



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA
COLUMBIA GATEWAY
URBAN RENEWAL ADVISORY COMMITTEE

Conducted in a Handicap Accessible Meeting Room

Tuesday, September 19, 2006

5:30pm

City Hall Council Chambers

313 Court St.

The Dalles, OR

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Approval of Minutes of: May 16, 2006
- VI. Public Comment
- VII. Action Items:
 - A. Property Rehab. Grant and Loan – Civic Improvements Grant Program
 - ❖ Application from Old St. Peters Landmark Preservation, Inc.
- VIII. Staff/Committee Members Comments and Questions
- IX. Next Meeting Date: October 17, 2006
- X. Adjourn



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, May 16, 2006

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Vice Chair Zukin called the meeting to order at 5:35 p.m.

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Ken Farner, Chris Zukin, Gary Grossman, Dick Elkins, and Nikki Lesich

Absent members: Dan Ericksen

Staff present: Dan Durow, Community Development Director, Gene Parker, City Attorney, and Denise Ball, Administrative Secretary

PLEDGE OF ALLEGIANCE

Zukin lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Grossman moved to approve the agenda and Farner seconded. The motion carried unanimously, Elkins absent.

APPROVAL OF MINUTES

Vice Chair Zukin asked if there were any corrections or additions needed for the minutes of September 20, 2005. Grossman moved to approve the minutes as submitted and Farner seconded the motion. The motion passed unanimously, Ericksen absent.

PUBLIC COMMENT

None.

PRESENTATION/UPDATE:

James Martin updated the Committee on the progress and future plans for the Flour Mill property. The option contract expires the end of March 2007. Martin explained that the first few months were spent working with the State to determine what businesses would provide "qualifying" jobs for the State grant that would contribute \$1,000,000 toward the Brewery Grade intersection project. Martin said it became clear the State was looking for a "Google type" of job creation for the property. Next has been the silo or tower situation. When they are removed the vertical building will require major building reinforcement. This situation makes the mill building more of a liability. This project is not about real estate development but is about business development. This project will go ahead in phases. The first phase will utilize Taylor Street for access and will primarily be manufacturing jobs. Spring of 2007 is the planned ground breaking date. Martin said there are a lot of issues remaining to be solved.

Mr. Elkins told Martin he likes his honesty and candor.

Ms. Lesich mentioned the fact that Precision Auto uses the right-of-way for business activity.

Mr. Farner asked if there is a statute of limitations on the conditions of a Site Plan approval. Farner said he remembers that Precision Auto was told not to park vehicles they are working on in the right-of-way. Durow said he would look into the conditions of approval for Precision Auto and have Code Enforcement follow-up.

Durow updated the Committee on the street portion of the East Gateway project. The Urban Renewal budget has the grant match for the Brewery Grade intersection should that need arise. There is also money set aside for the Canon Packer project. If the funding becomes available, Durow said he would proceed with a three-way intersection and add the mill access point at a later date.

Lesich asked how the odors from the cherry vats and visual impact of the Cherry Grower's piles of fill will be addressed. Durow said there is not much the City can do.

Urban Renewal Consultant Update: Durow told the Committee that Jeff Tashman is working on the numbers for the remaining 9 years until the end of the Agency. Projects that need to be finished include: 1st Street, 3rd Street, 4th Street, East Gateway and West Gateway. Durow said the Agency will run out money long before it runs out of projects. The Agency can be reestablished or extend the life of the current one.

Lesich and Elkins recommended advertising Urban Renewal successes by putting signs on the Urban Renewal Projects. Lesich said this was something that was done in the past.

Durow updated the Committee on the Urban Growth Boundary Amendment Project by consultant Winterbrook Planning. Topics covered will include; transportation, housing, UGB and NSA boundary amendment process, economic development opportunities, population projections, and buildable lands inventory. The Land Use Needs and Location model created by

RARE Planner, Erik Rundell, has been getting rave reviews. This model has created a solid background of information for the Consultant to expand upon and justify. There will be a project workshop with the Planning Commission on 5/25/06, which is open to the public.

FUTURE MEETINGS

The next scheduled meeting is June 20, 2006.

ADJOURNMENT

The meeting was adjourned at 6:30P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Chris Zukin, Vice Chair



AGENDA STAFF REPORT



URBAN RENEWAL ADVISORY COMMITTEE

Meeting Date: September 19, 2006

DATE: September 12, 2006

TO: Urban Renewal Advisory Committee

FROM: Steve Schafroth, Urban Renewal Contract Consultant

THRU: Nolan Young, City Manager 
Dan Durow, Urban Renewal Manager 

ISSUE: Semi-annual competitive Property Rehabilitation Grant application review and recommendation to the Agency Board.

BACKGROUND: The approved Urban Renewal Agency Administrative Plan in Section C. Civic Improvements Grant Program states:

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

APPLICATION: The application from Old St. Peters Landmark Preservation, Inc. received on 7/26/06 was the only grant application that was received by the 7/31/06 deadline for this semi-annual period.

This application is for a grant of \$34,194.73. The purpose of the project is for preservation of the building that they own at West 3rd and Lincoln Streets known as Old St. Peters Landmark.

This historically significant building was built originally as St. Peters Catholic Church in 1897. When the church built a new facility in 1971, this non-denominational non-profit organization was formed to preserve this historic building and is now used for public

purposes. It is open for tours six days per week and over 900 weddings, civic forums and concerts have taken place there.

Until the Urban Renewal agency approved a grant last year for \$65,678.90, the preservation, operation and restoration had been entirely funded by volunteer labor, gifts, donations and a thrift shop (no longer operating). They had invested over \$300,000 in such things as plumbing, wiring, roofing, lighting, heating and adding a new kitchen and restrooms. Up until last year they had done this all with their own funds.

Last year's portion of the rehabilitation included electrical upgrades and a cooling unit, interior stair case with a chair lift for accessibility, exterior ramp to the basement to provide accessibility and had plans for replacement of an exterior staircase which is dangerous. The total project budget for that stage of the rehabilitation was \$83,678.90. The actual costs were higher than the contractor's estimate. They actually spent an additional \$11,965.05 and have completed all but the exterior stairs.

This request for \$34,194.73 consists of 18,984.73 of the \$19,800.00 cost of the stairs and \$15,210.00 for restoration of five stained glass windows that are in danger of falling apart.

The application and the staff scoring of criteria are attached. The application is eligible and meets many of the criteria. There were no other applications.

BUDGET IMPLICATIONS:

The amount Budgeted for the Property Rehabilitation Grant & Loan Program for this fiscal year is \$212,488.00.

RECOMMENDATION:

Staff Recommendation: Move to recommend that the Urban Renewal Agency approve the request for a \$34,194.73 grant as submitted.

ALTERNATIVES:

Alternative 1: Move to recommend that the Urban Renewal Agency approve a grant for \$15,210.00 to fund the restoration of the windows and decline the request for the stair project.

Alternative 2: Move to recommend that the Urban Renewal Agency approve a grant for \$18,984.73 to fund the stair project and decline the request for restoration of the windows.

Alternative 3: Move to recommend that the Urban Renewal Agency decline the grant request.

Staff Report selection criteria scoresheet**Applicant: St. Peters Landmark****Points Awarded:****Project Selection Criteria:**

Priority consideration will be given to each proposed project. Points will be allowed for factors indicated by well-documented, reasonable plans, which, in the opinion of the Agency, provide assurance that the items have a high probability of being accomplished. If an application does not address one of the categories, it receives no points for that category. The possible points are listed for each.

- | | |
|--|-----------|
| 1. The project contributes in the effort to place unused or underused properties in productive condition and eliminates blighted conditions. (10 points) | 0 |
| Blighted Areas are defined in the Urban Renewal Plan in section 203. As part of that definition one of the conditions that characterize a blighted area is defined as follows: | |
| A. <i>The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:</i> | |
| 1. <i>Defective design and quality of physical construction;</i> | |
| 2. <i>Faulty interior arrangement and exterior spacing;</i> | |
| 3. <i>Overcrowding and a high density of population;</i> | |
| 4. <i>Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; or</i> | |
| 5. <i>Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;</i> | |
| 2. The project develops, redevelops, improves, rehabilitates or conserves property in ways which will: | |
| A. Encourage expansion and development of jobs, (20 points) | 0 |
| 1 job per \$10,000 or less granted – (20 points) | |
| 1 job per \$10,001 to 20,000 granted – (15 points) | |
| 1 job per \$20,001 to 35,000 granted – (10 points) | |
| 1 job per \$35,001 to 50,000 granted – (5 points) | |
| B. Increase property values and tax base, (15 points) | 0 |
| Increase taxable value by \$50,000 or more – (15 points) | |
| Increase taxable value by \$25,000 to \$49,999 – (10 points) | |
| Increase taxable value by \$5,000 to 24,999 – (5 points) | |
| C. Conserve historically significant places and properties, (25 points) | 25 |

