



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, June 18, 2019

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – May 21, 2019
- VI. PUBLIC COMMENT
- VII. ACTION ITEMS
 - A. Downtown Visioning Exercise
Consultant presentation on results of public process and Agency direction
 - B. Tony's Department Store Property, 401-407 East Second Street
Agency discussion and action regarding disposition of property
- VIII. STAFF COMMENTS
Next Regular Meeting Date: July 16, 2019
- IX. BOARD MEMBERS COMMENTS OR QUESTIONS
- X. ADJOURNMENT

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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, May 21, 2019

5:30 p.m.

CALL TO ORDER

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

ROLL CALL

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

Absent: Bob Delaney

Staff Present: Urban Renewal Manager Steve Harris, Finance Director Angie Wilson, Assistant to the City Manager Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

A correction was made to the Budget Committee minutes of April 16, 2019. Board Member Kramer left the meeting at 6:32 and was absent for the last vote.

It was moved by Board Member Miller and seconded by Board Member McGlothlin to approve the minutes of April 16, 2019 as amended. The motion passed 8/0; Baker, Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Delaney absent.

PUBLIC COMMENT

There were no comments.

PUBLIC HEARING

Public Hearing to receive testimony regarding Proposed Fiscal Year 2019-20 Columbia Gateway Urban Renewal Agency Budget

Chair Grossman read the rules of a public hearing and opened the public hearing at 5:33 p.m.

Finance Director Angie Wilson presented the staff report. The proposed budget for 2019-2020 was provided, Exhibit 1. Also provided was the 2019-2020 budget approved by the Urban Renewal Agency Budget Committee, Exhibit 2.

There was no public testimony. Chair Grossman closed the public hearing at 5:35 p.m.

RESOLUTION

Resolution No. 19-001 – A Resolution adopting the Fiscal Year 2019-2020 Budget for the Columbia Gateway Urban Renewal Agency, making allocations, and certifying a request for maximum tax revenue to the County Assessor

Board Member Long-Curtiss moved to adopt Resolution No. 19-001, a resolution adopting the Fiscal Year 2019-2020 budget for the Columbia Gateway Urban Renewal Agency, making allocations, and certifying a request for maximum tax revenue to the County Assessor. Board Member Miller seconded the motion. The motion passed 8/0; Baker, Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Delaney absent.

DISCUSSION ITEMS

Blue Building, 201 Washington Street

Director Harris provided an update on the Blue Building.

Harris stated during discussion with the potential buyer, there were concerns regarding the buyer's proposed improvement plan and possible impacts imposed by archeological resources. The buyer's plan included three doorways into the basement, excavation for ramps, and a second-story deck requiring a foundation. The Scope of Work proposed archeological investigation was over \$159,000.00. The potential buyer would like to revisit the agreement for sale of the Blue Building. Director Harris stated an Executive Session could be held next month dependent on the Board's direction.

Board Member Long-Curtiss inquired if there might be funds available through the Oregon Historical Society; Director Harris replied staff would look into the possibility.

Tony's Building, 401-407 E. Second Street

Director Harris presented the staff report. He stated that Tokola Properties had formally terminated the Agreement for Disposition and Development, Exhibit 3.

Director Harris presented four options available to the Agency:

- Circulate an updated RFQ for a mixed-use vertical housing development
- Sell the building “as is”
- Demolish the building; prep the site for future development
- Maintain ownership and lease the building

Director Harris said multiple parties are interested in the building.

Board Member Long-Curtiss asked if there was interest in a work session to focus on the building and determine what the Agency would like to see there. She also stated the Agency be specific in a future RFQ. Long-Curtiss further proposed involving Mid-Columbia Housing Authority; she would like to see affordable housing in the downtown area.

Board consensus was in favor of a work session; date to be determined. Work on the RFQ will be delayed until after the work session.

Downtown Utilities Undergrounding

Director Harris presented the staff report and an overview of the logistics.

Assistant to the City Manager Matthew Klebes reported on his research into potential grant and loan funding sources for the project. His research showed significant focus is on weather resiliency; funding is focused on areas that deal with wind, tornados, hurricanes and ice. Klebes said he had narrowed potential state funding sources to four: Regional Solutions, Business Oregon, ODOT and Oregon Main Street. Two federal sources include funding through the USDA: the World Business Development Grant and the Brownfield Program.

Director Harris stated the Tokola project is no longer a driver in the underground utilities project. The Hanlon Development project on E. Third Street includes moving the utilities underground.

The City and NWC PUD will meet next week to discuss physical construction and cost estimates. Funds were budgeted for a feasibility study; if necessary, a consultant could be retained to assist with cost estimates, organizing, and funding resources. The goal is to have something definitive by the end of the year.

A second meeting will be scheduled with representatives from Regional Solutions and Business Oregon to discuss funding. Staff hopes to provide a status memo by the end of June.

Board Member Long-Curtiss stated QLife had started preliminary discussions with PUD regarding underground utilities. The Community Outreach group was advised to proceed under emergency preparedness. She suggested working with QLife to coordinate resources.

Assistant to the City Manager Klebes added that this project is number eight on the Wasco County Economic Development Commission list.

STAFF COMMENTS

The next regular meeting is scheduled for June 18, 2019.

BOARD MEMBERS COMMENTS OR QUESTIONS

Board Member Kramer stated he was unable to attend the June 18 meeting.

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:07 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary

Gary Grossman, Chair

DRAFT

Fiscal Year 2019-2020

ADOPTED BUDGET

for the

**COLUMBIA GATEWAY
URBAN RENEWAL AGENCY**

City of The Dalles, Oregon

Columbia Gateway Urban Renewal Agency

Fiscal Year 2019-2020

ADOPTED BUDGET

Steven Harris, AICP
Urban Renewal Manager
and Urban Renewal Budget Officer

Urban Renewal Budget Committee

Scott Baker	Leon Surber
Steve Kramer	Solea Kabakov
John Fredrick	Steven Howard
Staci Coburn	Joe Barcott
Bob Delaney	Matt Herriges
Timothy McGlothlin	
Linda Miller	
Darcy Long-Curtiss	

Department Managers

City Attorney:	Gene Parker
Finance Director:	Angie Wilson

BUDGET INDEX

BUDGET MESSAGE.....	I
FINANCIAL RESOURCES	1
OVERVIEW SUMMARY	1
CAPITAL PROJECTS FUND	
Mission/Goals/Accomplishments.....	2
Projects as of June 30, 2019 - Table I	5
Revenues and Expenditures	10
DEBT SERVICE FUND	
Mission/Goals/Accomplishments.....	11
Revenues and Expenditures	11
Debt Service Schedule	12
BUDGET WORKSHEET	
Revenues and Expenditures.....	13
RESOLUTION NO. 19-001	
ADOPTING FY19/20 URBAN RENEWAL BUDGET.....	16
COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL BOUNDARY MAP...17	



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

Agency Budget Officer's Message for Fiscal Year 2019-2020

To the Urban Renewal Budget Committee:

Following is the proposed budget for the Columbia Gateway Urban Renewal Agency for the 2019-2020 Fiscal Year. The proposed budget is balanced, as required by state law.

Background

The purpose of the Columbia Gateway Urban Renewal Agency ("Agency") is to administer the statutory tax increment revenues for funding of the goals and objectives of the Columbia Gateway/Downtown Urban Renewal Plan ("Plan") through designated projects and programs within the Urban Renewal Plan Area. The Agency, composed of the Mayor and City Councilors, began operating under the Oregon Urban Renewal Laws and the adopted Columbia Gateway/Downtown Urban Renewal Plan on August 23, 1990 (Ordinance No. 90-113).

In 2016 the Agency Board was restructured to include representation from the taxing districts located within Plan Area, as well as public members. The Board now consists of three members of the City Council, and one representative each from the Northern Wasco County Parks and Recreation District, Port of The Dalles, Wasco County and Mid-Columbia Fire and Rescue District, and two public members representing Plan Area businesses (Ordinance No. 16-1346).

The Plan, as amended governs the 318.12 acre Urban Renewal Plan Area ("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 **MISSION** of the urban renewal agency is to eliminate blight and depreciating property values within the Agency's jurisdiction and in the process, attract aesthetically pleasing, job producing private investments that will stabilize or increase property values and protect the Area's historic places and values. To accomplish its **MISSION** the Agency has adopted fourteen goals and objectives which provide the overall guidance in developing and implementing an urban renewal program.

Funds

The Urban Renewal Agency has two separate funds; *the Urban Renewal Debt Service Fund* which accounts for tax increment revenue and repayment of debt obligations issued to fund Agency projects, and the *Urban Renewal Capital Projects Fund*, where administration and project implementation are accounted for.

The Agency contracts with the City to provide staff to administer programs and required materials and services. In addition, the Agency at times contracts with outside experts, including financial consultants, engineers, and an attorney specializing in urban renewal law. Total contract costs for these functions are budgeted to be \$241,700 in the **Capital Projects Fund**.

Total debt obligations outstanding for the Agency as of July 1, 2019 are approximately \$6,240,000. This is the remaining balance of a \$10,205,000 Bond that was issued in 2009 by the City and Agency. If paid in accordance with the debt payment schedule as issued, the outstanding debt will be paid in full on June 30, 2029. However the City Council and previous Agency Board set a goal to repay this Bond in full by June 30, 2025, four years ahead of the obligation. Pursuant to terms of the issuance additional payments could not be made for the first ten years of the debt. If the City Council and Agency Board were to formalize the prepayment goal, the Agency would be required to make prepayments totaling \$3,203,250 (principal and interest) between July 1, 2019 and June 30, 2025. As of this date the Agency Board has not taken a formal action to accelerate the Bond repayment schedule.

Debt service payments totaling \$1,602,876 for FY 2019-2020 are budgeted in the **Debt Services Fund**.

Projects and Programs

Urban Renewal Consultants: \$85,000 is budgeted for consultant-assisted studies and services. Legal services is budgeted at \$5,000 to provide assistance to the City Attorney on urban renewal matters. The implementation phase of the state grant funded Downtown Visioning Study is budgeted at \$25,000. Specific action items in the implementation plan will be further refined upon the conclusion of the study effort. An urban renewal financial consultant is budgeted at \$30,000 to review the current Plan's goals and objectives, projects list, financial assumptions and to propose Plan amendments as needed. The work will also include a long-term finance plan, an updated TIF forecast, site specific development assumptions (based on the Downtown Visioning Study) and a recalculation of the maximum indebtedness used to date and maximum indebtedness remaining within the Plan Area. \$25,000 is budgeted for a study to assess the feasibility of undergrounding overhead utilities in the downtown. Agency staff will partner with the City Public Works Department as well as Northern Wasco County PUD and other utility providers. It is anticipated additional funding will be needed if this study progresses to the design and construction phases.

Engineering Services: \$81,900 is budgeted to pay for engineering costs for previously identified projects; First Street/Riverfront Connection project and the Mill Creek Trail.

