baker said he was unable to determine the width of the easement or right-of-way. Between the tracks and the Post Office property it was 50 feet, behind the Urness lot it was 36 feet. Harris replied his answer was based on Wasco County GIS information.

Board Member Baker moved to recommend to City Council to: a) not extend the First Street/Riverfront Connection Project area boundary easterly from Laughlin Street to Madison Street and to continue to pursue alignment A for the Mill Creek Greenway connection including preparation of a letter of intent to pursue grant funding for that project. Board Member McGlothlin seconded the motion.

Chair Grossman invited discussion.

Board Member Long-Curtiss stated there were expenses in the proposal that would normally fall under City expenses, such as replacement of water mains and street repair. This proposal would use Urban Renewal funds on things that would normally be handled by the City if someone else was doing the project.

Board Member Fredrick asked if Option A or Option B was staff's preference. Chair Grossman clarified there were three staff recommendations: 1) The three part recommendation; 2) Recommend Council not to proceed; and 3) Provide staff with direction, as appropriate. He stated the current motion was for A and C of staff recommendation number one.

Board Member Baker stated, as a point of order, his motion was not A and C. It was more categorized as 3, provide staff with direction as appropriate. Baker said it was to recommend to Council and provide Staff direction.

Board Member Delaney asked the motion be restated.

Board Member Baker clarified his intent was to recommend to City Council to include "a)," and take staff's recommendation to not extend the project boundary to the east, however, to preserve the boundary extension to the west, and also direct staff to continue to pursue alignment A. Baker said A was our first choice, they said no, let's try again to get UP representatives to see the benefit. Continue to pursue the Alignment A connection and other sources of funding, i.e., Recreational Trail Grant Programs through the State, and so, include a letter of intent.

Board Member Baker moved to not extend the First Street/Riverfront Connection Project area boundary easterly from Laughlin Street to Madison Street, and to direct staff to continue to pursue the alignment A with Union Pacific Railroad; additionally, to submit a letter of intent for the Recreational Trail Grant Program through the State of Oregon. Board Member McGlothlin seconded the motion.

Chair Grossman invited discussion.

Board Member Kramer stated this is a City Council decision, the City Council was needed in this negotiation. He stated he was willing to move forward and concurred with Baker.

The motion passed 8/0, Baker, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Coburn absent.

## **EXECUTIVE SESSION**

Chair Grossman recessed to Executive Session pursuant to Item VII. A. of the Urban Renewal Agency Board Agenda dated March 19, 2019, which cites ORS 192.660(2)(e), at 7:13 p.m.

Chair Grossman reconvened the Open Session at 7:43 p.m.

## **ACTION ITEM B**

Authorization to execute Development and Disposition Agreement with Mr. Tony Zilka for the redevelopment of 201 Washington Street

Chair Grossman stated Action Item B was referred back to staff for further discussion.

## **STAFF COMMENTS**

City Attorney Parker updated the Board on the Tokola Project. Parker stated the administrative law judge called the proposed order back on February 28, 2019, which essentially affirmed the decision of BOLI that the project was subject to prevailing wage. Both sides filed exceptions. The Commissioner will make the final decision at the end of March. Based on the decision, the

next step is either the Court of Appeals or discussion with Mr. Unti to determine whether to move forward with the project. Payment of prevailing wage would affect the project cost by 10 to 15 percent.

The next meeting is scheduled for April 16, 2019. The Budget Committee will meet prior to the regular meeting.

Director Harris distributed an email from Todd Carpenter providing a status update on the Recreation building, Exhibit 3. Board Member McGlothlin stated there was strong community interest in returning the bowling lanes.

#### **BOARD MEMBERS COMMENTS OR QUESTIONS**

Board Member Miller stated her appreciation of help provided to her by staff and the Board.

#### **ADJOURNMENT**

Chair Grossman adjourned the meeting at 7:54 p.m.