D. Make The Dalles a more attractive and functional city in the following ways:		
i. Shows significant aesthetic improvement to the property (10 points)		10
ii. Provides needed services or community function (10 points)		10
iii. Serves a significant portion of the community (5 points)		5
iv. Enhances the quality of life for residents of the city (5 points)		5
3. The project leverages other public and/or private sources of funding (15 Points)		0
\$1 Urban Renewal grant to \$3 (or more) other funding – (15 points)		
\$1 Urban Renewal grant to \$2 other funding – (10 points)		
\$1 Urban Renewal grant to \$1 other funding – (5 points)		
4. The Applicant shows that it is financially able to complete the project and maintain the property. (10 points)		10
6. Administrative – The Agency may assign additional points for project considerations which do not fit into one of the above categories, but which provide compelling evidence that the project will further the goals of the Agency; or, if the project meets one or more of the above factors in a way that is far beyond the norm for that category. The assignment of points in this category will be by memorandum stating the reasons and will be maintained in Agency files. (25 points)		10
TOTAL		75

Memorandum - Administrative Points (# 6. above)

Though there is not direct hire job creation sufficient to allow points in #2A, the indirect job and economic impact (as described in the application narrative) of the type of operation they are running is significant. (2.5 points)

In addition, the leveraging in this specific phase of rehabilitation does not qualify for points (# 3), but they have spent a very large amount of their own funds (over \$300,000) prior to this application without asking assistance from this agency or any other source. All of these funds were spent specifically on the preservation and restoration of this magnificent historic resource. This also does not take into account the great number of volunteer hours. (7.5 points)

The Dalles Urban Renewal Agency

Property Rehabilitation Grant and Loan Programs

APPLICATION

Application Date 07-26-06

Application Number _____

GENERAL INFORMATION

Applicant OLD ST PETERS LANDMARK PRESERVATION, INC.

Contact person DOUG LEASH

Mailing Address 1623 E 9TH

THE DALLS, OREGON 97058

Property Address 3RD & LINCOLN ST (P.O. BOX 882)

THE DALLS, OREGON 97058

Applicant is:

☒ (h) Property owner

☐ (k) Business leasing the property

Telephone # 298-8861

Fax # _____

Federal tax ID # or Social security # 23-7120819

Bank of account and contact COLUMBIA RIVER BANK

Name of Business _____
(if different than applicant)

Mailing Address _____

Name of Principal _____

PROJECT INFORMATION

Site address _____

Legal Description _____

Building age

108

Square Footage _____

Building use

CULTURAL ENHANCEMENT, COMMUNITY EVENTS

Project description outline

①. RESTORATION OF 5 STAINED GLASS
WINDOWS BY DAVID SCHLICKER.

②. REPLACEMENT OF EXTERIOR STAIRCASE BY
THE DALLAS IRON WORKS

WINDOWS ARE TAKEN TO PORTLAND, COMPLETELY TAKEN
APART, GLASS CLEANED, BROCKEN GLASS REPLACED,
RECAMED (NEW LEAD), BROUGHT BACK AND
INSTALLED IN ORIGINAL PLACE


Please include the following with your Application:

Total \$ 34,194.73 (Must equal Total of expected costs)

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I have read and understand the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

 - PRESIDENT
Signature (and Title if appropriate)

07-26-06
Date

Signature (and Title if appropriate)

Date

Signature (and Title if appropriate)

Date

Signature (and Title if appropriate)

Date

The following additional items will be required before the loan is approved:

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission.
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.

5. Costs estimates or bids from contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.
8. Amount of loan requested and proposed terms being requested.
9. Bank's loan application and any other information the bank requires, such as current financial statements, including Balance sheets and Income statements.

For Applicants under the Civic Improvements Grant Program:

The Grants will be awarded semi-annually on a competitive basis and based on the selection criteria as outlined in the accompanying Application instructions. Be sure to address all of the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.

July 23, 2006

The board of Old St. Peter's Landmark is requesting funding from the Civic Improvements Grant Program. Before going into detail regarding future plans for the Landmark, some history is in order.

Old St. Peter's Landmark was built in 1897 and dedicated on St. Patrick's Day in 1898. It's Gothic beauty houses priceless stained glass and marble; and it's illuminated 176 foot steeple crowned with a six foot weathercock is visible from many vantage points in The Dalles and from across the Columbia River, lighting the city scape.

In 1970, when St. Peter's was no longer used for a church, its existence was literally threatened by the wrecking ball. Local citizens saved St. Peter's by raising awareness, donations, and obtaining a small grant of \$5,000 to buy the building and its contents. It became old St Peter's Landmark; owned and managed by a nonprofit, nondenominational organization. Today there are 12 board members and 20 volunteers from many different walks of life. Thanks to volunteers the Landmark is open to the public as well as tours being available six days a week. Over 900 weddings, concerts performed by local and worldwide performers, civic forums and educational series have occurred within the Landmark. Most performances hosted by the Landmark are free to the public, with donations accepted. The Landmark is a major attraction of the community's historic walking tour as well as an integral part of the history of the Mid-Columbia region.

Prior to last year's grants of \$6,000 (PUD) and \$65,678.90 (UR) our organization has invested over \$300,000 for a new roof, a total make over of the basement including a kitchen and restrooms, painting the steeple and trim as needed, replacing lexon to protect the stained glass windows, etc. The list could go on as you can see from the enclosed expenditure brochure. Money was mostly earned by volunteers running a thrift shop for 14 years, with the proceeds being invested wisely in the stock market. The thrift shop is no longer operating. Other fund raisers have taken its place. We have also been the recipient of individual gifts from members of the community.

When a sponsoring organization charges the public to attend an activity at the Landmark, they are charged a nominal rental fee. Otherwise, no fee is charged to the user. Donations are accepted from the public. There is a charge to have a wedding at the Landmark. The Landmark has paid wedding coordinators that assist to assure a memorable ceremony.

CRITERIA JUSTIFICATION:

1. The original outside staircase in the back of the Landmark has had many repairs; however, it has become unsafe. Its replacement is in our current request and was also in our 2005 application. The steps have not been replaced as of this date. The ironworks has not been able to work on them due to a back log of commitments. We have several stained glass windows that are in dire need of repair. Please refer to photographs.

2. Over the years it has become necessary to have a paid wedding consultant as the number of weddings have increases. With the new heating and cooling system in place, we anticipate a significant increase in the number of weddings held at the Landmark. Quoting from an article in The Dalles Chronicle dated May 4th, 2005, Holly Macfee, Director of Consumer Marketing at Travel Oregon states: "The economic impact of the wedding sector on the local tourism economy is tremendous. One study illustrated that 14 weddings held at one location brought in 1,800 out-of-town attendees, who utilized 876 hotel rooms and directly impacted 76 companies (hotels, wineries, caterers, photographers, florists, and rental companies. The total direct cash infusion to the community was over \$600,000 with over \$10,000 in room tax revenue." Even more money was generated into the community secondarily to the weddings to restaurants and recreation providers throughout the region. The Landmark has been placing advertisements in AAA for about 25 years. For at least 10 years, the Landmark has paid for brochures to be placed in "Welcome Centers" at nine points of entry to Oregon. When promoting the Landmark the City of The Dalles is also promoted. The Landmark has its own website to further encourage tourism and travel to The Dalles and to the Landmark. The website is www.oldstpeterslandmark.org.

Without a doubt, the Landmark is of historical and economic significance, as related in our application. In order to preserve this treasure, ongoing maintenance is mandatory. The Landmark has been doing this almost totally on its own since 1970, with the exception of last years grants.

We are improving the condition of the Landmark outwardly and in the infrastructure. On the outside people will see a new stair case, replacing an old, unsafe one. We will do this and not harm the integrity of the building. Aesthetics - keeping true to the period design is always a priority.

The Landmark is available to the public. It has always been a desire of the board to share the history and the facility with the community and visitors from far and wide. The local high school has been annually holding its Honor Society induction at the Landmark. Educational series have been held as well as concerts and weddings. This represents a diverse corss section of the community. Performers from around the nation and other parts of the world have drawn in the public from many walks of life. There is not another venue in the area that provides such beauty and great acoustics at such a moderate, if any cost. This has been the Landmark's gift to the community, providing culture and entertainment. The beauty and function of the Landmark is a source of pride to the Mid-Columbia area.

3. Through the years the landmark has managed to support itself as stated in the application letter. We have been encouraged by the Ford Family Foundation to apply for grant moneys. If we are awarded grants from local funding our chances are increased to receive a Ford grant. Volunteers have spent hundreds of hours to save as much money as possible to see our plans to fruition.

4. Our past history should be an indication of the likelihood of our continuing to maintain the Landmark. We operate in "the black." If you wish to see our account records, they will be made available upon request.