Property Rehabilitation: \$97,170 is budgeted for approved property rehabilitation projects; \$60,000 of this amount is accounted for in the Property Rehabilitation Grant and Loan Program. The remaining \$37,170 represents previously approved interest loan subsidy awards (Canton Wok, Honald Building, and Gayer Building).

Property Rehabilitation Grant and Loan Programs: \$60,000 is available to fund the loan and grant programs for eligible properties. The Agency administers the following programs: façade improvement grants, fire system suppression grants, civic improvements grants, historic design and restoration grants, and redevelopment of unused and underused property loans. To date, these programs have assisted thirty-eight businesses and properties.

Opportunity Driven Projects: \$2,719,498 is budgeted and will be available to fund high priority projects identified in the Plan.

Fund 018 Projects: \$200,000 is budgeted in Fund 018 to fund the local match requirement for the next phase of the First Street/Riverfront Connection Project. As authorized, the next project phase consist of right-of-way acquisition and preparation of final engineering plans and specifications. Fund 018 is used as a repository until such time as there are sufficient funds to undertake an identified capital project.

Conclusion

The Urban Renewal District is fully capable of funding the projects and expenses described above.

Respectfully Submitted,

Steven K. Harris, AICP
Urban Renewal Manager/
Urban Renewal Budget Officer

The Columbia Gateway Urban Renewal Agency financial resources consist of Beginning Working Capital, Revenues, and Other Financing Sources. The FY 2019-2020 beginning balance of the combined funds is \$2,839,946. Revenues consist of property taxes and interest income, and the combined total is \$1,710,138. Other resources include sale of surplus property (\$20,000), loan principal payments (\$140,222) and loan interest payments (\$22,939).

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 2019-2020.

ADOPTED BUDGET

Overview Summary

Account Description	Capital Projects Fund	Debt Service Fund	FY19/20 Proposed Budget	FY19/20 Approved Budget	FY19/20 Adopted Budget
BEGINNING BALANCE	2,038,358	801,588	2,839,946	2,839,946	2,839,946
REVENUES	908,850	801,288	1,710,138	1,710,138	1,710,138
OTHER SOURCES	163,171	-	163,171	175,871	175,871
TOTAL RESOURCES	3,110,379	1,602,876	4,713,255	4,725,955	4,725,955
			-		
CAPITAL PROJECTS FUND	3,110,379	-	3,110,379	3,123,079	3,123,079
DEBT SERVICE FUND	-	1,602,876	1,602,876	1,602,876	1,602,876
TOTAL EXPENDITURES	3,110,379	1,602,876	4,713,255	4,725,955	4,725,955
			-		
	-	-	-	-	-

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.

Description

The requirement of the Urban Renewal Agency is the creation of accounting funds being collected and the 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.

2019-20 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.
- Continued funding of administrative and engineering services provided to the Agency by the City of The Dalles.
- Proceed with next phases of the First Street/Riverfront Connection Project, proceed with next phases which include preparation of construction documents and a funding strategy to supplement earmarked federal funds.
- Continue working with Tokola Properties on the redevelopment of the Agency-owned Tony's Building property.

- If determination made, upon completion of economic/fiscal impact analysis for Hanlon Development project, enter into a Development and Disposition Agreement with developer for the redevelopment of the vacant downtown Griffith Motors property.
- Continue to provide funding assistance for engineering services for Phase 1 of Mill Creek Trail project.
- Implement next phase of downtown visioning strategy, including amendments to the Urban Renewal Plan as needed.
- Adopt strategy for the future disposition of the Agency-owned First Street properties.
- Complete feasibility study, including identification of potential funding sources, for the undergrounding of utilities in the downtown area.

2018-19 Accomplishments/Comments

- Entered into Development and Disposition Agreement (DDA) with Tokola Properties for the development of a residential/commercial downtown mixed use development project.
- Prepared for and attended BOLI hearing on proposed Tokola Properties development project.
- Initiated a state grant funded downtown visioning study.
- Entered into an Exclusive Negotiating Agreement (ENA) with GBHD, LLC for the development of a downtown hotel. Developer did not meet terms of the agreement, which led to the termination of the agreement by the Agency.
- Entered into an Exclusive Negotiating Agreement with Hanlon Development for the development of a residential/commercial mixed-use development project on the downtown Griffith Motors property.
- Amended ODOT/City agreement and project description for First Street/Riverfront Connection Project, updated estimated construction cost estimates and project schedule.
- Amended Urban Renewal Plan project list to include Mill Creek Trail to allow for Agency assisted funding of engineering services.

Major Issues to be Resolved in the Next 5 Years

- Maximize opportunities for grants, partnerships, and matching grants for designed projects.
- Adopt downtown parking management plan, including possible construction of a parking structure.
- Adopt Agency financial plan, including analysis of new bond issuance to implement Urban Renewal Plan goals and objectives.
- Review and update as necessary the Urban Renewal Plan, including goals, objectives, strategies and identified public infrastructure improvements including the West Gateway, and Third Street and Third Place Streetscape projects.

BUDGET ITEMS	PROJECTS	AMOUNT
Engineering Services		
\$81,900	1 st Street/Riverfront Connection	\$63,000
	PW Engineering Services	
	Mill Creek Trail Phase 1	\$18,900
Property Rehabilitation		
\$97,170	Loan Interest Subsidies	
	Honald Building	\$23,250
	Gayer Building	\$13,200
	Canton Wok	\$ 720
	New Undetermined Projects	\$60,000
Capital Projects		
\$2,700,000	1 st Street/Riverfront Connection ¹	\$ 200,000
	Tokola Properties ²	\$1,800,000
	Hanlon Development ³	\$ 700,000

1. 1st Street/Riverfront Connection – amount represents estimated local match requirement for ROW & Final P/S phase
2. Tokola Properties – amount represents multi-budget year estimate of URA participation, including property write-down (\$450,000)
3. Hanlon Development – amount represents anticipated developer requested financial assistance

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

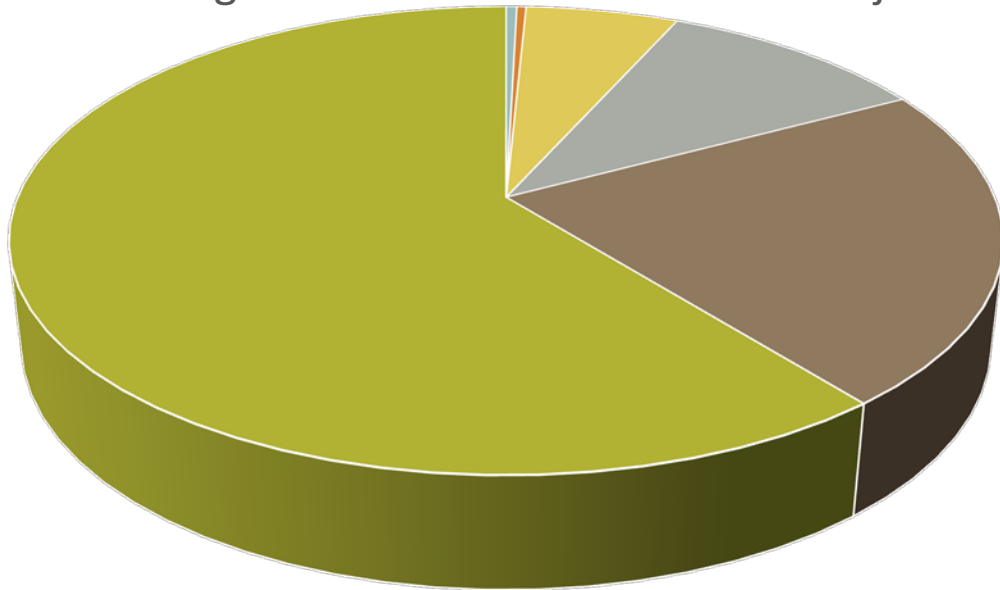
Completed (*) or Ongoing Property Rehabilitation Grant and Loan Program Projects:

- | | |
|---|--|
| 1. Columbia River Bank Building* | 7. American Legion (2 grants)* |
| 2. Sigman's Building* | 8. Old St. Peter's Landmark (2 grants)* |
| 3. Granada Theater roof and marquee sign
(2 grants)* | 9. Creek View Townhomes demolition
grant* |
| 4. Civic Auditorium (4 grants)* | 10. Hilco gas station site demolition grant* |
| 5. Art Center* | 11. Gayer Building* |
| 6. Masonic Lodge* | 12. Mural Society* |

13. Art Center*
14. St Peters Landmark window rehab*
15. Civic Auditorium*
16. IOOF Hall*
17. Wonderworks Children's Museum*
18. CCU Church Windows*
19. Canton Wok (interest buy down)*
20. Dong Xi (interest buy down)*
21. TDRE Façade Improvement*
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*
28. Wonderworks*
29. Main Street (Way-finding kiosks)*
30. Elk's Building*
31. Chamber of Commerce Building (façade)*
32. Lemke Building (façade)*
33. Honald Building(rehab/façade/interest
rate buy down)*
34. Herbring House *

Summary Statistics	
Urban Renewal Expenditures	\$19,300,845
City Contributions	\$364,000
Property Owner/Developer Contributions	\$53,195,503
Federal Grants	\$9,188,000
State Grants	\$5,196,949
Local Grants	\$315,000
Total	\$87,560,297