Respectfully Submitted  
Paula Webb, Community Development Secretary

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Gary Grossman, Chair



## **A Community Vision for Downtown The Dalles**

### **MEETING AGENDA**

**March 19 & 20, 2019, Civic Auditorium, Fireside Room, 323 E. 4<sup>th</sup> St**

#### **Welcome and Introductions**

#### **The Specifics on Downtown**

Considering current and future activities and users of downtown:

*What's working with downtown now?*

*What would you like to change about downtown?*

#### **The Big Picture Identity of The Dalles**

*What are you proud of?*

*What brings you home?*

#### **Next Steps in the Project**

##### **Tuesday, March 19 – Civic Auditorium, Fireside Room, 323 E. 4<sup>th</sup> St**

2:00-3:00 PM - Retailers/business owners: Martin Boyden, Sherry Dufault, Brad Ellis, Steve Lite, Lisa Farquharson, Luise Langheinrich, Nan Wimmers, Kerri Weed, Dale McCabe

3:30-4:30 PM - Arts & entertainment: David and Kristen Benko, Chuck Gomez, Bunny Henningsen, Roger Kline, Steve Lawrence, Siobhan O'Halloran, Scott Stephenson, Dan Williams, Jeff Wavrunek, Terry Chance, Al Hare

##### **Wednesday, March 20 - – Civic Auditorium, Fireside Room, 323 E. 4<sup>th</sup> St**

9-10 AM - Property owners: Todd Carpenter, Steve Day, Matt Herriges, Philip Mascher, Bill Matthew, Barbara Pizzola, Scott Edelman, Carla McQuade, Dawn Hert

10:30-11:30 AM – Services: Lt. Raymond Morse, Celeste Hill-Thomas, Rick Leibowitz, Joel Madsen, Dan Schwanz, Sharon Thornberry, Leticia Valle, Kelly Houser-Glover, Kathy Fitzpatrick, Matthew Klebes

12-1 PM – Development: Travis Dillard, Mary Hanlon, Brian Lauterbach, Heidi McBride, Dennis Morgan, Angie Brewer, Doug Leash, Josh Chandler, Nate Stice

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*Project Contact: Steve Harris, The City of The Dalles Community Development  
313 Court Street | The Dalles, OR 97058, 541.296.5481 x1151, [www.thedalles.com](http://www.thedalles.com)*