5. The time spent by volunteers to operate the Landmark is remarkable. Eleven months out of the year the Landmark is open to the public. It is closed in January. Even then, it can be opened and reserved for events. Volunteers are there for four hours a day Tuesday through Friday, and from 1 - 3 pm on Saturday and Sunday to give informative tours. One volunteer does the mowing and others maintain the flower beds and grounds. From early on, the Landmark has been fortunate to have an accounting firm handle our taxes, w-2 forms and our books free of charge. A volunteer maintains our checkbook. This has saved the Landmark thousands of dollars. These selfless acts demonstrate how committed the Board, volunteers, and the community are to the Landmark. *One should think of the Landmark as being publicly owned. For the city and especially area businesses, the beauty of the arrangement is that there is a group of caring individuals that have accepted total responsibility, since 1970, as caretakers of the most visible historic building in The Dalles.*

6. Projects funded by urban renewal and PUD grants in 2005 - 2006: Summary - an electrical upgrade; installation of a second cooling unit; installation of an interior staircase with a chair lift for handicapped accessibility; a new exterior walkway and cement work. These projects have been completed. As of 6/20/06 all of the money for the projects has been spent, plus an additional \$11,965.05 by the Landmark.

The replacement of the exterior stairs has not been completed. The bid from the ironworks was \$19,800.00. They have been given \$815.27 on account. It was difficult for the Landmark to estimate the cost of building materials accurately and other estimates ran over what contractor's thought they would be. A volunteer spent 629 hours as project manager and helper during the remodeling/restoration projects.

One might ask why the Landmark is requesting \$18,984.73 for the exterior staircase that was to have been covered in the original UR Grant and \$15,210.00 for restoration of five stained glass windows (3 at \$8,260.00 and 2 at \$6,942.00) for a total of \$34,194.73. The windows, as shown in the photographs, are in bad shape. If not restored, they eventually would fall apart. Over past years we have already restored 14 of the 97 existing windows. The expected life span of a stained glass window is 100 to 140 years.

Our next project, one we have only been able to dream about, would include repairing plaster damaged areas on interior walls, painting interior walls, and replacing damaged or missing stenciling. We have not gotten all of the estimates for the three phases of restoring the interior walls and stenciling. However, it will probably cost over \$100,000.00.

If we were awarded a grant for the windows and the replacement of the outside staircase, we would have funds of our own to use as a match, or as a safety net, when approaching the Ford Foundation for a grant to restore the interior. If we are required to replace the exterior stairs with our own funds, after we have already spent \$11,965.05 in the past few months, we could not financially risk starting an additional extensive project. The Landmark will not jeopardize its financial stability, even though there are windows that need restoration and an interior that would be greatly enhanced if restored and painted.

THE DALLES IRON WORKS, LLC

ESTABLISHED 1905

WELDING, MACHINE AND BLACKSMITH WORK

720 EAST 2ND ST. • P.O. BOX 598

THE DALLES, OREGON 97058

PHONE (541) 296-3876

FAX (541) 296-3733

OR CCB#153649

ST PETERS LANDMARK

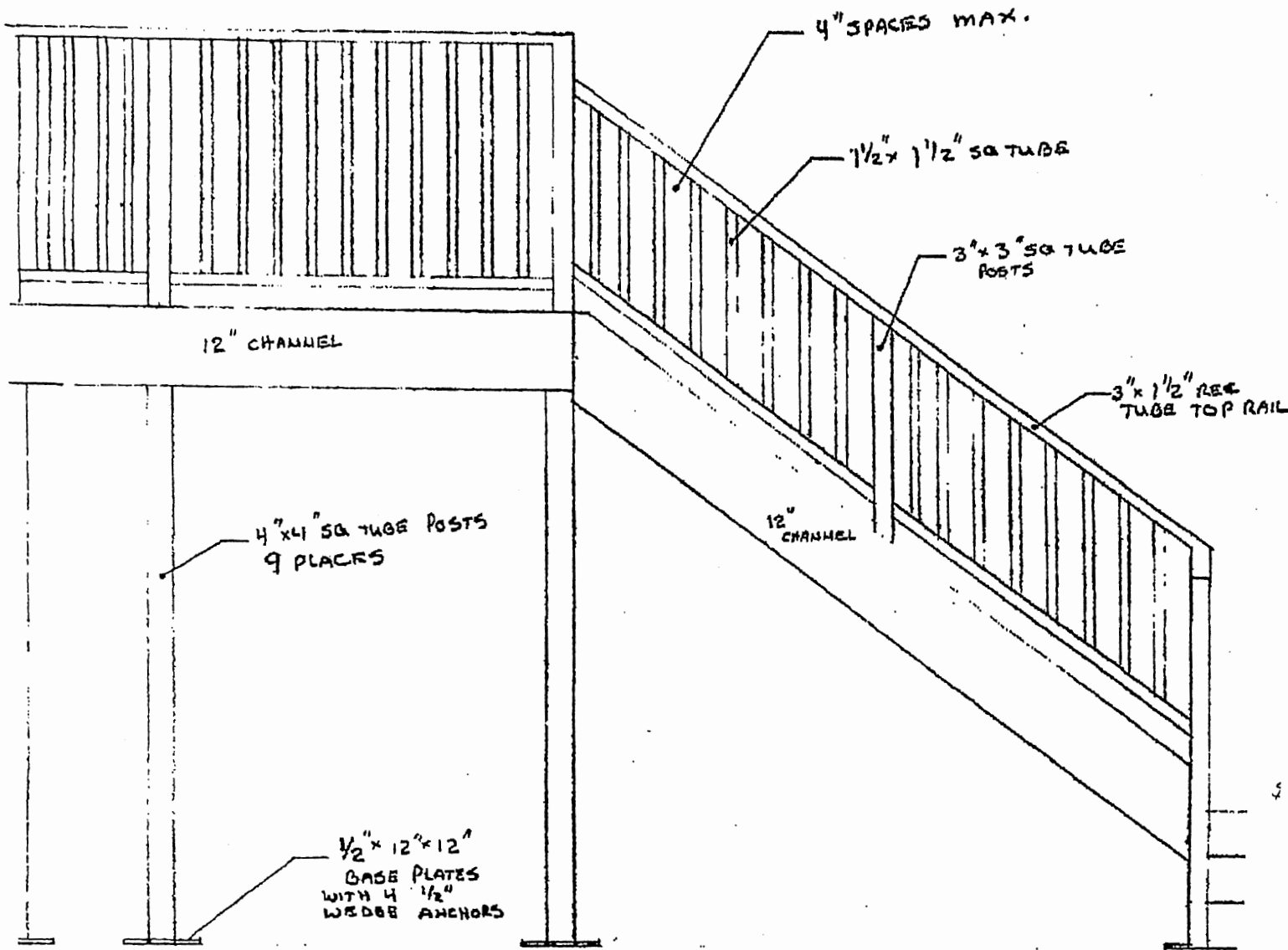
ATTN: Doug LEAST

ESTIMATE FOR FABRICATION & INSTALLATION
OF STAIRWAY AS DRAWN AS OF 3/15/05
WOULD BE \$19,800.⁰⁰ INCLUDING POWDER COATING.
CONCRETE WORK WOULD BE DONE BY OTHERS.
WITH STEEL COSTS FLUCTUATING RIGHT NOW THIS
QUOTE IS ONLY GOOD FOR A 30 DAY PERIOD.