Funding Sources for Urban Renewal Projects



■ City Contributions

■ Local Grants

■ State Grants - 6%

■ Federal Grants - 10%

■ URA Expenditures - 22%

■ Private Expenditures - 61%

FY16/17 Actual	FY17/18 Actual	FY18/19 Budget	Account Number	Account Description	FY19/20 Proposed Budget	FY19/20 Approved Budget	FY19/20 Adopted Budget	
URBAN RENEWAL AGENCY FUND 200								
REVENUES								
599,338	981,522	1,235,771	200-0000-300.00-00	BEGINNING BALANCE	2,038,358	2,038,358	2,038,358	
628,097	646,327	690,242	200-0000-311.10-00	PROPERTY TAX - CURRENT	819,517	819,517	819,517	
53,671	73,066	43,687	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR	43,000	43,000	43,000	
7,018	5,900	2,587	200-0000-311.19-00	UNSEGREGATED TAX INTEREST	5,100	5,100	5,100	
17,662	35,455	14,300	200-0000-361.00-00	INTEREST REVENUES	41,233	41,233	41,233	
-	-	-	200-0000-363.50-00	RENTAL INCOME	-	-	-	
844	5	-	200-0000-369.00-00	OTHER MISC REVENUES	10	10	10	
116,969	102,828	153,066	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT	140,222	152,922	152,922	
36,897	32,661	24,346	200-0000-373.20-00	LOAN INTEREST REPAYMENT	22,939	22,939	22,939	
-	-	20,000	200-0000-392.00-00	SALE OF SURPLUS PROPERTY	-	-	-	
		-	200-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-	
1,460,496	1,877,764	2,183,999	TOTAL REVENUES		3,110,379	3,123,079	3,123,079	-
EXPENDITURES								
Materials & Services								
7,350	4,500	3,000	200-6700-000.31-10	CONTRACTUAL SERVICES	4,350	4,350	4,350	
91,185	44,902	116,263	200-6700-000.31-15	CONTRACT ADMIN SERVICES	65,000	65,000	65,000	
5,130	3,630	3,728	200-6700-000.32-10	AUDITING SERVICES	9,800	4,000	4,000	
12,474	53,073	35,000	200-6700-000.32-60	URBAN RENEWAL CONSULT	85,000	100,000	100,000	
		157,500	200-6700-000.34-10	ENGINEERING SERVICES	81,900	81,900	81,900	
62,411	232,847	128,738	200-6700-000.39-10	PROPERTY REHABILITATION	97,170	97,170	97,170	
		-	200-6700-000.41-10	WATER / SEWER	-	-	-	
3,008	-	-	200-6700-000.41-30	NW NATURAL GAS	-	-	-	
7,064	8,430	4,500	200-6700-000.41-40	ELECTRIC	2,000	4,000	4,000	
440	1,203	31,000	200-6700-000.43-10	BUILDINGS & GROUNDS	12,000	8,000	8,000	
1,971	1,950	2,200	200-6700-000.46-10	PROPERTY TAXES	2,028	2,028	2,028	
12,457	26,100	23,752	200-6700-000.52-10	PROPERTY/LIABILITY INS	28,513	28,513	28,513	
56	46	200	200-6700-000.53-20	POSTAGE	200	200	200	
997	645	600	200-6700-000.53-40	LEGAL NOTICES	600	600	600	
	376	500	200-6700-000.58-10	TRAVEL, FOOD & LODGING	750	750	750	
		400	200-6700-000.58-50	TRAINING AND CONFERENCES	600	600	600	
1,067	925	570	200-6700-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	570	570	570	
140	248	200	200-6700-000.60-10	OFFICE SUPPLIES	300	300	300	
		100	200-6700-000.64-10	BOOKS/PERIODICALS	100	100	100	
		-	200-6700-000.69-80	ASSETS < \$5000	-	-	-	
205,751	378,874	508,251	Total Materials & Services		390,881	398,081	398,081	
Capital Outlay								
			200-6700-000.71-10	LAND	-	-	-	
		45,000	200-6700-000.75-10	CAPITAL PROJECTS BY CITY	-	-	-	
273,223	28,148	1,630,748	200-6700-000.75-20	CAPITAL PROJECTS BY UR	2,719,498	2,724,998	2,724,998	
273,223	28,148	1,675,748	Total Capital Outlay		2,719,498	2,724,998	2,724,998	-
478,974	407,022	2,183,999	TOTAL EXPENDITURES		3,110,379	3,123,079	3,123,079	-
981,522	1,470,742	-	REVENUES LESS EXPENDITURES		-	-	-	-

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.

2019-2020 Goals, Projects and Highlights

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

2018-2019 Accomplishments/Comments

- Debt payments made.

**Debt Service Fund
Fiscal Year 2019-20**

FY16/17 Actual	FY17/18 Actual	FY18/19 Budget	Account Number	Account Description	FY19/20 Proposed Budget	FY19/20 Approved Budget	FY19/20 Adopted Budget
			URBAN RENEWAL DEBT SERVICE FUND 210				
			REVENUES				
801588	801588	801,588	210-0000-300.00-00	BEGINNING BALANCE	801,588	801,588	801,588
796588	798788	795,538	210-0000-311.10-00	PROPERTY TAX - CURRENT	796,288	796,288	796,288
5000	5000	5,000	210-0000-361.00-00	INTEREST REVENUES	5,000	5,000	5,000
-		-	210-0000-393.10-00	LOAN/BOND PROCEEDS	-	-	-
1,603,176	1,605,376	1,602,126	TOTAL REVENUES		1,602,876	1,602,876	1,602,876
			EXPENDITURES				
			Debt Service				
445,000	465,000	485,000	210-6600-000.79-30	LOAN PRINCIPAL	510,000	510,000	510,000
356,587	338,788	315,538	210-6600-000.79-40	LOAN INTEREST	291,288	291,288	291,288
-	-	801,588	210-6600-000.79-80	RESERVE FOR FUTURE DEBT	801,588	801,588	801,588
801,587	803,788	1,602,126	Total Debt Service		1,602,876	1,602,876	1,602,876
801,587	803,788	1,602,126	TOTAL EXPENDITURES		1,602,876	1,602,876	1,602,876
801,589	801,588	-	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

FY16/17 Actual	FY17/18 Actual	FY18/19 Budget	Account Number	Account Description	Line Item Detail	FY19/20 Adopted Budget
URBAN RENEWAL AGENCY FUND 200 REVENUES						2,038,358
599,338	981,522	1,235,771	200-0000-300.00-00	BEGINNING BALANCE		
				Current Year Beginning Balance	1,478,881	
				Current Year Projected Revenue	965,317	
				Less Current Year Projected Expenditure	405,840	
				TOTAL	2,038,358	
628,097	646,327	690,242	200-0000-311.10-00	PROPERTY TAX - CURRENT		819,517
				Current Year Taxes Assessed (SAL Report)	1,758,788	
				Less Compression Estimate	71,968	
				Sub-TOTAL	1,686,820	
				Add 3% inflation	1,737,425	
				Estimated collections in FY19/20 -.07%	1,615,805	
				Less amount budgeted in Fund 210	796,288	
53,671	73,066	43,687	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR		43,000
				Average of prior years		
7,018	5,900	2,587	200-0000-311.19-00	UNSEGREGATED TAX INTEREST		5,100
17,662	35,455	14,300	200-0000-361.00-00	INTEREST REVENUES		41,233
				Only receives revenue AFTER all budgeted interest revenue is received in Fund 210.		
			200-0000-363.50-00	RENTAL INCOME		-
844	5	-	200-0000-369.00-00	OTHER MISC REVENUES		10
116,969	102,828	153,066	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT		152,922
				Sunshine Mill Prin Loan Pmt	140,222	
				Granada Theatre 3 installment payments Paid off	-	
				Recreation Building 4 payments due annually	10,000	
				Blue Building	2,700	
36,897	32,661	24,346	200-0000-373.20-00	LOAN INTEREST REPAYMENT		22,939
				Cook loan on Commodore II - annual interest pmts of \$2,824.45, with principal pmt of \$282,445.10 due in full on or before 12/31/26.	2,824	
				Interest Payment of 5% on Blue Bldg	6,750	
				SS Mill - 5.25% on \$494,118.28 = \$12,798.86 per month Pay off scheduled 8/15/2021	13,365	
-	-	20,000	200-0000-392.00-00	SALE OF SURPLUS PROPERTY		-
-	-	-	200-0000-393.10-00	LOAN/BOND PROCEEDS		-
1,460,496	1,877,764	2,183,999	TOTAL REVENUES			3,123,079
EXPENDITURES						
Materials & Services						
7,350	4,500	3,000	200-6700-419.31-10	CONTRACTUAL SERVICES		4,350
				1/6 share of GIS Suport to Wasco County \$2,000 (See Planning Budget Worksheets)	2,000	
				ArcGIS \$1,350	1,350	
				Meeting rental fees \$1,000 (occasional)	1,000	

FY16/17 Actual	FY17/18 Actual	FY18/19 Budget	Account Number	Account Description	Line Item Detail	FY19/20 Adopted Budget
91,185	44,902	116,263	200-6700-419.31-15	CONTRACT ADMIN SERVICES		65,000
				FY19/20 - Wages + Benefits		
				5% City Manager		
				30% Planning Director		
				30% Planner		
				10% Assistant to City Manager		
				10% Planning Secretary		
				8 hrs/month Accountant in training		
				8 hrs/month Accounts Payable		
				8 hrs/month Finance Director		
				10% City Attorney		
				8 hrs/mn Legal Secretary		
5,130	3,630	3,728	200-6700-419.32-10	AUDITING SERVICES		4,000
				Merina & Co FY19/20 last year of contract		
				Add Secretary of State filing fee - \$380		
12,474	53,074	35,000	200-6700-419.32-60	URBAN RENEWAL CONSULT		100,000
				Downtown Vision Study Implementation	25,000	
				UR Financial Consultant	30,000	
				Downtown Utility Study	25,000	
				Legal Consultant	25,000	
-	-	157,500	200-6700-419.34-10	ENGINEERING SERVICES		81,900
				1/2 PW Engineer's costs for UR projects design/construction \$63,000		
				1st St/Riverfront Project Eng Service - \$63,000		
				Mill Crk Trail Phase 1 Eng - \$95,900 - remaining balance \$18,900 FY19-20		
62,411	232,847	128,738	200-6700-000.39-10	PROPERTY REHABILITATION		97,170
				Canton Wok	720	
				Honald Bldg _ loan % still in progress no set amount until project complete. Estimated amount	23,250	
				Gayer Building	13,200	
				New Undetermined Projects - \$60,000	60,000	
-	-	-	200-6700-419.41-10	WATER / SEWER		-
3,008	-	-	200-6700-419.41-30	NW NATURAL GAS		-
7,064	8,430	4,500	200-6700-419.41-40	ELECTRIC		4,000
				Tony's Building	4,000	
440	1,203	31,000	200-6700-419.43-10	BUILDINGS & GROUNDS		8,000
				Downtown trees study	6,000	
				Misc Repairs on Bldgs	2,000	
1,971	1,950	2,200	200-6700-419.46-10	PROPERTY TAXES		2,028
				Commodore II Parking, other leased URA properties; est 3% increase in FY19/20	2,028	
12,457	26,100	23,752	200-6700-419.52-10	PROPERTY/LIABILITY INS		28,513

FY16/17 Actual	FY17/18 Actual	FY18/19 Budget	Account Number	Account Description	Line Item Detail	FY19/20 Adopted Budget
				Sunshine Mill & Warehouse Loan on Commodore II Building		
56	46	200	200-6700-419.53-20	POSTAGE		200
997	645	600	200-6700-419.53-40	LEGAL NOTICES		600
-	-	-	200-6700-419.53-60	PUBLIC EDUCATION		
-	-	500	200-6700-419.58-10	TRAVEL, FOOD & LODGING		750
				AORA Conferences OR Downtown Development Assn meetings Other Meetings		
-	376	400	200-6700-419.58-50	TRAINING AND CONFERENCES		600
				AORA Conferences OR Downtown Development Assn meetings Other Meetings		
1,067	925	570	200-6700-419.58-70	MEMBERSHIPS/DUES/SUBSCRIP		570
				AORA/OEDA Membership DAS Fin. Serv. & Ethics Commission Fees		
140	248	200	200-6700-419.60-10	OFFICE SUPPLIES		300
-	-	100	200-6700-419.64-10	BOOKS/PERIODICALS		100
-	-	-	200-6700-419.69-80	ASSETS < \$5000		-
				For items that do NOT qualify as fixed assets (computers, office furniture, etc.). Fixed assets are items that cost more than \$5,000 & have a life of over one year).		
205,750	378,875	508,251	Total Materials & Services			398,081
			Capital Outlay			
-	-	-	200-6700-419.71-10	LAND		-
-	-	45,000	200-6700-419.75-10	CAPITAL PROJECTS BY CITY		-
				For funds to be transferred to the City for UR projects to be done in Fund 018 (Spcl Grants Fund) To cover additional construction design and rights away acquisition for First Street		
273,223	28,148	1,630,748	200-6700-419.75-20	CAPITAL PROJECTS BY UR		2,719,498
				Opportunity Driven Projects		
273,223	28,148	1,675,748	Total Capital Outlay			2,719,498
478,973	407,023	2,183,999	TOTAL EXPENDITURES			3,123,079
981,523	1,470,741	-	REVENUES LESS EXPENDITURES			0

RESOLUTION NO. 19-001

**A RESOLUTION ADOPTING THE FISCAL YEAR 2019-2020 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 April 16, 2019, solicited public comment on the proposed budget and approved a balanced budget for FY19/20; and

WHEREAS, in accordance with State Law, the Urban Renewal Board of Directors held a Public Hearing on the approved budget on May 21, 2019; 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 FY19/20.