# A Community Vision for Downtown The Dalles

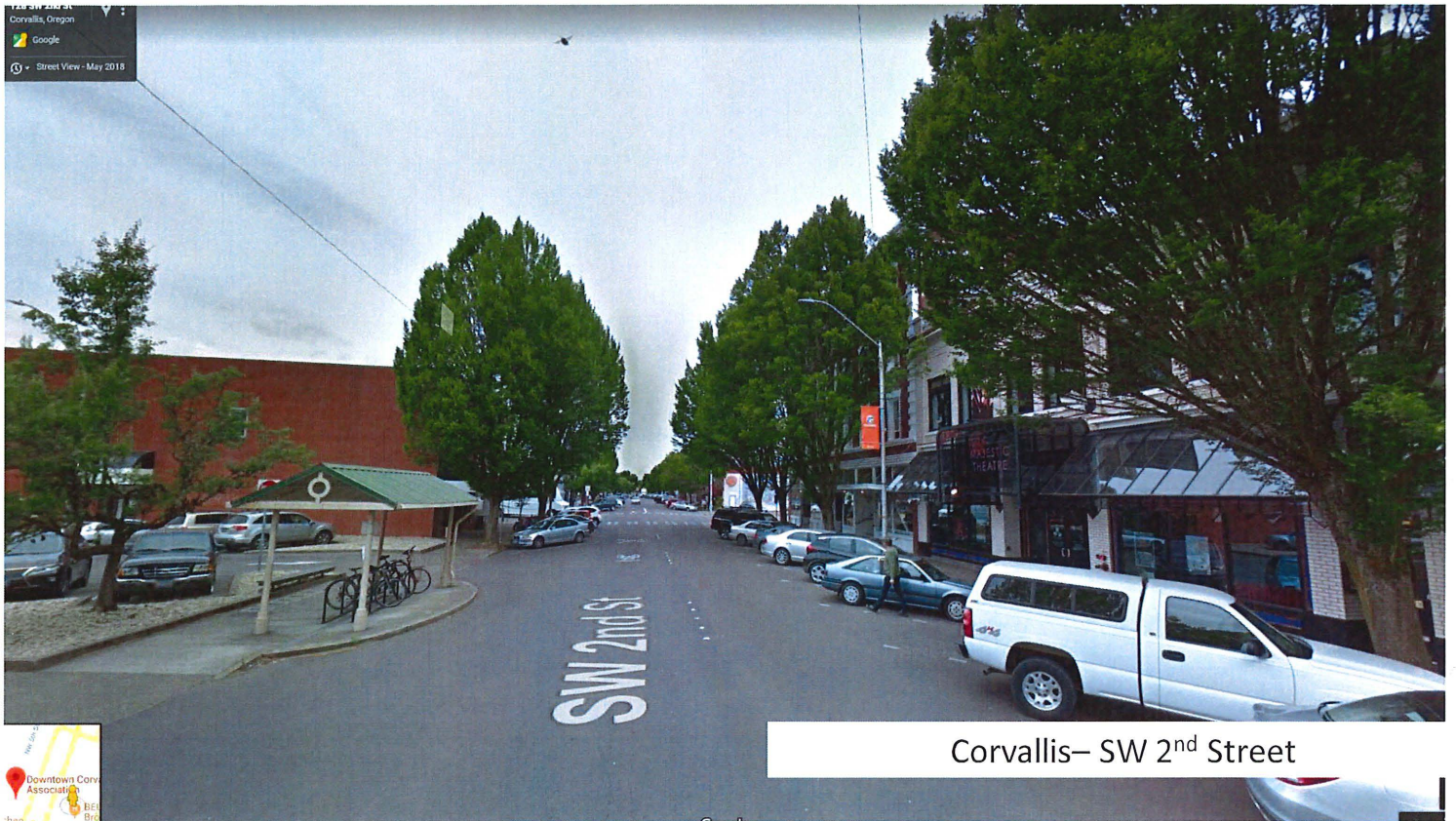
Elements of vibrant and successful downtowns