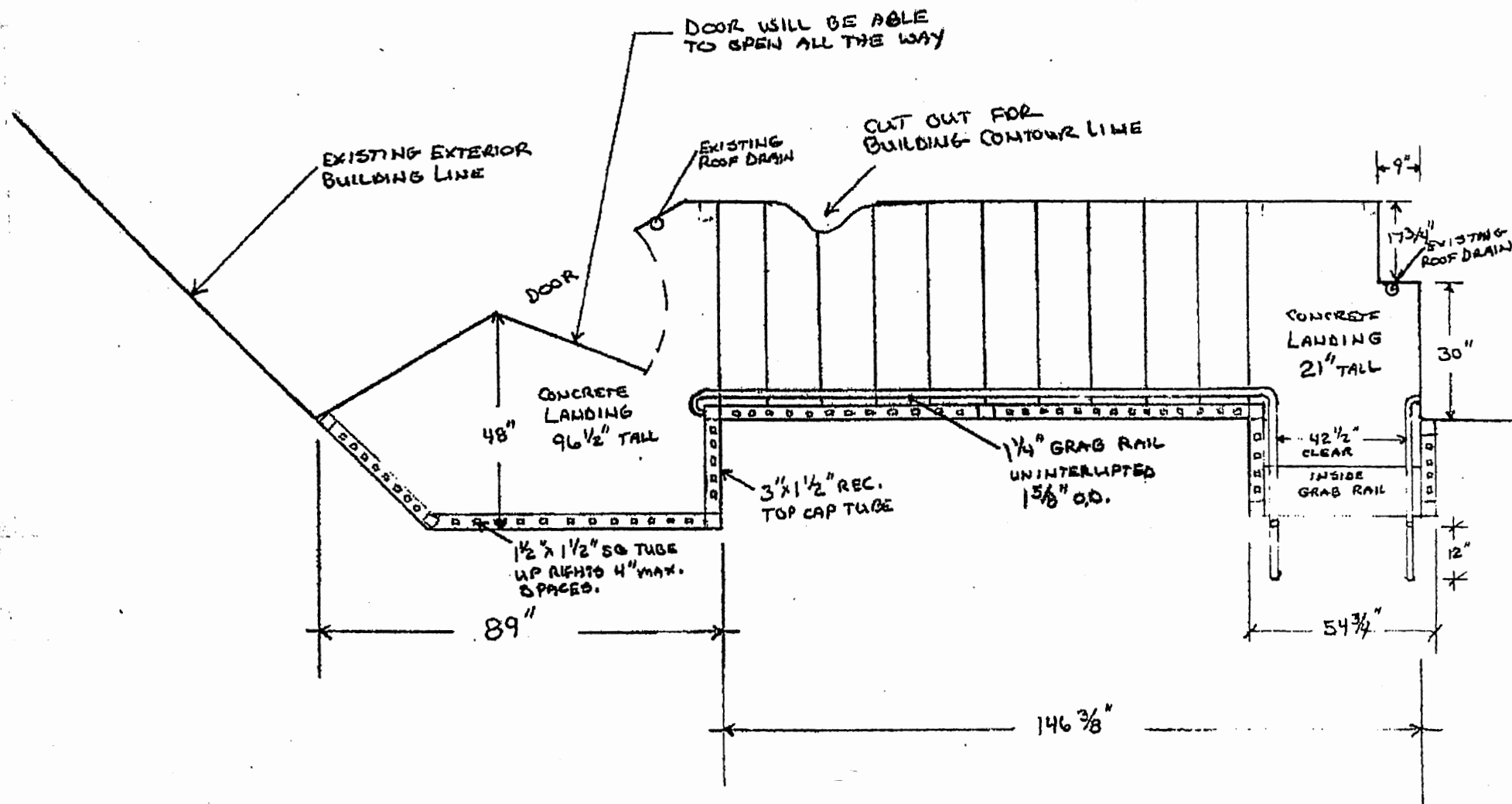
THANK YOU
JIM KEYSER

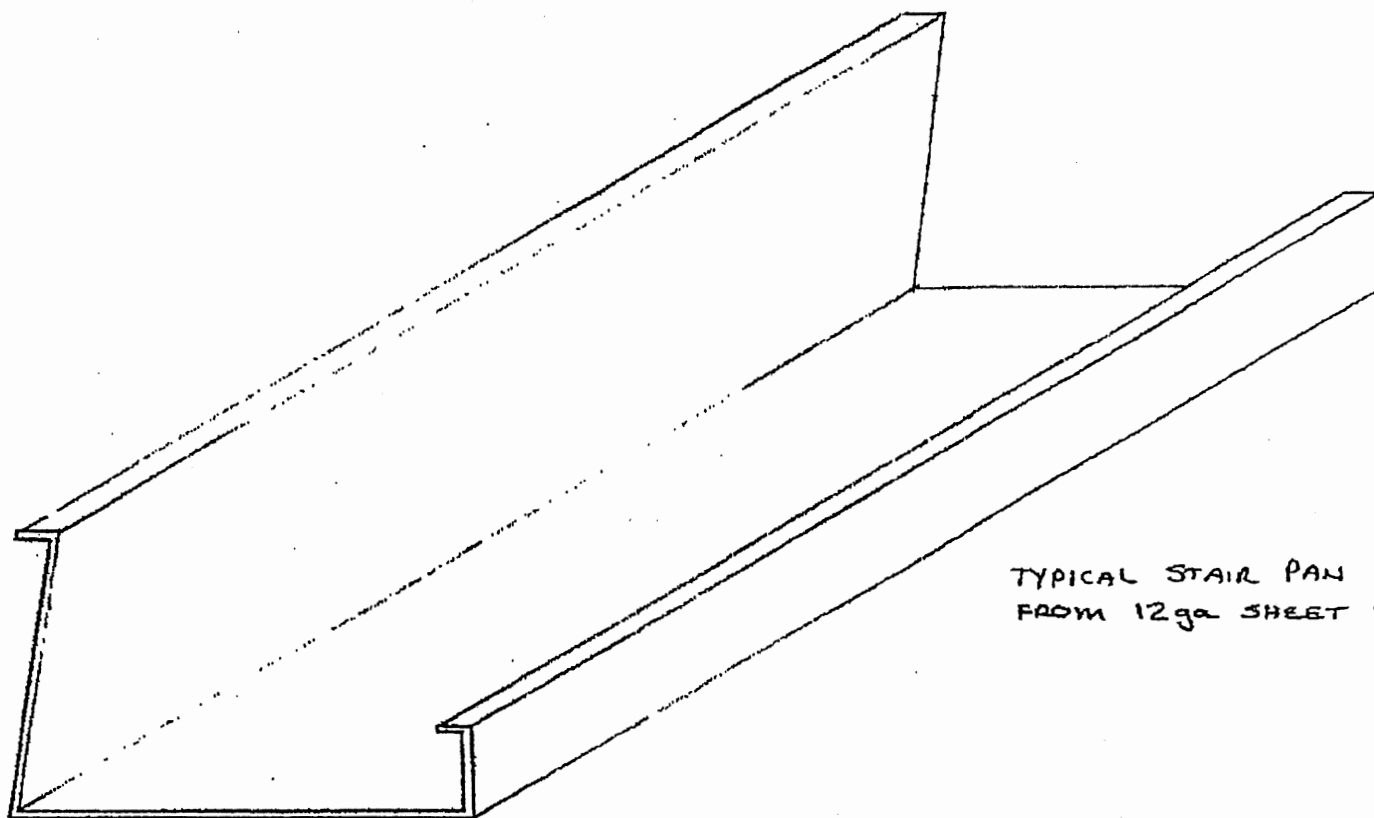
BUILDING
LINE

EXTERIOR STEPS THE DALLS IRON WORKS

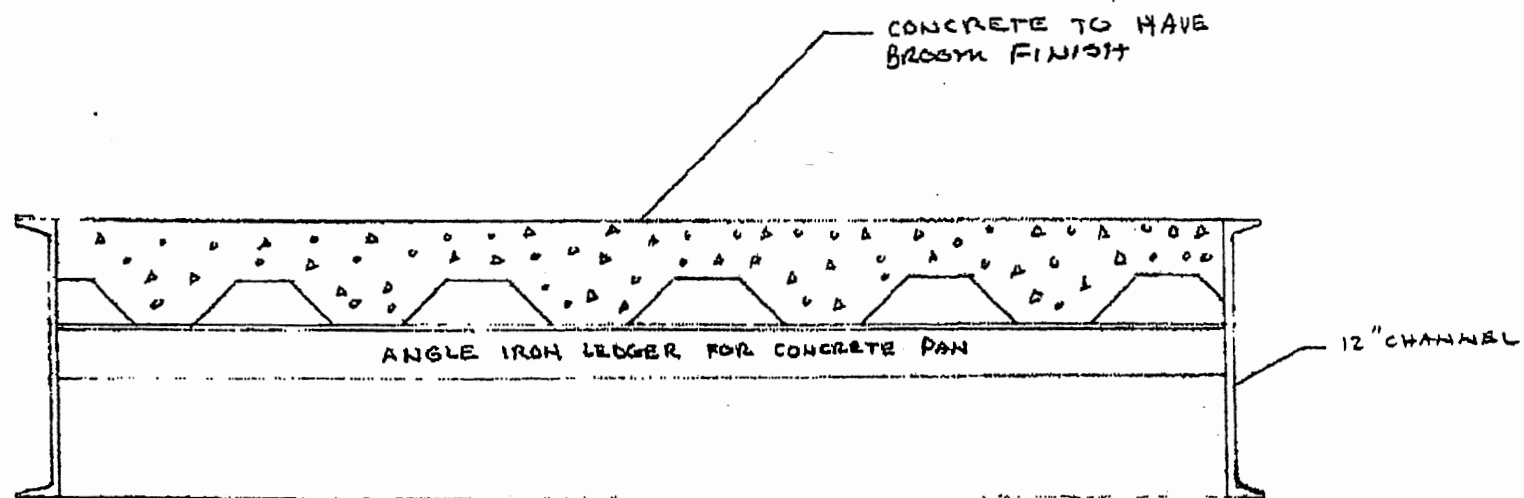


- NOTES:
- 1) REPLACE EXISTING CONCRETE TO A MINIMUM DEPTH OF 6" BY OTHERS.
 - 2) BOTH LANDINGS AND ALL STAIR PANS TO BE POURED CONCRETE AFTER INSTALLATION BY OTHERS.





TYPICAL STAIR PAN FORMED
FROM 12ga SHEET STEEL



TYPICAL LANDING
CONSTRUCTION



david
schlicker

studio

St. Peters Landmark Church
Doug Leash
1623 East 9th
The Dalles, OR 97058
541-298-8868

July 25, 2006

Doug,

This bid is for windows L2-L3 and windows AA1-4. I am able to remove, restore, and re-install L2-L3 for \$6,942.00 and AA1-4 for \$8268.00. This includes removal, cleaning, re-leading, placing lead lines over simple cracks to preserve the original glass (when I cannot match colors), replacing shattered pieces, and re-installation of the windows. As far as the reinforcement of the windows is concerned, I would keep the original system intact for historical accuracy.

