



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Tuesday, December 15, 2020

5:30 p.m.

Via Zoom

Join Zoom Meeting

<https://zoom.us/j/99104887318?pwd=cmRpK280b2YraJTVdDhPQ2ROckpiZz09>

Meeting ID: **991 0488 7318** Passcode: **938230**

Dial by your location: 1-669-900-6833 or 1-253-215-8782

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – October 20, 2020
- VI. PUBLIC COMMENT
- VII. INFORMATION ITEM
 - A. Update on various projects, such as:
 - 1. Seasonal Maintenance for Agency-Owned property located at 401-407 E. Second Street (Tony's Building)
 - 2. URA Financial Analysis
 - 3. Annual Financial Report
 - 4. First Street and Riverfront Connection Project
- VIII. STAFF COMMENTS

Next Regular Meeting Date – January 19, 2021
- IX. BOARD MEMBERS COMMENTS OR QUESTIONS
- X. EXECUTIVE SESSION
 - A. Recess to Executive Session in accordance with ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

See continuation of Agenda on next page

B. Reconvene to Open Session:

Join Zoom Meeting

<https://zoom.us/j/93127691907?pwd=YVF0TEUrc1dEQnhTV0NBL2Fsc2hiQT09>

Meeting ID: **931 2769 1907** Passcode: **283459**

Dial by your location: 1-669-900-6833 or 1-253-215-8782

C. Decision following Executive Session

XI. ADJOURNMENT



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CITY OF THE DALLES

MINUTES
COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Via Zoom
Tuesday, October 20, 2020
5:30 p.m.

CALL TO ORDER

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

ROLL CALL

Present: Diana Bailey, Scott Baker, Staci Coburn, Gary Grossman, Darcy Long-Curtiss and Tim McGlothlin

Absent: John Fredrick, Steve Kramer and Linda Miller

Staff Present: Interim Urban Renewal Manager Alice Cannon, City Attorney Jonathan Kara and Secretary Paula Webb

APPROVAL OF AGENDA

It was moved by Coburn and seconded by Baker to approve the agenda as presented. The motion passed 6/0; Bailey, Baker, Coburn, Grossman, Long-Curtiss and McGlothlin in favor, none opposed, Fredrick, Kramer and Miller absent.

APPROVAL OF MINUTES

It was moved by McGlothlin and seconded by Coburn to approve the minutes of September 15, 2020 as submitted. The motion passed 6/0; Bailey, Baker, Coburn, Grossman, Long-Curtiss and McGlothlin in favor, none opposed, Fredrick, Kramer and Miller absent.

PUBLIC COMMENT

None.

ACTION ITEM

Consideration of Urban Renewal funding support for Oregon Community Paths Program Grant for the Mill Creek Greenway Project

Interim Manager Cannon presented the staff report.

Vice Chair Baker stated the NWPRD Board had committed \$10,000 of Park District SDCs (System Development Charges) to show broad community support for the project.

At the September Urban Renewal meeting it was not clear if the City would have staffing capacity to serve as the grant applicant. Baker will return to the Park District Board to ask for formal approval for the Park District to act as applicant.

Vice Chair Baker said if the grant is awarded, the Parks District and the City would have many years to determine how to implement the grant funds and build the project. In conversation with the grant administrator, Baker learned ODOT may be able to build the project for small agencies like the Parks District or the City of The Dalles

Vice Chair Baker stated it was important to submit a good application with letters of support from various agencies: Main Street, Port of The Dalles and the City.

Bruce Lumper asked if the Parks Board would require a formal funding commitment from the Urban Renewal Agency prior to submission of the Letter of Intent. Baker replied that was the purpose of this Action Item.

Chair Grossman stated the funds were available; the Board could commit to support the grant application and Letter of Intent.

It was moved by Long-Curtiss to authorize the Urban Renewal Agency to financially support the Oregon Community Paths Program Mill Creek Greenway project up to \$300,000. The motion was seconded by McGlothlin. The motion passed 5/0; Bailey, Coburn, Grossman, Long-Curtiss and McGlothlin in favor, none opposed, Baker abstained, Fredrick, Kramer and Miller absent.

INFORMATION ITEMS

Update on Seasonal Maintenance for Agency owned property located at 401-407 E. Second Street (Tony's Building)

Interim Manager Cannon introduced Associate Planner Joshua Chandler. Cannon stated two areas were identified for maintenance, the roof and the electrical system.

Associate Planner Chandler walked through the building with Brian Cassady and Maintenance Staff to assess necessary maintenance. Although the roof has been spot-repaired periodically, ultimately the roof should be replaced.

To prevent further damage the interior building temperature must remain above freezing. Installation of 220V power and grounding is required to run heaters throughout the winter. Chandler spoke with Mr. Jenkins (Dick Jenkins Electric) and requested a quote; as of this meeting a quote has not been received.

Interim Manager Cannon stated Staff will move forward; unless something major is found she will not report back to the Board.

Other Project Updates

Interim Manager Cannon said we have closed on the Granada Theatre property. Title has been transferred to Mr. Gomez and Ms. Liddell.

Cannon stated she will continue work on the First Street Streetscape and the Urban Renewal financial report. Cannon hopes to provide options to the Board to facilitate future decisions.

STAFF COMMENTS

None.

BOARD MEMBERS COMMENTS OR QUESTIONS

None.

EXECUTIVE SESSION

Pursuant to Item IX. A. of the Urban Renewal Agency Board Agenda dated October 20, 2020, which cites ORS 192.660(2)(e), the Board adjourned to Executive Session at 5:54 p.m.

Chair Grossman reconvened the Open Session at 6:37 p.m.

Chair Grossman stated there was no decision coming out of Executive Session.

ADJOURNMENT

It was moved by Baker and seconded by Long Curtiss to adjourn. The motion passed 5/0; Bailey, Baker, Grossman, Long-Curtiss and McGlothlin in favor, none opposed, Coburn, Fredrick, Kramer and Miller absent.

Chair Grossman adjourned the meeting at 6:38 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary

Gary Grossman, Chair

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IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT

AGENDA LOCATION: VII. A.

DATE: December 15, 2020

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Alice Cannon, Community Development Director/Urban Renewal Manager

ISSUE: Update on Various Agency Projects Currently Underway

BACKGROUND

At the meetings on September 15, 2020 and October 20, 2020, the Board discussed various projects underway. Staff will give a verbal update on the following projects for Board information:

1. Seasonal Maintenance for Agency-Owned property located at 401-407 E. Second Street (Tony's Building)
2. URA Financial Analysis
3. Annual Financial Report
4. First Street and Riverfront Connection Project

BOARD ALTERNATIVES

Information only