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2019-2020 in the total of **\$4,725,955**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2019 and for the purposes shown below are hereby appropriated:

Capital Projects Fund (200)

Columbia Gateway Urban Renewal Operations \$ 3,123,079

Debt Service Fund (210)

Debt Service \$ 1,602,876

Total Appropriations, All Funds \$ 4,725,955

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 21st DAY OF MAY, 2019. *Kramer, Mc Glothlin*

Voting Yes: *Miller, Coburn, Fredrick, Grossman, Baker, Long-Curtiss*

Voting No: *—*

Absent: *Delaney*

Abstaining: *—*

**AND APPROVED BY THE CHAIR OF THE BOARD THIS 21st DAY OF MAY
2019.**

SIGNED:

ATTEST:

[Signature]
Gary Grossman, Chair

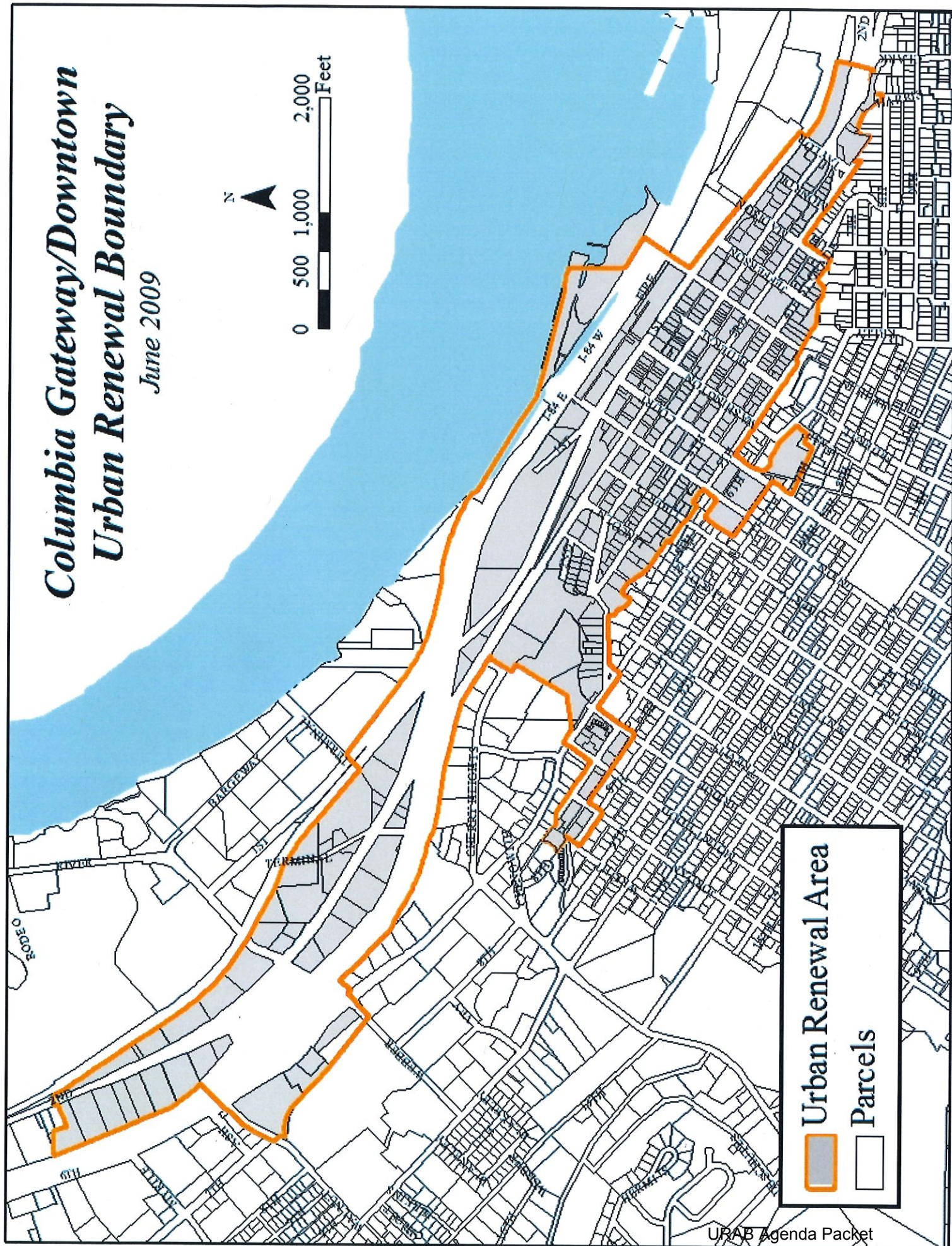
[Signature]
Paula Webb, Secretary

Columbia Gateway/Downtown Urban Renewal Boundary

June 2009



0 500 1,000 2,000 Feet



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Columbia Gateway Urban Renewal Fiscal Year 2019-2020 Budget

Account Description	Capital Projects Fund	Debt Service Fund	FY19/20 Proposed Budget	FY19/20 Approved Budget
BEGINNING BALANCE	2,038,358	801,588	2,839,946	2,839,946
REVENUES	908,850	801,288	1,710,138	1,710,138
OTHER SOURCES	163,171	-	163,171	175,871
TOTAL RESOURCES	3,110,379	1,602,876	4,713,255	4,725,955
-				
CAPITAL PROJECTS FUND	3,110,379	-	3,110,379	3,123,079
DEBT SERVICE FUND	-	1,602,876	1,602,876	1,602,876
TOTAL EXPENDITURES	3,110,379	1,602,876	4,713,255	4,725,955
-				
-				

Columbia Gateway Urban Renewal - Agency Fund 200
Fiscal Year 2019-2020
Approved Budget

FY16/17 Actual	FY17/18 Actual	FY18/19 Budget	Account Number	Account Description	FY19/20 Proposed Budget	FY19/20 Approved Budget
URBAN RENEWAL AGENCY FUND 200						
REVENUES						
599,338	981,522	1,235,771	200-0000-300.00-00	BEGINNING BALANCE	2,038,358	2,038,358
628,097	646,327	690,242	200-0000-311.10-00	PROPERTY TAX - CURRENT	819,517	819,517
53,671	73,066	43,687	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR	43,000	43,000
7,018	5,900	2,587	200-0000-311.19-00	UNSEGREGATED TAX INTEREST	5,100	5,100
17,662	35,455	14,300	200-0000-361.00-00	INTEREST REVENUES	41,233	41,233
-	-	-	200-0000-363.50-00	RENTAL INCOME	-	-
844	5	-	200-0000-369.00-00	OTHER MISC REVENUES	10	10
116,969	102,828	153,066	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT	140,222	152,922
36,897	32,661	24,346	200-0000-373.20-00	LOAN INTEREST REPAYMENT	22,939	22,939
-	-	20,000	200-0000-392.00-00	SALE OF SURPLUS PROPERTY	-	-
-	-	-	200-0000-393.10-00	LOAN/BOND PROCEEDS	-	-
1,460,496	1,877,764	2,183,999	TOTAL REVENUES		3,110,379	3,123,079
EXPENDITURES						
Materials & Services						
7,350	4,500	3,000	200-6700-000.31-10	CONTRACTUAL SERVICES	4,350	4,350
91,185	44,902	116,263	200-6700-000.31-15	CONTRACT ADMIN SERVICES	65,000	65,000
5,130	3,630	3,728	200-6700-000.32-10	AUDITING SERVICES	9,800	4,000
12,474	53,073	35,000	200-6700-000.32-60	URBAN RENEWAL CONSULT	85,000	100,000
		157,500	200-6700-000.34-10	ENGINEERING SERVICES	81,900	81,900
62,411	232,847	128,738	200-6700-000.39-10	PROPERTY REHABILITATION	97,170	97,170
		-	200-6700-000.41-10	WATER / SEWER	-	-
3,008	-	-	200-6700-000.41-30	NW NATURAL GAS	-	-
7,064	8,430	4,500	200-6700-000.41-40	ELECTRIC	2,000	4,000
440	1,203	31,000	200-6700-000.43-10	BUILDINGS & GROUNDS	12,000	8,000
1,971	1,950	2,200	200-6700-000.46-10	PROPERTY TAXES	2,028	2,028
12,457	26,100	23,752	200-6700-000.52-10	PROPERTY/LIABILITY INS	28,513	28,513
56	46	200	200-6700-000.53-20	POSTAGE	200	200
997	645	600	200-6700-000.53-40	LEGAL NOTICES	600	600
	376	500	200-6700-000.58-10	TRAVEL, FOOD & LODGING	750	750
		400	200-6700-000.58-50	TRAINING AND CONFERENCES	600	600
1,067	925	570	200-6700-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP	570	570
140	248	200	200-6700-000.60-10	OFFICE SUPPLIES	300	300
		100	200-6700-000.64-10	BOOKS/PERIODICALS	100	100
		-	200-6700-000.69-80	ASSETS < \$5000	-	-
205,751	378,874	508,251	Total Materials & Services		390,881	398,081
Capital Outlay						
			200-6700-000.71-10	LAND	-	-
		45,000	200-6700-000.75-10	CAPITAL PROJECTS BY CITY	-	-
273,223	28,148	1,630,748	200-6700-000.75-20	CAPITAL PROJECTS BY UR	2,719,498	2,724,998
273,223	28,148	1,675,748	Total Capital Outlay		2,719,498	2,724,998
478,974	407,022	2,183,999	TOTAL EXPENDITURES		3,110,379	3,123,079
981,522	1,470,742	-	REVENUES LESS EXPENDITURES		-	-

Columbia Gateway Urban Renewal - Debt Service Fund 210
Fiscal Year 2019-2020
Approved Budget