## SAFETY FOR PEOPLE BIKING & WALKING







Corvallis– SW 2<sup>nd</sup> Street



Corvallis– SW Madison Ave





Klamath Falls – US 97



Leavenworth – 9th Street







# MIXED USE DEVELOPMENT



Bend – NW Franklin













Redmond – SW 6<sup>th</sup> Street

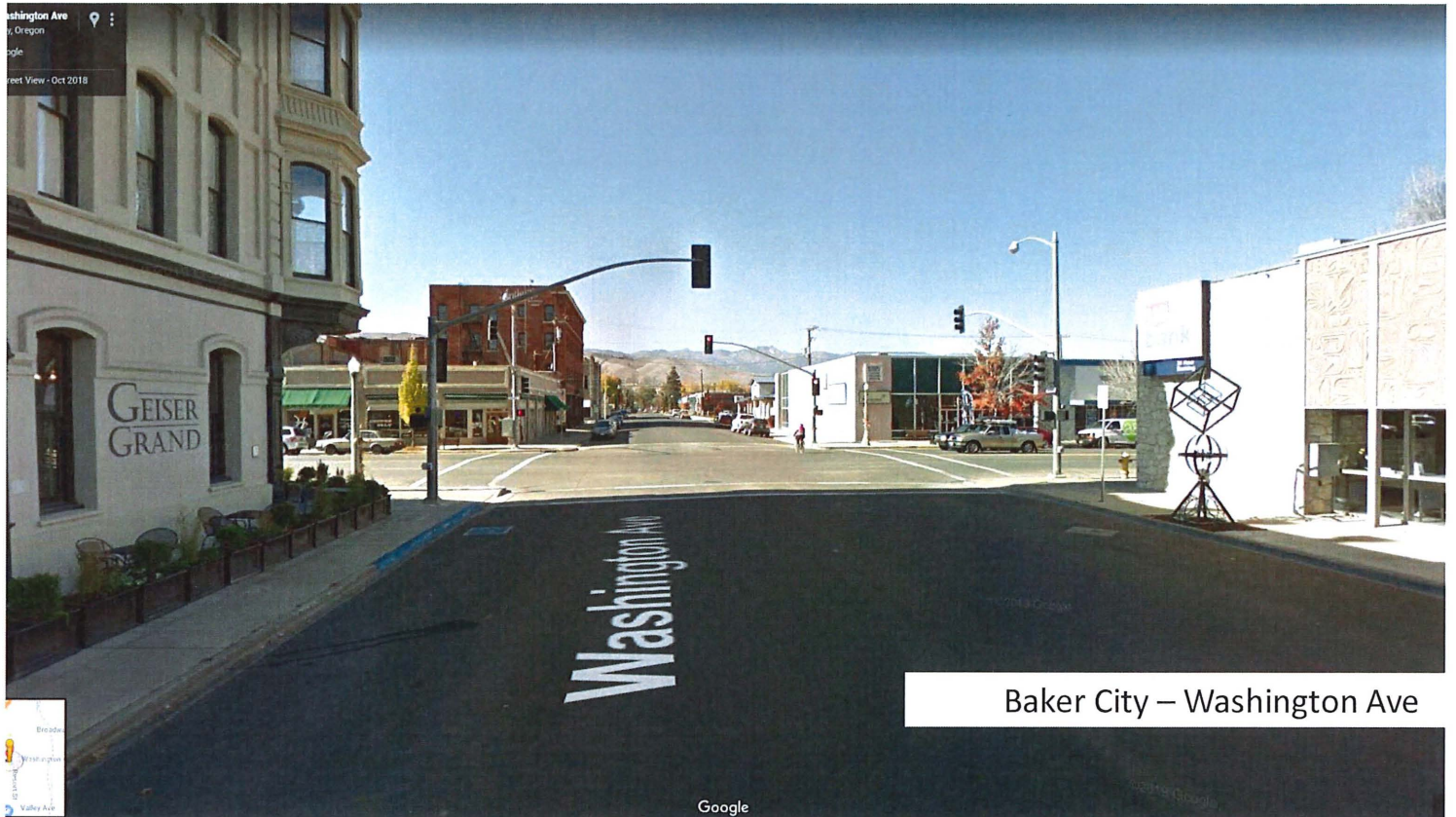
## PLACEMAKING

















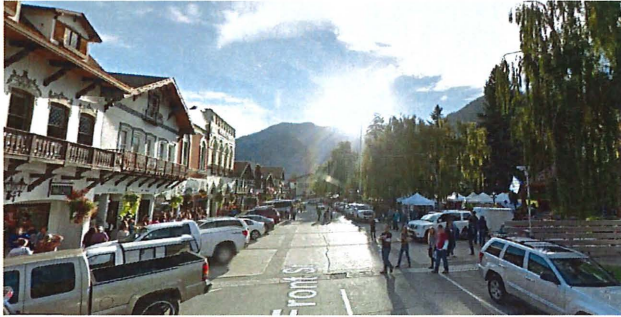


## Elements of vibrant and successful downtowns



- Active streetscapes
- Public gathering spaces
- Critical mass of businesses
- Mixed uses
- Retail and dining options
- Housing options
- Community and social organizations
- Arts and entertainment
- Landmarks
- Character architecture