Thank you,

David Schlicker





— EXPENDITURE BROCHURE —

COST OF RESTORATION & UPGRADES OF OLD ST. PETER'S LANDMARK

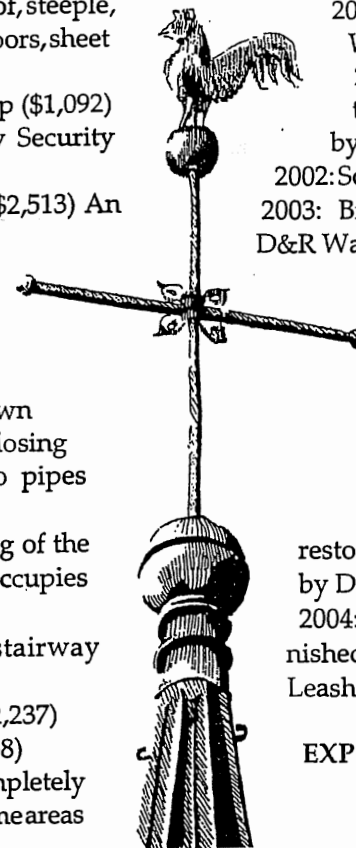
Read on - you'll understand why your memberships and contributions are so important to us!

- 1970: Needed \$25,000 to buy the building and save it from demolition - \$15,000 came from smaller (mainly one and five dollar) donations, \$5,000 from the Jackson Foundation, and at the eleventh hour putting us over the top was \$500 from Tom and Marjory Foley and \$6,000 from Henry Keller.
- 1971: the roof and steeples scraped and painted (\$6,000), local painters donated time to paint the trim
- 1972: worst damaged of the stained glass windows repaired and straightened (\$4,000)
- 1973: bricks pointed (\$2,866)
- 1974: organ repair for the first time (\$1,500)
(In 1974 the U.S. Department of the Interior accepted St. Peter's Landmark to the National Register of Historical Sites)
- 1975: the basement was converted from dirt floor and pipes to a finished room. (\$26,000)
Basement ceiling sheetrock and trim installation, time donated by Doug Leash and Chuck Kornegay, kitchen, bathrooms, furnace room, south basement entry framing, jack hammering a ditch out to the street for toilets (time donated by Doug Leash)
- 1976: Restoration of the North Sacristy Room. (\$500) *The Soroptomist Club donated the \$500*
- 1977: New carpeting in the altar area and North Sacristy room (\$850)
- 1977: The post light, handrails and timer on outside lights were installed, the labor and materials cost donated by Keiran Kelly.
- 1978: Lexon exterior coverings installed on the stained glass windows. Martin Marietta paid for the major portion of the project, in the thousands. Margret Flynn donated \$2,500
- 1979: New sidewalks and sidewalk repairs (\$1,000)
- 1980-81: Irrigation system revamped on timer. (\$254)
- 1980: Storm windows installed on all basement windows. Keiran Kelly donated time, labor and materials.
- 1983: Trim painted (\$461), Steeple painted (\$4,232).
Pointing of bricks (\$330)
- 1986: Beveled plate glass in swinging door replaced thanks to a man's temper tantrum (\$379)
- 1990: Painting contract including roof, steeple, all wood around windows and doors, sheet metal work (\$28,005)
- 1990: Sidewalk repair by Virg Sharp (\$1,092)
- 1990: Security system installed by Security Plus (\$305)
- 1990-91: Outside lighting installed (\$2,513) An additional \$8,000± was paid by donations. Bill Holt donated the major portion to make up for empty pledges. *Monthly lighting costs. (\$60)*
- 1992: Tree trimming and cutting down of seven trees (diseased and losing limbs), tree roots getting into pipes (\$1,261)
- 1993: Complete cleaning and tuning of the pipe organ and the rooms it occupies (\$2,600)
- 1993: Carpeting for aisles and stairway (\$1,725)
- 1993: All new sprinkler system (\$2,237)
- 1993: NW Business Systems (\$2,088)
- 1995: One hundred year old roof completely replaced, pointing of bricks in some areas

(\$63,000) *New roof is supposed to last for 75 to 100 years.*

- 1999: Security system upgrade (\$496)
- 2000: Stained glass window restoration - recaming two windows by David Schlicker (\$5,340)
- 2000: Replacement of exterior Lexon window covering by David Schlicker (\$25,435)
- 2000: Painting of trim and steeple by Schiller & Vroman, Inc., (\$23,755)
- 2001: Stained glass window restoration - recaming two windows by David Schlicker (\$5,490)
- 2001: Gutter replacement on North side by CC&L Roofing (\$11,564)
- 2001: Pointing of bricks by Dave Wuorenma (\$17,085)
- 2001: Stained glass window restoration - recaming two windows by David Schlicker (\$5,740)
- 2002: Sound system (\$989)
- 2003: Brick restoration and sealing by D&R Waterproofing, Inc., (\$43,145)
- 2003: Stained glass window restoration - recaming two windows by David Schlicker (\$4,800)
- 2004: Front steps repaired by D&R Masonry Restoration (\$2,148)
- 2004: Stained glass window restoration - recaming four windows by David Schlicker (\$9,588)
- 2004: Front doors prepped and varnished for the second time by Doug Leash

EXPENDITURES TOTAL \$319,272.



These costs are for restoration and upgrades only, not maintenance and operating expenses. Yearly operating and restoration expenses, over the past five years (2000-2004), have averaged \$55,000 a year. Income over the same period of time has averaged \$26,000 a year.

Operating costs include expenses for: insurance, telephone, electricity, heating (which can run \$1,200 a month in the winter), office expenses and supplies, labor and maintenance. There are printing costs for handouts, postcards, flyers, envelopes and forms.

One person is paid on average \$140 a month to clean the Landmark, upstairs and down. Another is paid \$25 a month to coordinate weddings. Wedding supervisors are paid \$75 per wedding and basement assistants receive \$30 a wedding. The Landmark charges a wedding fee of \$325, one of the lowest rates around.

Many of the same people who volunteer faithfully, as well as others, have donated hundreds of hours of time: "Rooster," a book telling the tale about saving the Landmark, was written in 1969 by Nicky Tom and illustrated by Diane Colcord, who also writes our newsletters. Three thousand books were printed at cost by Ralph Hogan of the Optimist Printers and hand-assembled by Doane and Cecile Colcord.

The following is a partial list of donated time and materials from 1969-2004: landscaping, repairing items for sale in the Thrift Shop, planting bulbs in memory of loved ones, weeding,

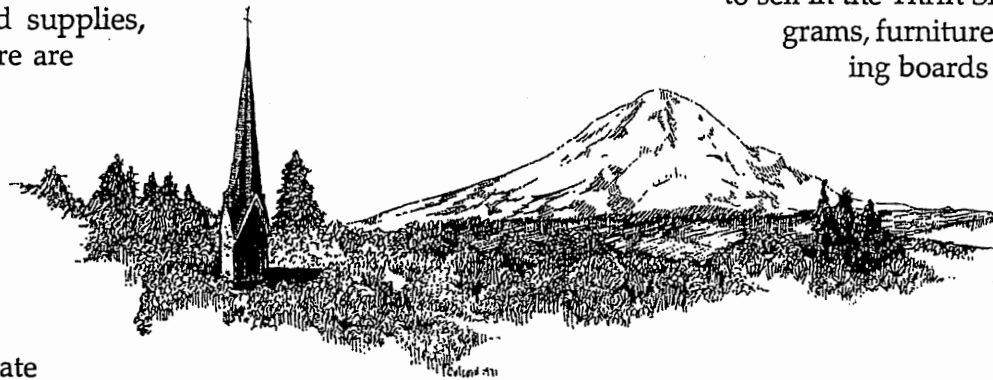
painting, pruning, repairing windows, walks and railings, keeping historical records for the Landmark, creating artwork (Doug Leash designed our Rooster logo), bookkeeping, legal work, digging ditches through rock, cement pouring, checking tiles on the steeple, building the donation box and the memorial display, shoveling snow, hauling away trash, - **and materials:** new artificial flowers to decorate the foyer and entry tables, display cabinets for the Thrift Shop, thousands of high quality items to sell in the Thrift Shop, advertisements in programs, furniture for the reception area, ironing boards to iron brides dresses, pew bows, cleaning supplies, building supplies, tools, paints, paper for handouts and the photographer's fee for the postcard photos.

Careful saving and investing has helped us pay the bills, as well as the Thrift Shop income (over \$100,000 during its 13 year run), rentals, weddings, rentals from Bethany Lutheran Church for several years, memberships, memorials and contributions.

Two local firms have donated their invaluable accounting skills for over 25 years. Byers, Neumayer & Bradford at the beginning and for the past five years, Williams, Way & Rowe.