FY16/17	FY17/18	FY18/19	Account		FY19/20	FY19/20
Actual	Actual	Budget	Account Number	Description	Proposed Budget	Approved Budget
URBAN RENEWAL DEBT SERVICE FUND 210						
REVENUES						
801588	801588	801,588	210-0000-300.00-00	BEGINNING BALANCE	801,588	801,588
796588	798788	795,538	210-0000-311.10-00	PROPERTY TAX - CURRENT	796,288	796,288
5000	5000	5,000	210-0000-361.00-00	INTEREST REVENUES	5,000	5,000
-		-	210-0000-393.10-00	LOAN/BOND PROCEEDS	-	-
1,603,176	1,605,376	1,602,126	TOTAL REVENUES		1,602,876	1,602,876
EXPENDITURES						
Debt Service						
445,000	465,000	485,000	210-6600-000.79-30	LOAN PRINCIPAL	510,000	510,000
356,587	338,788	315,538	210-6600-000.79-40	LOAN INTEREST	291,288	291,288
-	-	801,588	210-6600-000.79-80	RESERVE FOR FUTURE DEBT	801,588	801,588
801,587	803,788	1,602,126	Total Debt Service		1,602,876	1,602,876
801,587	803,788	1,602,126	TOTAL EXPENDITURES		1,602,876	1,602,876
801,589	801,588	-	REVENUES LESS EXPENDITURES		-	-

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May 15, 2019

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

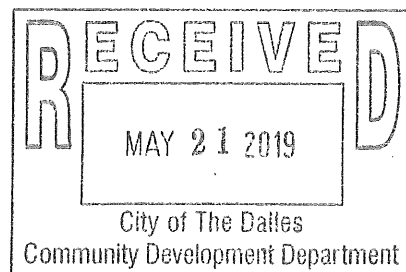
Mr. Steve Harris
Urban Renewal Project Manager
City of The Dalles
313 Court Street
The Dalles, Oregon 97058

RE: Agreement for Disposition and Development of Real Property /
The Tony's Building

Dear Mr. Harris:

As a follow up to my informal communications with Matthew Klebes, this serves as official notice by Tokola Properties, Inc. of its election to terminate the Agreement for Disposition and Development of Real Property dated February 28, 2018, as amended June 20, 2018 ("DDA"). Terms using initial capital letters in this correspondence that are not otherwise defined shall have the meanings given to them in the DDA.

As you are aware, the Predetermination Letter was not favorable to Tokola. The parties elected to pursue an administrative appeal of the Predetermination Letter and that administrative appeal was also not successful. Tokola has elected not to pursue a further appeal with the Oregon Court of Appeals and therefore Tokola elects to terminate the DDA. Pursuant to subsection 3.5.2 of the DDA, please notify us if Owner elects to pursue an appeal with the Oregon Court of Appeals. If we have not heard otherwise from you, we will assume Owner has elected not to pursue a further appeal and the DDA will terminate.



P.O. Box 1620, Gresham, OR 97030
Phone 503.489.0685 Fax 503.489.2260

Thank you for your courtesies and professionalism in pursuing this issue with BOLI and I know we are both extremely disappointed with the outcome.

Very truly yours,



Dwight D. Unti
President

DDU/rbb.mmc

cc: Gene Parker, Esq. (*via US regular mail*)
City of The Dalles
313 Court Street
The Dalles, OR 97058

cc: Randall B. Bateman, Esq. (*via email: rbateman@batemanseidel.com*)
Mr. Matthew Klebes (*via email: mklebes@ci.the-dalles.or.us*)

K:\39427\242\Correspondence\Notice to Terminate Ltr

P.O. Box 1620, Gresham, OR 97030
Phone 503.489.0685 Fax 503.489.2260



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: VII. A.

DATE: June 18, 2019

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Steven Harris, AICP
Urban Renewal Manager

ISSUE: Downtown Visioning Exercise

BACKGROUND

The City has undertaken a visioning exercise for the downtown with assistance from the consultant firms of Cogito Partners and Cameron McCarthy. Julie Fischer and Colin McArthur have been the lead contacts from their respective firms. The work is being funded by a grant through the Oregon Department of Land Conservation and Development's (DLCD) Public Education and Outreach Program. Ms. Fischer was before the Agency Board on March 19, 2019 with an introductory presentation on the visioning process. That process is now in the final stages.

The purpose of this meeting's agenda item is to provide the Board with the results of the focus group meetings and the larger public meeting which was held on May 6th. The consultants will present materials that were the subject of discussion at the public meeting, and will also request feedback from the Board on the discussion topics. Included in the attachments is a slide presentation, along with various elements which are found in many successful downtowns. Each slide illustrates an "element" and its ranking from the participants of the May 6th meeting. Also included is a questionnaire seeking input from Board Members on these downtown elements. The questionnaire will be discussed at the Board meeting.

STAFF RECOMMENDATIONS

Staff is requesting direction on the attached material as well as other topics that may arise from the discussion that will assist in the preparation of a final vision statement and an action plan for the implementation of the statement. The vision statement and

subsequent implementation plan will also assist in the upcoming financial analysis of the urban renewal plan.

Attachments

- A Community Vision for Downtown The Dalles – Questionnaire
- A Community Vision for The Dalles Downtown - Elements of Vibrant and Successful Downtowns



A Community Vision for Downtown The Dalles

Introduction

In collaboration with residents, organizations, and businesses, the City of The Dalles is developing a vision and goals for the future of the downtown area. Funded by the State of Oregon's Transportation and Growth Management Program, the project explores:

1. What works now, what should change, who downtown serves, and how will it look and feel in the future.
2. How land is used downtown and how people move around.
3. Ways that communities hold on to what they value and successfully manage change.
4. Future public improvements for the downtown area.



*Project Contact: Steve Harris, City of The Dalles Community Development Director
313 Court Street | The Dalles, OR 97058, 541.296.5481 x1151, www.thedalles.com*

QUESTIONNAIRE FOR THE URBAN RENEWAL COMMITTEE

Elements of Vibrant and Successful Downtowns

- **Choose your top 3 priorities.** Check the 3 boxes you believe are most important and achievable for the success of The Dalles downtown. The **topics** are not listed in any particular order.
- **Within each topic,** review the bullets and circle your priorities, put an X on items you don't agree with, add new bullets if needed. The bullets below are in the order of priority based on approximately 50 questionnaires completed by the public at the May meeting.

☐ **Active Streetscapes (Circle your top 2)**

- **Vegetation (trees, planters, hanging baskets)**
- Furnishings (seating, shade awnings, waste baskets, wayfinding signs)
- Public art (mural, sculpture)
- Infrastructure to promote safety and access (transit, wide sidewalks, crosswalks, bicycle facilities, bulb-outs)
- Street lighting
- Events

☐ **Public Gathering Spaces (Circle your top 2)**

- **Socializing (shade, seating, food/drink)**
- Relaxation (pocket garden)
- Recreation and play (fountain, splash pad, lawn)
- Infrastructure for events (stage, plaza)
- Public art
- Picnicking (lawn, tables)

☐ **Critical Mass of Businesses (Circle your top 2)**

- **Creating an "downtown experience" for visitors and residents**
- Low vacancy rates
- Variety
- Robust hours of operation
- Good air quality
- Adequate parking

☐ **Retail and Dining Options (Circle your top choice)**

- **Grocery store**
- Outdoor seating
- Building façade
- Shade



☐ **Housing Options (Circle your top choice)**

- Strong connection to retail, open space, transit, sidewalks, bike routes
- Fits in with the character of historic downtown
- Affordability

☐ **Community (Circle your top choice)**

- Create a welcoming culture and environment
- Merge the old and new, bridge the gap between established residents and new community members
- Family friendly activities

☐ **Arts and Entertainment (Circle your top choice)**

- Attracts both area community and visitors
- Promote public art, creativity and artistic expression
- Builds on existing strengths, events and activities
- Signage/wayfinding

☐ **Landmarks & Character Architecture (Circle your top choice)**

- Re-use and redevelopment of historic structures
- Maintain streetscape edge/building facades
- Introduce or re-introduce landmarks (important sites, structures, or buildings) that fit existing character



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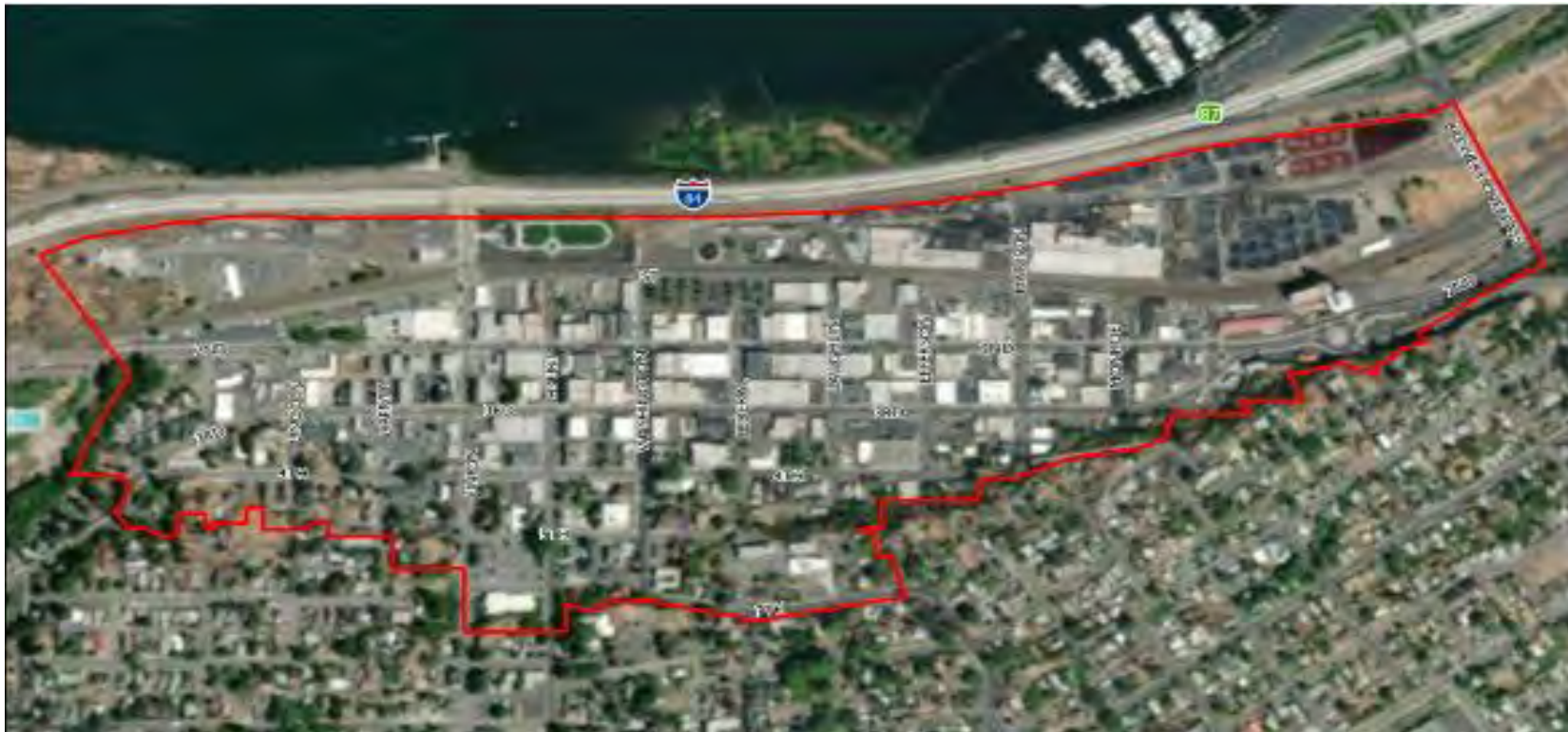
A Community Vision for The Dalles Downtown