Active streetscapes



Public gathering spaces



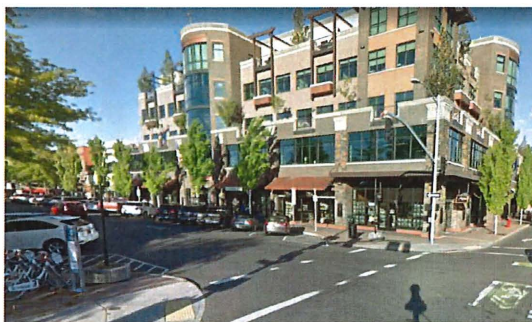
Critical mass of businesses



Mixed uses



Retail and dining options



Housing options



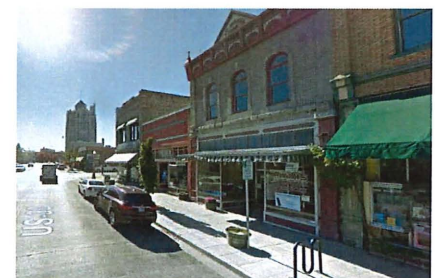
Community and social organizations



Arts and entertainment



Landmarks



Character architecture

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**From:** Todd Carpenter <[tcarpenter@reboundmd.com](mailto:tcarpenter@reboundmd.com)>

**Date:** March 14, 2019 at 4:13:27 PM PDT

**To:** Steve Harris <[sharris@ci.the-dalles.or.us](mailto:sharris@ci.the-dalles.or.us)>, Gene Parker <[gparker@ci.the-dalles.or.us](mailto:gparker@ci.the-dalles.or.us)>

**Cc:** Matthew Klebes <[MKlebes@ci.the-dalles.or.us](mailto:MKlebes@ci.the-dalles.or.us)>, Dawn Hert <[dhert@ci.the-dalles.or.us](mailto:dhert@ci.the-dalles.or.us)>

**Subject:** recreation facility

Just wanted to give you all an update on the Recreation Facility in case you wanted to report on it this month ☺

1. We completed two concepts for the front façade and presented them both to the Landmark committee. This was approved.
2. We received approval from The Dalles Main Street to work on a grant package for the front street façade. It was submitted to the state Last Friday. We called it the “Merchants landing restoration project” we tied the grant application into the idea of the merchants and settlers in the late 1800’s early 1900’s who set up shop along 1<sup>st</sup> and 2<sup>nd</sup> street near the river to provide pioneers products and services.
3. We have started pulling up stinky carpet, removing garbage and cleaning the place out. we are focusing mainly on the east side building first, but have drifted into the other areas on the main street level. I’m trying to dispose of (offer for free) some of the junkier stuff through people who will re-use it or salvage.
4. I’ve re-keyed the east side front and back doors, do I need to provide the city with these keys?
5. We are holding onto things that may have some value and most likely will use them to ask the community or hold an auction for donations to help support The Dalles Main Street program as a way to give back.
6. Carla and I have spoken with a lot of folks in the community and have settled on a strategy for the main floor of the East end of the recreation (the old Empress, Columbian, and Grand theater area) to allow local crafters, makers, designers, etc who can’t afford a full retail space to set up shop in 10x10 (or maybe smaller) spaces to sell their wares to the community and to visitors. We are informally calling it the merchants market.
7. We have a meeting setup with the folks who are trying to build a community center to see if we can come up with a plan for them for part of the basement area.
8. Regarding the roof, the snow killed us. We still have a lot of standing water on the roof and some issues as a result inside. Now with the warmer weather coming we will start looking at roof repair and shoring up the areas also moving east to west.
9. I’ve reached out to the neon sign museum to begin conversations around restoring and using the Recreation sign either on the back of the building facing the hwy or the inside of the west side where we will likely provide an amusement/rec space for families. I haven’t heard back yet but I’m not in a hurry as we will be waiting to hear on the grant first.
10. I don’t think anything I’m doing requires a permit yet so if I’m wrong, please let me know ☺

That’s about it for now ☺

Let me know if you have any questions.