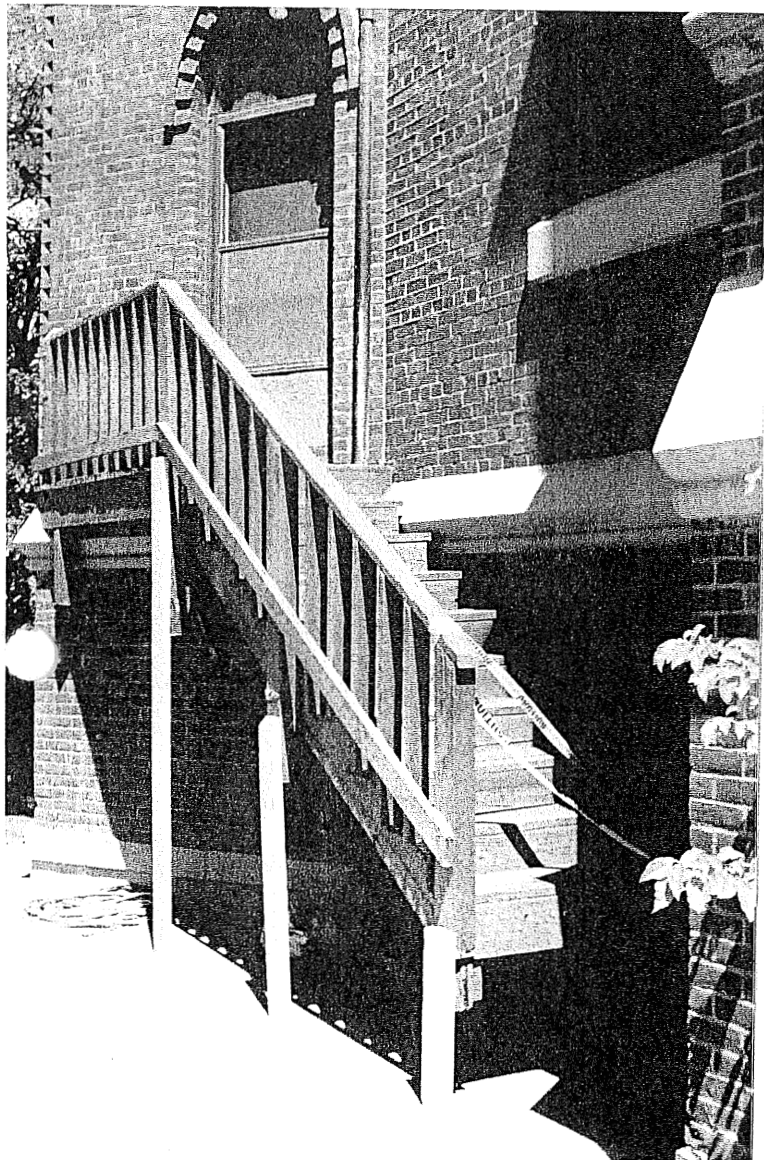
If you have suggestions on revenue-generating ideas or how to recruit for volunteers from the community, please call or write to us. We would very much appreciate the input.

And finally... to all of those who support us with dues, memorials and donations, thank you from the bottom of the Landmark's heart. You keep it all going.

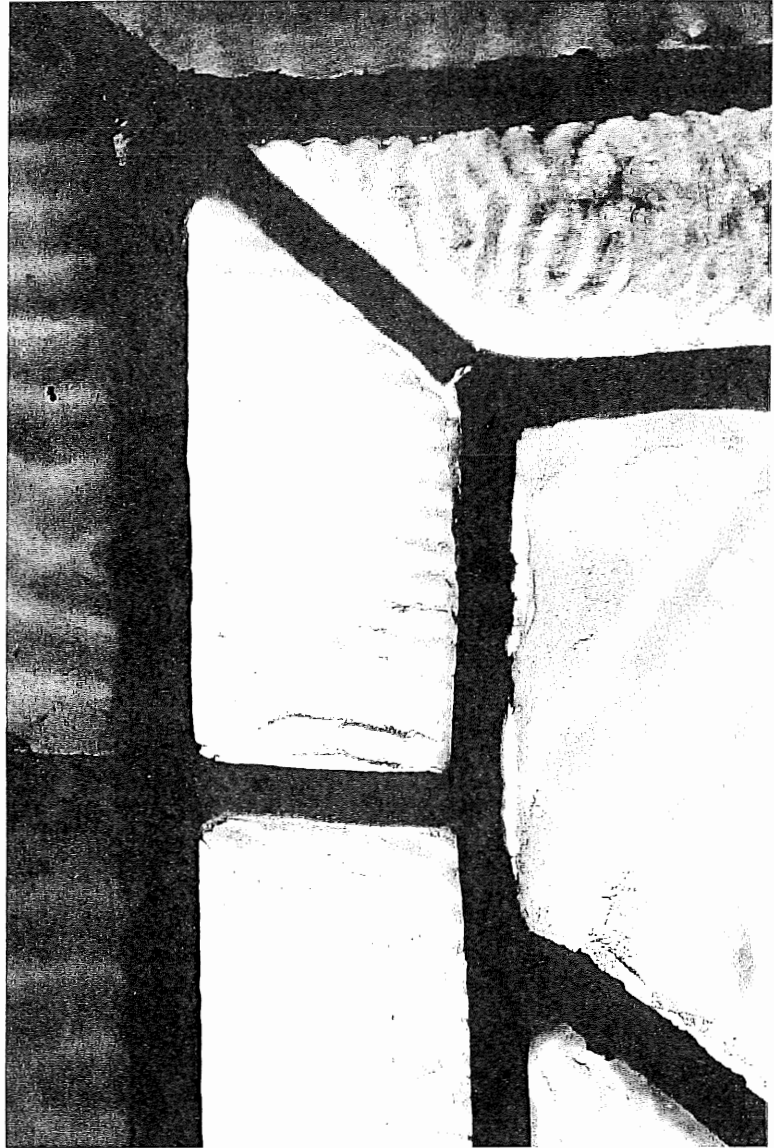
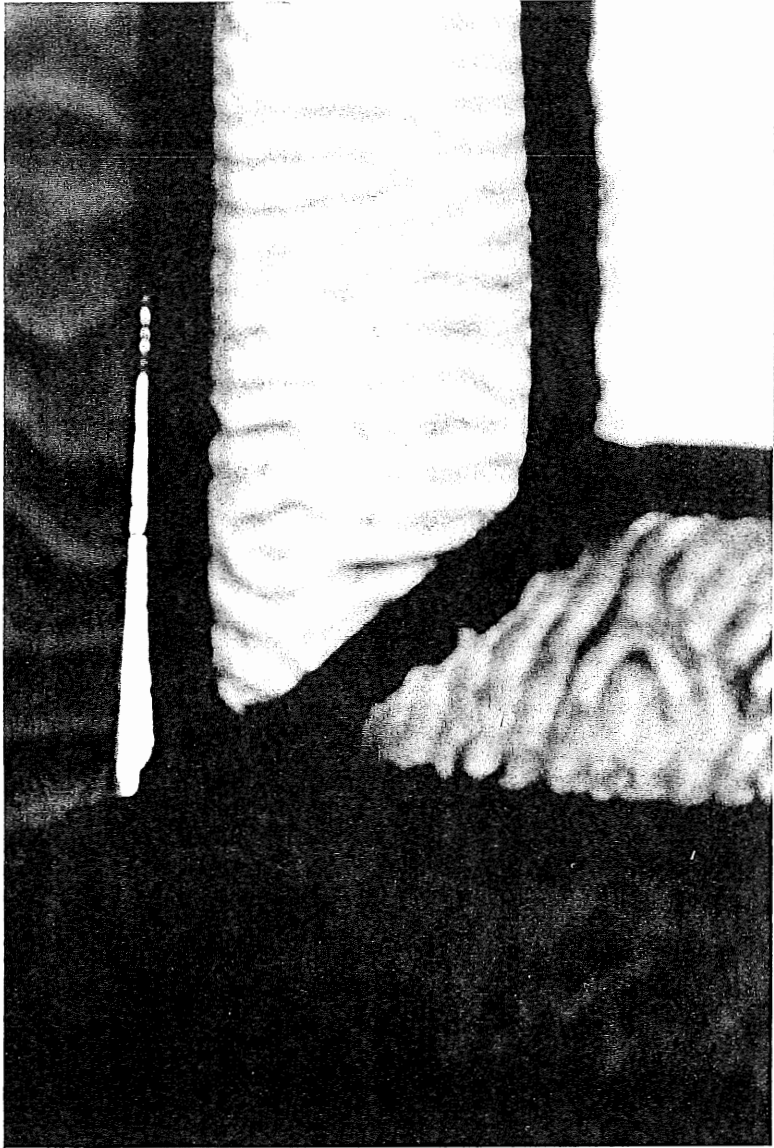