Elements of vibrant and successful downtowns

PROJECT GOALS

- What works now
- What should change
- Future public improvements



Downtown The Dalles Project Area

POPULATION AND HOUSING TRENDS

Housing and Residential Land Needs Assessment (2017)

In the next 20 years, estimates show:

- 4000 people (200 people per year)
- 1,769 new housing units (90 per year)

FIGURE 6.3: SUMMARY OF FORECASTED FUTURE UNIT NEED (2036)

TOTAL HOUSING UNITS									
	Single Family Detached	Single Family Attached*	Multi-Family			Mobile home	Boat, RV, other temp	Total Units	% of Units
			2-unit	3- or 4- plex	5+ Units MFH				
Totals:	1,112	50	101	99	228	178	0	1,769	100%
Percentage:	62.8%	2.8%	5.7%	5.6%	12.9%	10.1%	0.0%	100.0%	

Sources: PSU Population Research Center, Claritas Inc., Census, Johnson Economics



ECONOMICS

Economic Opportunity Analysis & Action Plan (2019)

- Approximately 3,327 jobs in next 20 years

Goal 2: Grow and Attract Talent

Objective 2.1 Provide Diverse Types of Housing

Objective 2.2 Prepare Youth for Economic Opportunity

Objective 2.3 Attract Talent

Goal 2: Create Place

Objective 2.1 Complete and Implement the Downtown Plan

Objective 3.2 Celebrate The Dalles

Objective 3.3 Support Local Retailers and Expand the Market

Objective 3.4 Promote the Gorge and Enhance Access to Outdoors

Note: These goals are in draft form



APRIL-MAY PUBLIC OUTREACH



COMMENTS ON IMAGERY



WHAT DOES THE DALLES MEAN TO YOU?



WHAT DOES DOWNTOWN MEAN TO YOU?

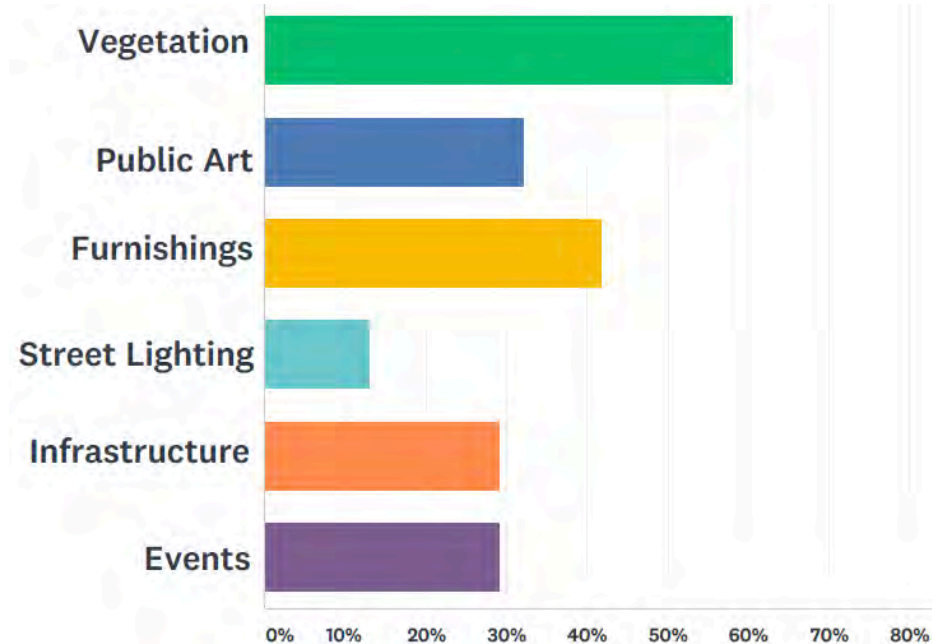


ELEMENTS OF VIBRANT & SUCCESSFUL DOWNTOWNS

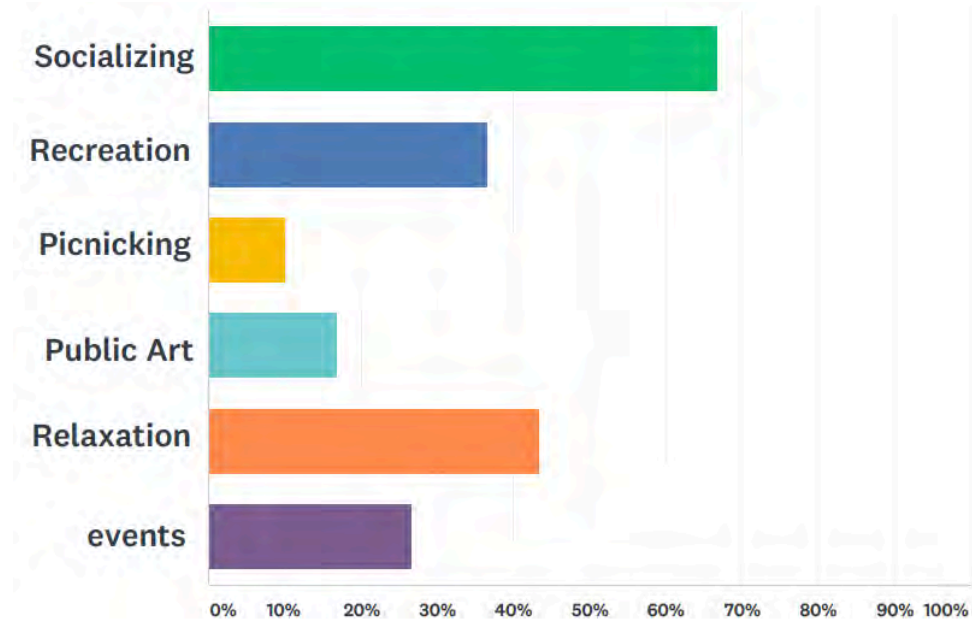
- Active Streetscape
- Public Gathering Spaces
- Critical Mass of Businesses
- Retail & Dining Options
- Housing Options
- Community
- Arts & Entertainment
- Landmarks & Character Architecture