Thanks Todd

Todd Carpenter | *Information Technology*

**Rebound Orthopedics & Neurosurgery**

200 NE Mother Joseph Pl., Ste. 210

Vancouver, WA 98664

TEL 360-449-1109 | FAX 360-823-5655 | CELL 503-705-2889

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IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

## **AGENDA STAFF REPORT**

### **AGENDA LOCATION: VII.**

**DATE:** April 16, 2019

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

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

**ISSUE:** **Proposed Hanlon Development Project – Submission of State Funding Assistance Request**

#### **BACKGROUND**

Hanlon Development (Ms. Mary Hanlon) and the Agency have entered into an Exclusive Negotiating Agreement (ENA) for the purposes of securing financial assistance for the redevelopment of the former Griffith Motors automobile dealership located at 542 East 3<sup>rd</sup> Street. Hanlon Development is proposing to construct a mixed use development project consisting of between 50 and 69 rental units, ground floor retail and on-site parking.

Rep. Daniel Bonham has indicated his support for the public-private partnership and in sponsoring a request for state funding assistance. In doing so Rep. Bonham has requested a project summary including the level of requested funding assistance. The attached summary describes the current housing situation in the community, a description of the proposed project, capital commitments and requested levels of funding assistance. The requested amount of state funding is \$1 million and the local assistance match (Agency) shown to be \$700,000 (the total amount of any Agency financial participation will be addressed in the Development and Disposition Agreement).

Additionally, a requirement of the state funding assistance process includes the identification of an “eligible entity” for the pass through of any approved funding. Staff is requesting that the Board designate the Agency as the “eligible entity” and to authorize submission of the funding request to Rep. Bonham. The City Council will also be

presented with the project summary and requested to submit a letter of support for the proposed project.

### **BOARD ALTERNATIVES**

1. Staff recommendation: ***Move to designate the Columbia Gateway Urban Renewal Agency as the eligible entity and to submit for state funding assistance for the Hanlon Development public-private partnership to redevelop the property located at 542 East 3<sup>rd</sup> Street, The Dalles.***
2. Decline to approve.
3. Direct staff as appropriate.

### **Attachments**

Project Summary





## City of The Dalles Columbia Gateway Urban Renewal Agency

313 COURT STREET  
THE DALLES, OREGON 97058  
(541) 296-5481

### The Dalles New Construction Mixed Use Housing

Support for this project will create the First Mixed-Use New Construction in The Dalles

**The Dalles is the largest city in the Columbia Gorge and is facing a severe housing shortage. Unless properly addressed, the continued lack of housing opportunities will have a negative impact on the community's ability to retain and attract new employers, encourage economic development and investment, and maintain desired levels of public services and facilities.**

Between 2000 and 2016, new housing construction in the community averaged 32 units per year (608 total), exceeded by the estimated 787 new households (approximately 50 per year) that were added during this period, contributing to a tight housing supply and higher housing costs for residents.

While housing generally is less expensive in The Dalles than other locations in the Gorge, a severe supply shortage exists. Recent housing permit applications show limited improvement in addressing supply. In 2018 building permits were submitted for 47 units, with only 4 units finalized. The City has been officially designated as "Severely Rent Burdened" by the State of Oregon, with nearly 30% of the rental households paying more than 50% of their income for housing (2018). A 2017 study found a need for 1,770 new housing units by 2036 (nearly 90 per year), or between 2-3 times recent annual construction rates. If it receives the needed support, the proposed project will add substantially to the supply of new housing units in our community.

**New Housing is desperately needed.** Extremely constrained housing options have caused median sales prices to rise 34% between 2014 and 2018. Fair Market Rents for 2-bedroom rentals have seen an increase of nearly 30% this past year. It becomes readily evident that this project will address a critical housing shortage. Vacancy rates are between 1.5 – 2%. Nearly 50% of the housing stock dates from the 1950's or earlier requiring higher upkeep and maintenance costs for owners.