2005
3/7 NWL STONE RESTORATION 1,000. ALTER
3/24 OREGON EQUIPMENT 7,400. HEATING COOLING UNIT
5/19 HIRE ELECTRIC WIRING 969.
6/12 TENNIS RACKET - PLANKS 200 D CTRDC

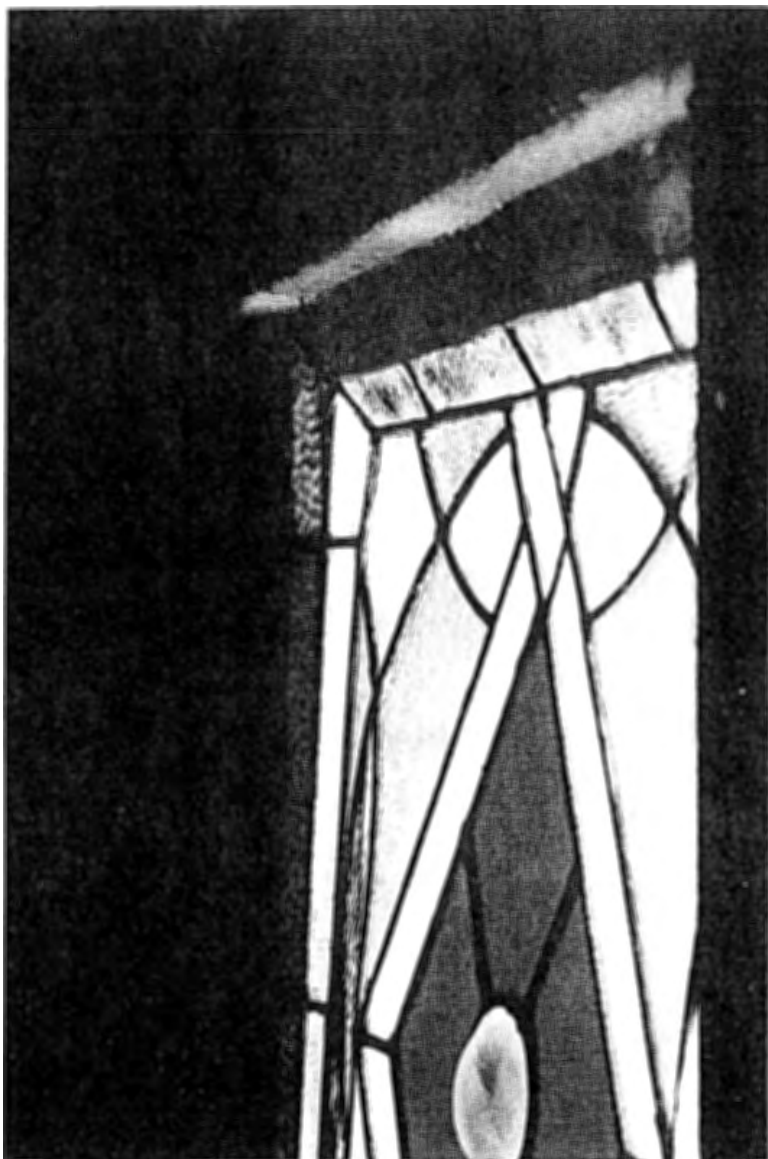
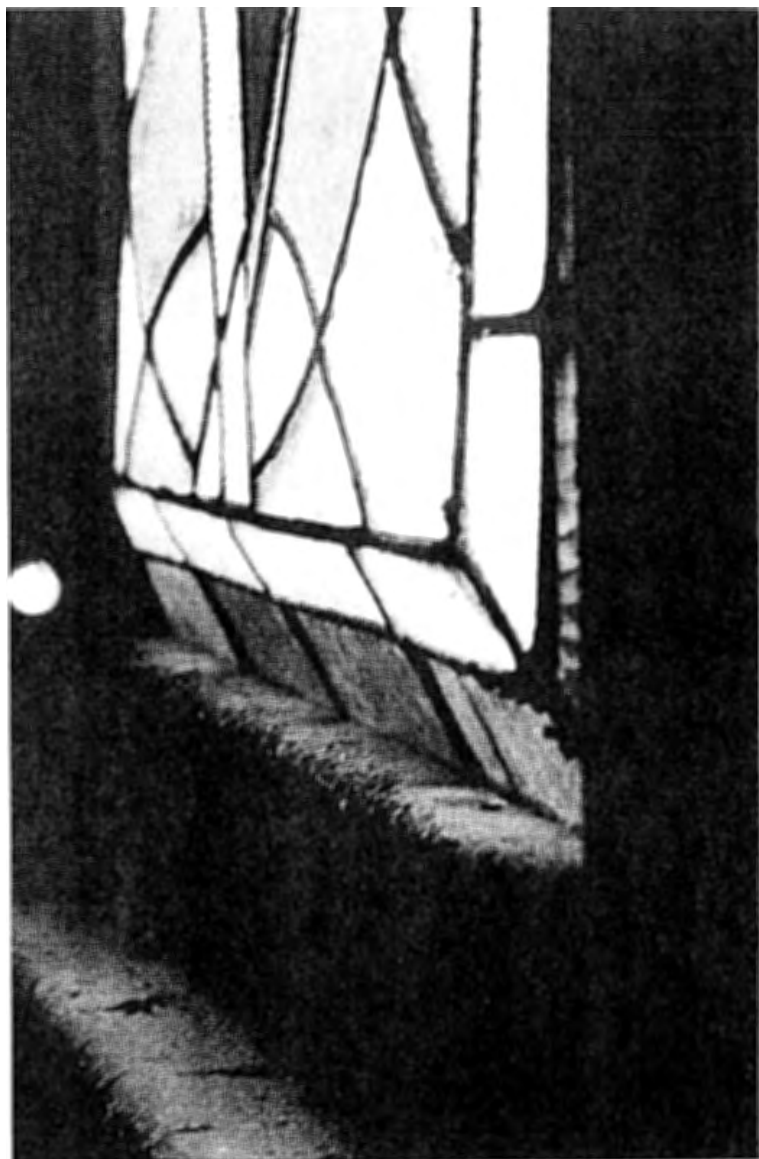
Photos of the stairs and windows included in this project application



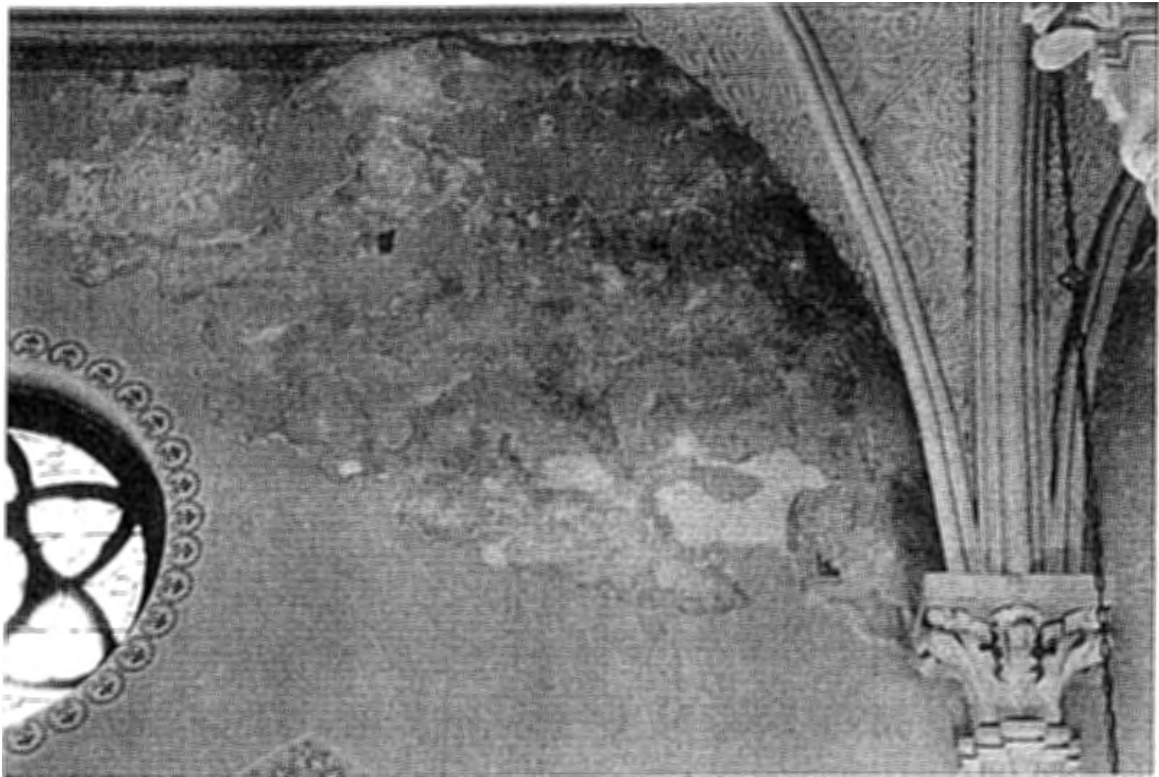
Photos of the stairs and windows included in this project application