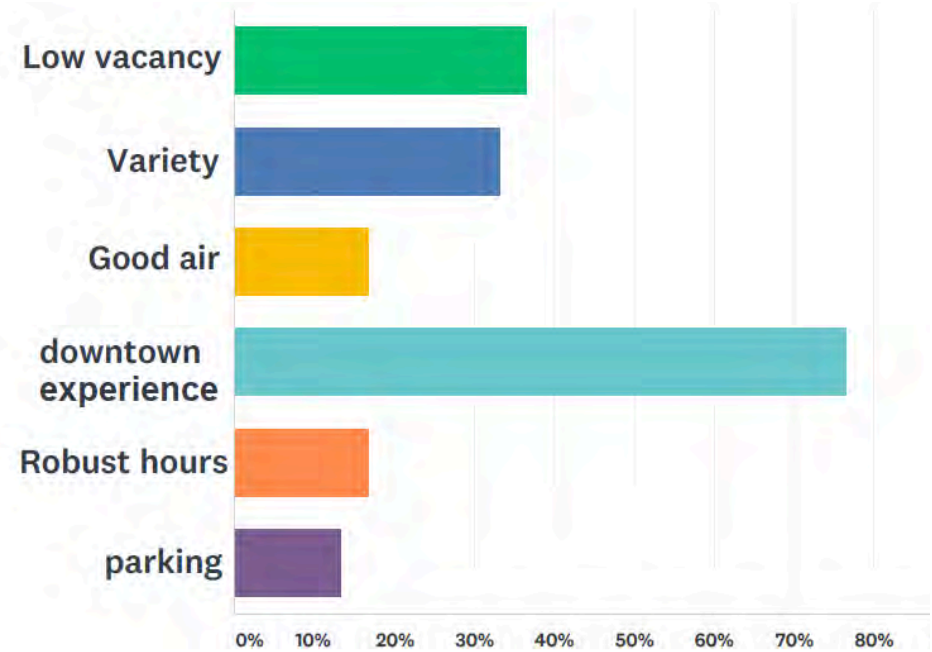
ACTIVE STREETScape



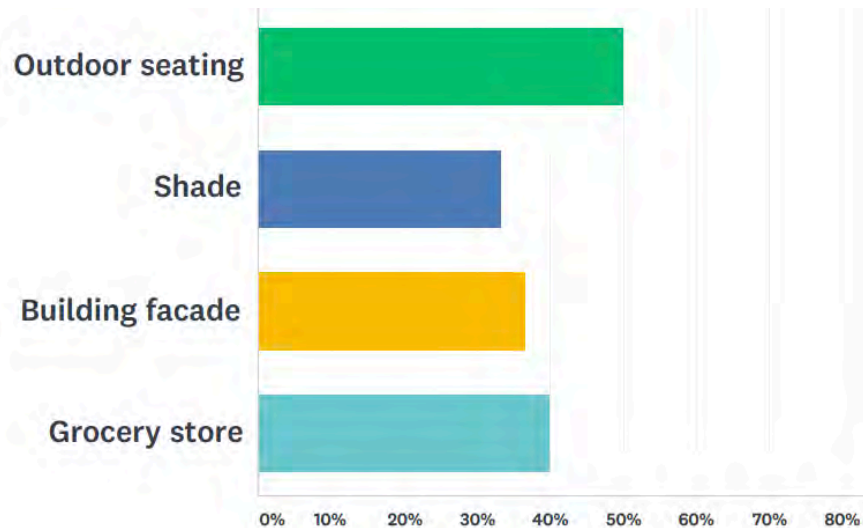
PUBLIC GATHERING SPACES



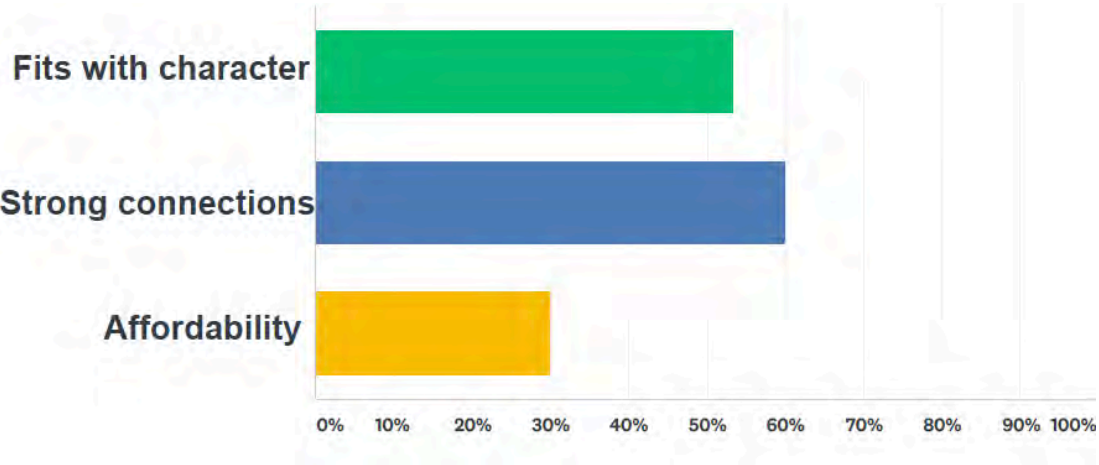
CRITICAL MASS OF BUSINESSES



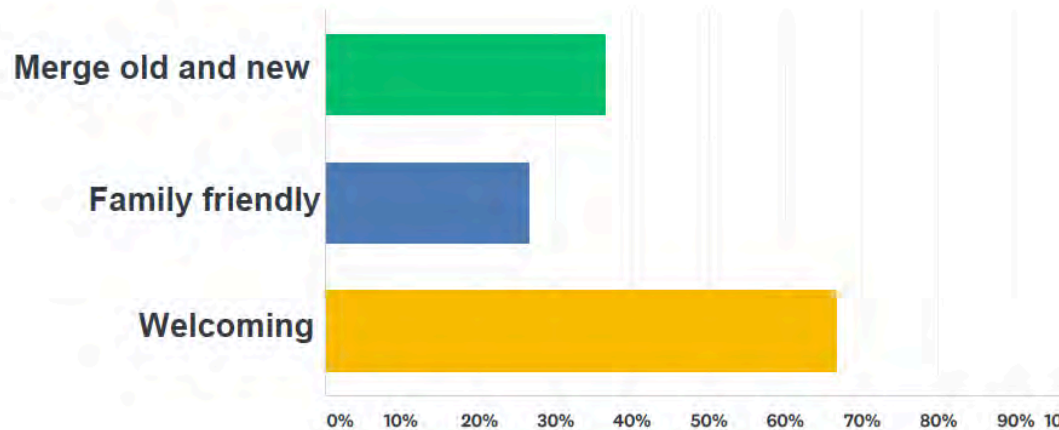
RETAIL & DINING OPTIONS



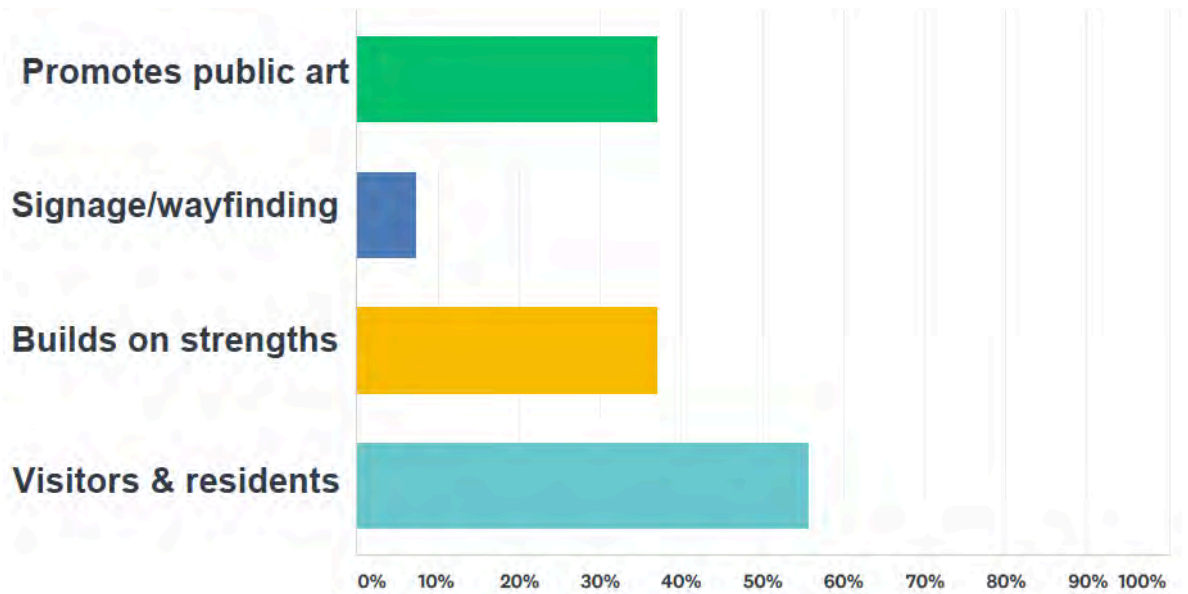
HOUSING OPTIONS



COMMUNITY

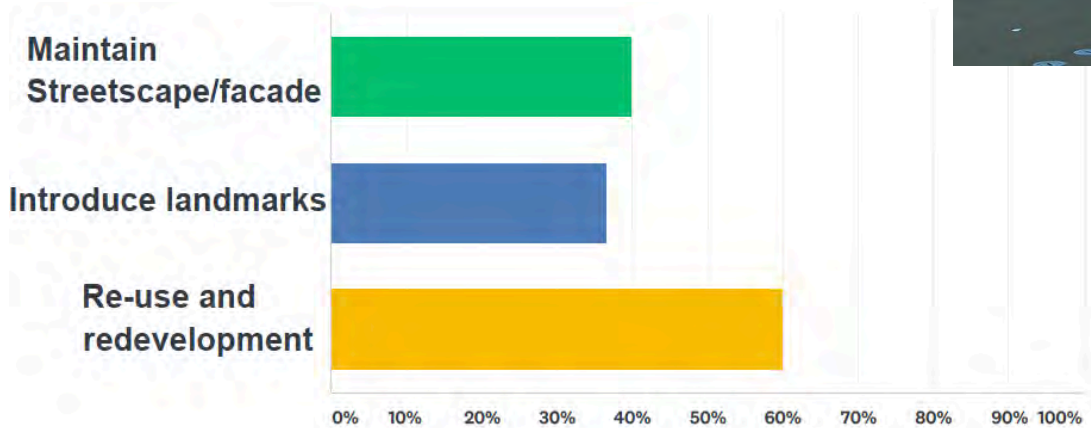


ARTS & ENTERTAINMENT



LANDMARKS & CHARACTER

ARCHITECTURE



Draft Vision Statement

Built from a history of rural hard work, The Dalles Downtown embraces the past and welcomes a future of new people and ideas.

Residents and visitors appreciate the historic buildings, growing retail establishments, vibrant community events, and expanding performing arts opportunities.

In the future, shaded sidewalks with greenery, outside gathering spaces for family events and performances, and public art will enhance the downtown experience.

A place to live affordably, buy food, walk and bike safely, use a wheelchair, access transit, and breathe clean air are essentials for the growing community of The Dalles.

QUESTIONS AND COMMENTS

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IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: VII. B.

DATE: June 18, 2019

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Steven Harris, AICP
Urban Renewal Manager

ISSUE: **Tony's Department Store Building**
(401-407 East 2nd Street, Tax Lots 1N 13E 3BD 2200, 2300)

BACKGROUND

As previously reported out to the Urban Renewal Agency Board, the state Bureau of Labor and Industry (BOLI) denied the Agency's appeals of the prevailing wage determination pertaining to Tokola Properties' mixed use development proposal for the Tony's Building site. Tokola has informed Agency staff that they are no longer interested in pursuing the project and are formally withdrawing from the Development and Disposition Agreement (DDA).

DISCUSSION

The issue now before the Board is the disposition of the property. Following acquisition of the property in 2015, at a cost of \$450,000 (exclusive of closing costs), a Request for Qualifications (RFQ) for a mixed used vertical housing project was circulated. Tokola Properties was the only response received. The 2015 RFQ is attached for the Board's information.

In recent weeks staff has been informally contacted by several parties that have expressed an interest in acquiring and/or leasing the property. The interests have varied from redeveloping the site with a mixed use (residential/commercial) project similar to that proposed by Tokola, to a retail/arcade type re-purposing of the building. No formal letters of intent have been submitted, as of this writing. Staff informed the individuals that the property would be a discussion topic on the June 18th Agency meeting agenda.

STAFF RECOMMENDATIONS

Staff is requesting direction from the Board on disposition of the property. Among the various options available to the Agency, staff is suggesting the following be included in the discussion:

- Circulate an updated RFQ for a mixed-use (commercial/residential) vertical housing development opportunity on the property.
 - Direction requested to limit development footprint to the site only, or to include potential abandonment of alleyway and inclusion of public parking lot on 1st Street.
- Circulate an updated RFQ for a non-specified redevelopment opportunity.
- Market the building for sale or lease, as is.
- Clear the site (demolish the building, stub utilities, etc.) and market the vacant property for development.
- Clear and retain the site, for other public purposes.

Staff recommends that the Board discuss and direct staff as appropriate.

Attachments

- RFQ – Mixed Use Vertical Housing Development Opportunity (2015)



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481

FAX (541) 296-6906

CITY OF THE DALLES REQUEST FOR STATEMENT OF QUALIFICATIONS

Mixed-Use Vertical Housing Development Opportunity

City of The Dalles is seeking qualifications from interested parties to form a public-private partnership for the redevelopment of four parcels of property located in Historic Downtown, The Dalles, Oregon. The City is interested in redevelopment of these properties, and hopes to have the site under development by Summer 2016.

This Request for Qualifications ("RFQ") describes the City's intentions for the Project. Information about the submission requirements and the selection process are also included. Submission packets are to be delivered to:

City Clerk
City of The Dalles
313 Court
The Dalles, OR 97058

Responses are due on Friday, December 4th, 2015 by 4:00 P.M. Time is of the essence. Any response received after the due date whether by mail or otherwise will not be considered.

All questions should be addressed to Daniel Hunter, Project Manager,
(541) 296-5481, ext. 4448, or by email at dhunter@ci.the-dalles.or.us.

Anticipated Schedule

Release of RFQ-----	Friday, October 30th, 2015
Submittals Due-----	Friday, December 4th, 2015
Preliminary Decisions/Short List Identified-----	Friday, January 15th, 2015

DEVELOPMENT OFFERING

The City, working with the Columbia Gateway Urban Renewal Agency, is interested in the redevelopment of four parcels located in the Historic Downtown District of the City.



CONTEXT FOR DOWNTOWN DEVELOPMENT

Economic development and revitalization of The Dalles Downtown is a key objective for the City and the Agency. The City has adopted the following Mission Statement:

“By working together, we will provide services that enhance the vitality of The Dalles.”

The City has also adopted the following value statement in support of its Mission Statement:

“Promote economic development opportunities which will provide jobs and enhance community livability.”

As part of its 2015-16 Workplan, the City Council also adopted the following goal:

“Develop, in partnership with Main Street, programs and activities to fill empty downtown store fronts and strengthen its economic vitality.”