**Employers indicate their number one challenge in locating in The Dalles is housing for their employees.** Fifty-four (54%) of employees in the city commute from elsewhere. Increased housing would benefit job creation in The Dalles which in turn would stimulate the local economy.

**This mixed-use project, with the name "Celilo Flats" would begin in the fourth quarter of 2019.** Celilo Flats would consist of approximately 50 to 69 units located above ground floor retail. Over 50 different construction trades would be employed to complete this project, with hundreds of jobs created during construction. Two dozen businesses would be engaged to permanently operate and maintain the building. In addition, several businesses would operate on the ground floor resulting in the hiring of approximately two dozen permanent employees.

With over 75 new residents moving into the downtown core and supporting local businesses, Celilo Flats would help create a 24-hour downtown facilitating a vibrant, healthy, sustainable core while strengthening businesses, community wellness and supporting the city as a whole.

**Estimated Cost:** \$12,000,000

**Private Equity Match:** \$2,000,000

**Local Match:** \$700,000

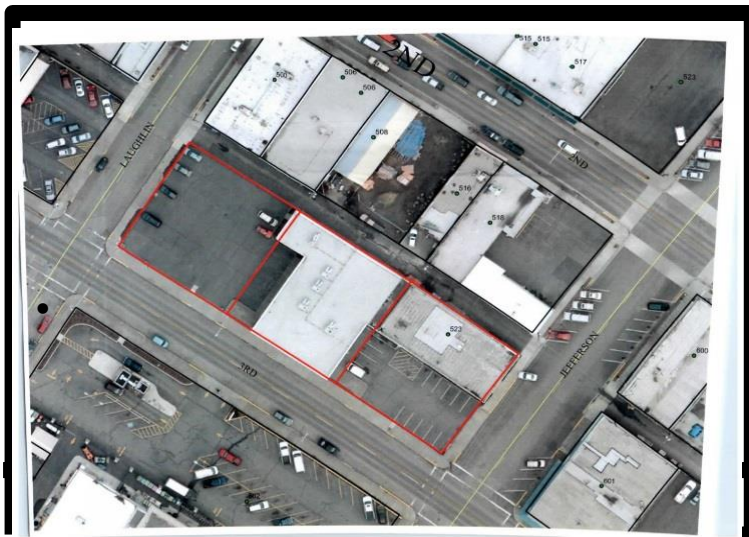
**Land Purchased:** March 8, 2019

**Capital Request from the State of Oregon:** \$1,000,000

Construction costs in The Dalles are equal to the costs of development in Portland, Eugene and Seattle. There is no discount for construction in rural areas and, in many cases, building costs are higher due to distance travelled for both staff and supplies. By contrast, rental rates are substantially lower than the larger metropolitan areas. This gap between construction costs and rental rates makes development in rural areas extremely difficult. Banks and appraisers will underwrite a project in an untested market based on conservative projections. In view of the additional risk in an underserved market, private investors have an expectation of a return on their capital at least equal to or greater than a project in an existing known market. Addressing this fundamental financial shortfall and the additional risk factor require a public-private partnership to start the development process in a rural community like The Dalles. Once the first project is built, the market becomes more certain and other projects naturally follow. Eventually, as the market matures, public support to initiate development is no longer required as the increased tax revenues replace the original public investment which initiated the development.

Support from the state for this proposed development would provide benefits to the community as a whole. In addition to the expansion of retail outlets, the market rate apartments would provide critically needed quality housing for employees in the region as well as local retirees.

Celilo Flats – Project Site



### Contacts

#### **City of The Dalles**

Julie Krueger  
City Manager  
jkrueger@ci.the-dalles.or.us  
(541) 296-5481 x 1118

#### **Columbia Gateway Urban Renewal Agency**

Steven Harris, AICP  
Urban Renewal Manager  
sharris@ci.the-dalles.or.us  
(541) 296-5481 x 1151