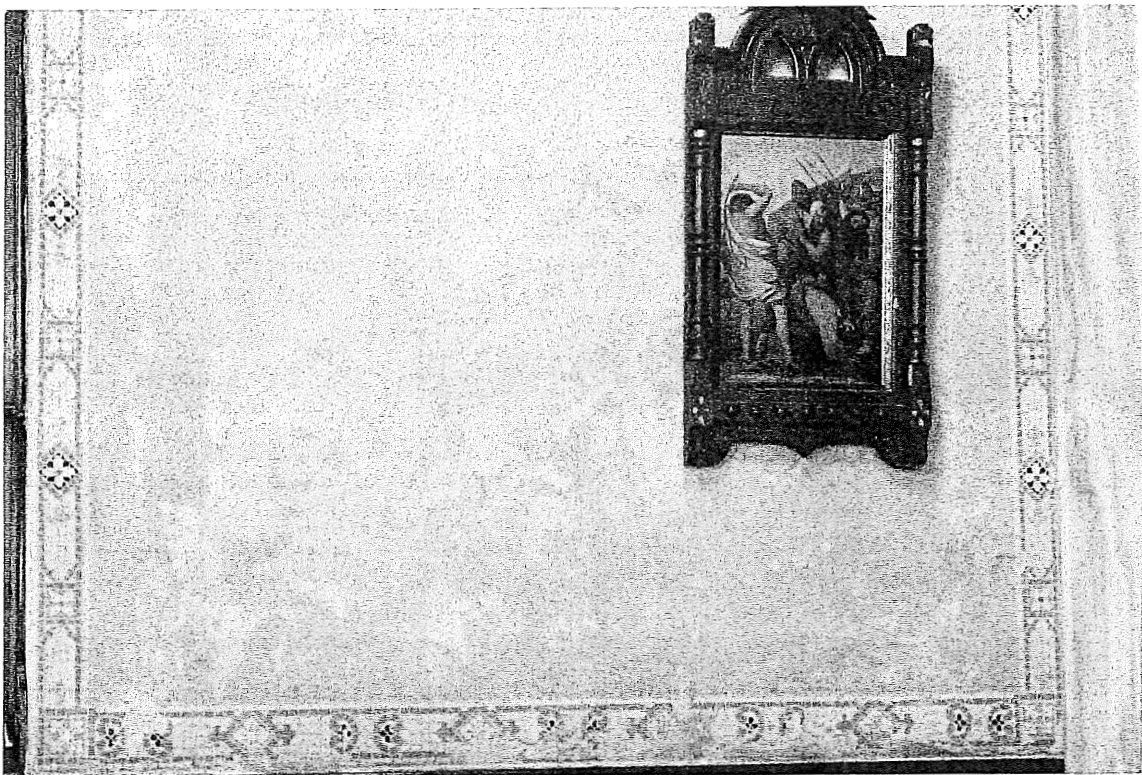
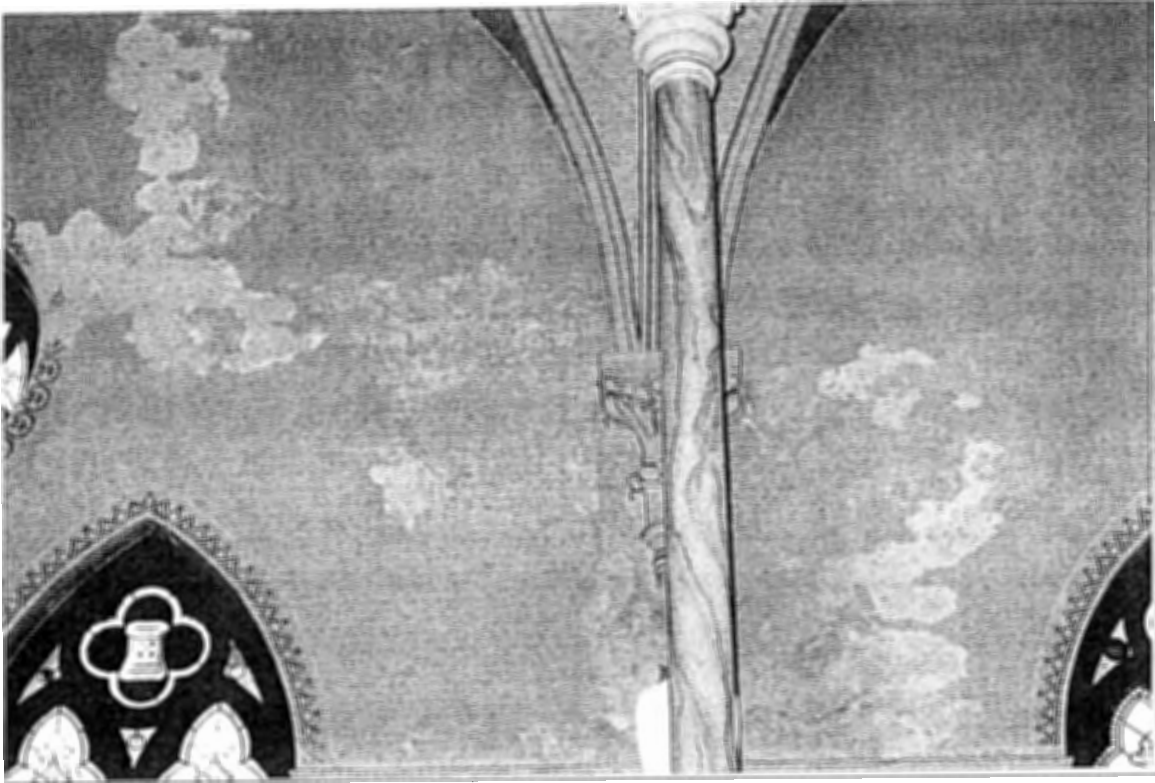
Photos of the stairs and windows included in this project application



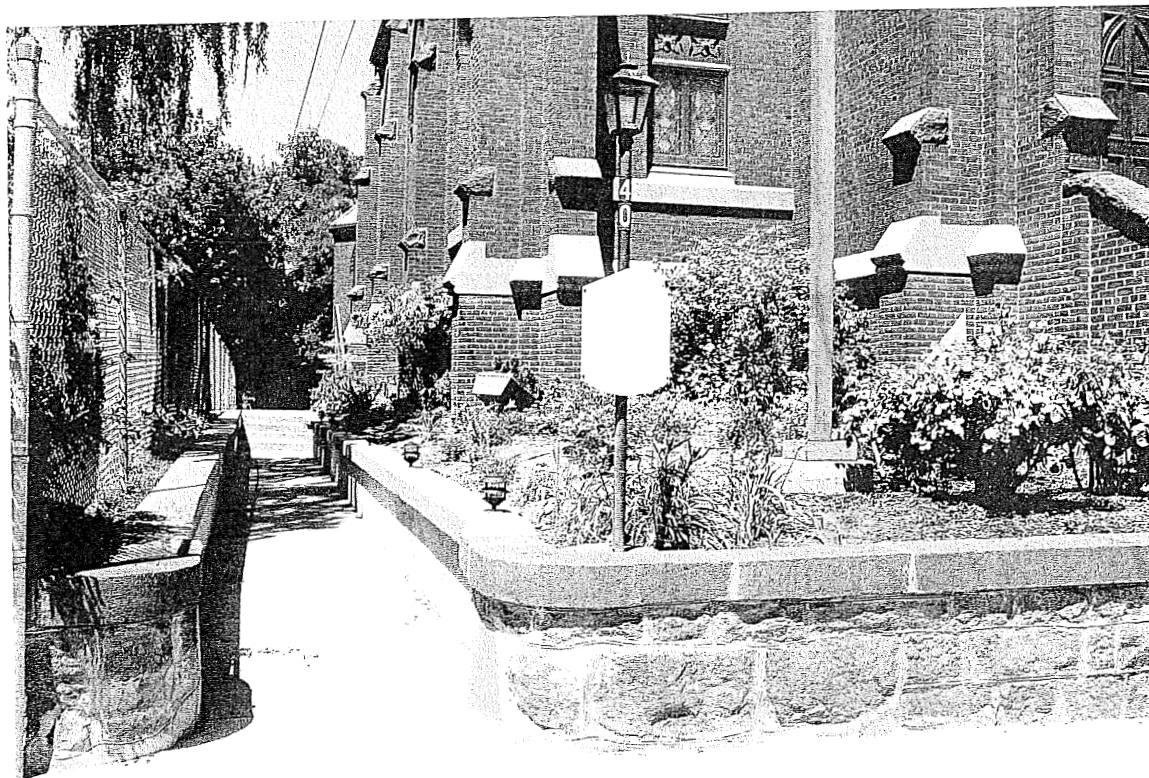
Photos of the interior restoration needs we hope to be able to do in the future



Photos of the interior restoration needs we hope to be able to do in the future



Photos of the completed 2005-2006 project



Photos of the completed 2005-2006 project