The City’s Comprehensive Plan includes the following Economic Development Goal in support of Goal 9 of the Plan:

“Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.”

DEVELOPMENT DESIRES

The City seeks creative concepts for complete redevelopment of over a half acre of property in Downtown The Dalles – *a proposal that will generate additional housing in the downtown as well as contribute to morning, afternoon, and evening activity downtown*. First floor uses could include restaurants, retail spaces, and other uses that contribute to the downtown fabric, activity, and walk-ability. 2nd floor and above spaces must include a variety of housing offerings and may include potential office space.

Designs compatible with the historic character of Downtown The Dalles will be a central consideration in the redevelopment of the site.

There is a community mural on one of the buildings on the project site and one additional mural on an adjacent site that may be affected by development. The City would respond more positively to proposals that are sensitive and address any impacts to these murals.

Preference will be given to proposals that, *at a minimum*, maintain the number of parking spaces available *and* address any increase demand for parking by customers, employees, and inhabitants. However, redevelopment does *not* have to maintain the current parking area.

The City seeks a proposal from a developer with a demonstrable ability to undertake the proposed project, preferably with a track record of success with projects of a similar scope.

PUBLIC/PRIVATE PARTNERSHIP

The City currently owns both the parking lots along 1st St., as well as having the buildings along 2nd St. under contract, and may contribute these to supplement development. The buildings are currently not in use in any capacity.

To assist in the redevelopment the City has established a Vertical Housing Ordinance designated by the Oregon Housing and Community Services under the Vertical Housing Program established by ORS 307.481 to 307.990. This Vertical Housing Tax Credit provides a 20% tax credit per floor to a maximum of 80% for the creation of upstairs housing for a period of ten years.

Columbia Gateway Urban Renewal Agency as well as the City of The Dalles Enterprise Zone has several programs and monies that may also be used to develop this project. Public contributions could include assistance with demolition, architectural and engineering work, System Development Charge reductions, and others.

A local Main Street program, The Dalles Main Street, can also provide a variety of resources and assistance. The Program was incorporated in 2011 and is a vibrant and active partner in revitalizing the downtown. Main Street coordinates local events designed to bring people to Downtown, communicates with local businesses regarding needs and opportunities, and assists the Agency in the implementation of the Agency's Property Rehabilitation Program, including a program for improvement of local business facades.

SELECTION PROCESS

Upon receiving responses to this RFQ, the City may, in its sole discretion, elect to proceed in any of the following or possibly other directions:

- The City may establish a Selection Advisory Committee to review team qualifications and provide input to City staff.
- The City may select a small number of teams for a second round process. The second round may entail interviews, a formal Request for Proposals, or some other means of selection from a short list of developer teams.
- The City may opt to select a single team for the development, without going to a second round process. Under this scenario, the City would enter directly into negotiations with the preferred team based solely upon the RFQ process.

The City reserves the right to negotiate with one or more teams during the selection process to refine a team's concept.

SUBMISSION REQUIREMENTS

ORIGINAL MATERIAL (12 PAGES OR LESS, NOT INCLUDING RESUMES, REFERENCES, OR SAMPLES OF OTHER PROJECTS) MUST INCLUDE:

Cover Letter

Describe the development team and interest in the project. Please also indicate your preliminary thoughts about the development. You need not present conceptual ideas – but if you have specific ideas about programming, such as use mix, density of development or other, these will be considered in the future.

Please provide information on how your development responds to the value statement and goals described earlier. The City has not identified a specific plan for these parcels, but is seeking developers who can provide a compelling business plan that will result in the redevelopment of this site into an active use that contributes to urban living.

Proposals which support new housing in the downtown, and which are designed to generate pedestrian and commercial activity in the downtown area are highly desirable.

Team and Development Experience

Identify development team members and roles, and describe qualifications. Provide resumes for key team members.

Describe the team's experience in the development of high quality, successful urban infill projects. Please include photos of recent similar projects.

Describe the team's previous experience working with public sector partners, and types of public-private partnerships.

Financial Capacity

Explain the team's financial capacity, and share any preliminary thoughts about financing approaches for the team's project ideas. Please discuss likely or possible equity and debt sources. Provide as much information as you wish to make the case that the team possesses the financing capacity to develop the project sites. *Any financial documents submitted to the City should be placed in a separate envelope and clearly marked as confidential.*

Describe any expectations for public financial participation. The response should include general statements relating to financial participation, assistance with permits, and other potential public funding sources.

Please include an estimated timeframe to carry out the project and describe if you envision a phased approach.

Additional Materials

In addition to the twelve pages of original material, please include the resumes of key team members, letters of reference, and examples of other relevant projects. The City does not require drawings or other illustrative materials in response to this RFQ. The City will not refuse any drawings, but they are not necessary at this stage.

Confidentiality

Please clearly mark any information the team would like to be kept confidential.

EVALUATION CRITERIA

Development Team Qualifications:

1. Demonstrated success in developing and managing high quality urban projects.
2. Ability to work with public agencies, local residents and business organizations, to achieve a building project that has broad public support.
3. The capacity of the team to create a project that serves as an important component in the City's ongoing efforts to revitalize downtown The Dalles.
4. Expressed interest by the team in the project and their preliminary thoughts and broad ideas about the development program for the two sites.

Financial Capacity to Complete Project:

1. The level and nature of the proposed public participation expected relative to other proposals. The City recognizes that financial assistance (direct or indirect) may be necessary to meet identified public objectives and a superior proposal may warrant higher levels of financial assistance than lesser proposals.
2. Demonstrated ability to provide necessary project equity, and secure construction and permanent financing to develop the project.
3. Capacity to have the redevelopment project underway by Summer 2016.

GENERAL CONDITIONS

Everything within this RFQ and all supporting documents are based on information available from a variety of sources. No representation or warranty is made with respect to them.

The City reserves the right in its sole discretion to accept or reject all responses.

The City reserves the right in its sole discretion to modify the selection process or other aspects of this RFQ, including extending the deadline or canceling the RFQ without selecting a developer or team. The City will take reasonable steps to ensure that any modification or clarification to the RFQ will be distributed to all persons requesting a copy of the RFQ.

The City reserves the right to request additional information following review of the initial submission. In addition, the City may retain consultants to assist in their evaluation.

In the interest of a fair selection process, the City reserves the right to determine the timing, arrangement, and method of any presentation throughout the selection process. Teams are cautioned not to undertake any activities to promote or advertise their proposals except during City requested presentations. Teams are encouraged to contact the City staff with any questions. However, developers and their representatives are not permitted to make any direct or indirect (through others) contact with members of The Dalles City Council or Selection Advisory Committee concerning their proposals, except in the course of City-sponsored presentations. Violation of these rules is grounds for disqualification of the team.

All submissions become the sole and exclusive property of the City. Teams should not copyright, or cause to be copyrighted, any portion of their submission. Any confidential information will be maintained to the extent allowed by Oregon public records law.

The City makes no representations as to whether or not a project to be developed as a result of this RFQ, or any possible City participation therein, is a “public improvement project” or a “public work project” as those terms are defined in the Oregon Public Contracting Code, and no representations as to whether a project will be subject to public contracting procedures or federal or state prevailing wage rate laws.

The City will permit the participation of real estate brokers acting on behalf of and with the authorization of teams, provided the broker arranges for the payment of commissions or other compensation exclusively by the proposed developer team.

The City reserves the right to verify the qualifications and financial capacity of any members of the proposing teams.

The City does not accept responsibility or obligation to pay any costs incurred by any party in the preparation of submission of a proposal or in complying with any subsequent request by the City for information or for participation throughout the evaluation process.

News releases by the selected team must be approved by the City prior to release.

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The Dalles

Imagine Being Here!

The Dalles is a very old city. The name was first used in 1814 to refer to the long series of falls in the Columbia River. In 1957 Celilo Falls were submerged by the opening of The Dalles Dam.

Today, 22,000 people per day pass through The Dalles on I-84 on the way to metropolitan Portland – 70 miles to the West. The City is also served by Union Pacific Railroad and Columbia River traffic, including 140 riverboat landings. The Discovery Center and Maryhill Museum attract over 40,000 visitors per year.

Rocket City Neon Sign Museum

Beginning Summer 2015, The Dalles will be home to Rocket City Neon and ICONS [The International Collection of Neon Signs] in the historic Elks Building in Downtown. This museum will house iconic neon signs like the ones seen here.



The Dallesport Regional Airport, located just minutes from Downtown and half owned by the City of The Dalles, serves a wide variety of corporate accounts including Google, Cardinal Glass, Coastal Supply, Fred Meyer and the BPA.



Just the Facts*

Selected Categories	The Dalles	Hood River
Households—incomes over \$50,000	1,981	1,264
Households—incomes over \$125,000	526	308
Population	13,260	7,167
Median Age	39.7	36.3
Home Ownership	63.9%	73.9%
Rental Units	2,348	1,264
Current Occupancy	90%	92%

Largest Employers – Mid-Columbia Medical Center (965), Oregon Cherry Growers (275), Google (250), Oregon State (243), Home Depot (100).

Other Notable Employers—Columbia Phytotechnology, Integrated 3-D, Design Structures, Crestline Development, Copa Da Vino, Marriott Fairfield Inn & Suites.

* 2010 US Census



Adjacent to I-84, on the Union Pacific rail line, in the heart of the Gorge.

Just 70 miles from Portland

The Dalles is also home to the Discovery Center, two Google data centers, Home Depot, The Dalles Dam, Mid-Columbia Medical Center, Copa Da Vino and most recently the Marriott Fairfield Inn.

North Chenoweth's 26-lots are the only industrial properties move-in ready in the Gorge. These properties boast amazing river views, access to the Q-Life fiber optic network and are only minutes from I-84.



Columbia Gorge Community College



Located above the City, the Columbia Gorge campus offers a wide variety of courses designed to make college affordable for the widest number of students.

It also houses the Small Business Development Center (SBDC) with all the resources you might need to make your business successful.



The Dalles Historic City Hall

Downtown The Dalles – Your Best Bet

Downtown The Dalles is at the beginning of a renaissance – *to make the central business district vibrant and exciting*. Several historic buildings are being redeveloped which will bring quality apartments, a new brewery, distillery and restaurant to the area later this year. The Chamber of Commerce is planning for over 140 riverboat dockings at the new commercial dock.



For Information and Details
Please Contact:

Gary Rains
City of The Dalles
Business Development Director
(541) 386-5351

Matthew Klebes
Mainstreet Program
Director
(541) 370-2966

The City has adopted a vertical housing ordinance making working and living in the same location possible. Plus we've undertaken an aggressive new policy to bring new family wage jobs to Downtown.

Whether you need a 1,500 sq. ft. retail space, a 3,500 sq. ft. manufacturing location, or 2 acres of perfect light industrial property we have a site for you.

The cost of housing is the lowest in the Gorge, the income levels are among the highest, and opportunities are everywhere. Anyway you look at it, The Dalles is a great value.

Just imagine being here!

