



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, December 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: September 19, 2006
- VI. Public Comment
- VII. Action Items:  
Recommendation to the Urban Renewal Agency on a proposed amendment to the  
"Option to Purchase Real Property" agreement for the Flour Mill property.
- VIII. Staff/Committee Members Comments and Questions
- IX. Next Meeting Date: **Joint Meeting** - Urban Renewal Agency and Advisory  
Committee; **January 30, 2007 5:30 pm**
- X. Adjourn



## **Columbia Gateway Urban Renewal Advisory Committee Minutes**

**Tuesday, September 19, 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 5:31 p.m.

### **ROLL CALL**

Administrative Secretary Denise Ball conducted roll call.

Present members: Ken Farner, Chris Zukin, Gary Grossman, Dick Elkins,  
and Nikki Lesich (5:32 pm)

Absent members: Dan Ericksen

Staff present: Dan Durow, Community Development Director, Steve Schafroth,  
Consultant, 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,  
Ericksen absent.

### **APPROVAL OF MINUTES**

Vice Chair Zukin asked if there were any corrections or additions needed for the minutes of May  
16, 2006. Farner moved to approve the minutes as submitted and Elkins seconded the motion.  
The motion passed unanimously, Ericksen absent.

### **PUBLIC COMMENT**

None.

**ACTION ITEM:**

Property Rehab. Grant and Loan – Civic Improvements Grant Program

- ❖ Application from Old St. Peters Landmark Preservation, Inc.

Steve Schafroth, Urban Renewal Consultant presented the Staff Report. This 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 3<sup>rd</sup> and Lincoln Streets known as Old St. Peters Landmark. 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.

Lesich asked if there is anyone in the Gorge who could restore the stained glass windows. The application says they will be taken to Portland for restoration. Doug Leash said there was no one local he could find.

Director Durow said more applicants were anticipated, but, for various reasons, no additional applications were submitted.

Farner said the thing that really impressed him the most about the Church Board and 30+ volunteers is that they have preserved a first class facility that is a great asset to the community and it is also well maintained and operated. Farner complimented the entire group through their representative, Doug Leash.

Lesich added that St. Peters Landmark is one of the prideful corners of downtown. It truly reflects the people that manage and support it and they do an excellent job. The new parking lot across the street compliments the facility nicely.

Lesich moved to recommend that the Urban Renewal Agency approve the request for a \$34,194.73 grant as submitted. Elkins seconded the motion and it carried unanimously, Ericksen absent.

**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: 1<sup>st</sup> Street, 3<sup>rd</sup> Street, 4<sup>th</sup> Street, East Gateway and West Gateway. Durow said the Agency has about \$6,000,000 in funds that are not committed to current projects. The life of the Agency can be extended or a second Urban Renewal District can be established.

Lesich again recommended advertising Urban Renewal successes by putting signs on the Urban Renewal Projects. Durow said he would follow up on that. Durow said he would also prepare a report showing the total investments of the Urban Renewal Agency.

**FUTURE MEETINGS**

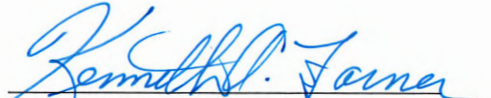
The next scheduled meeting is October 17, 2006

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**ADJOURNMENT**

The meeting was adjourned at 6:23 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.

  
~~Chris Zukin, Vice Chair~~  
Ken Farnner, Acting Chair


# AGENDA STAFF REPORT


## URBAN RENEWAL ADVISORY COMMITTEE

MEETING DATE: 12-19-06

**DATE:** December 12, 2006

**TO:** Urban Renewal Advisory Committee

**FROM:** Dan Durow, Urban Renewal Manager 

**THRU:** Nolan Young, City Manager 

**ISSUE:** **Recommendation** to the Urban Renewal Agency on a proposed amendment to the 'Option to Purchase Real Property' agreement (Flour Mill property) with Quenett Winery a.k.a. TGE LLC, and Discover Development LLC (James Martin, principal).

**BACKGROUND:** Following the recommendation of the Urban Renewal Advisory Committee, the Urban Renewal Agency approved the Option to Purchase Real Property agreement with James Martin at the June 27, 2005 meeting. The option was approved for an 18 month period. That period will expire on January 26, 2007. James is asking for an amendment to the agreement to extend the purchase option period.

Staff has been working with James on his redevelopment alternatives for the Flour Mill property during this option period. He has been working closely with potential businesses, investors, and architectural and engineering firms that are very experienced with this type of project. He will present additional information at the meeting about his progress.

Although the Agency is prohibited by this agreement from negotiating or discussion redevelopment of this property with any other party, none have expressed an interest during the past 18 months.

The current agreement has a provision for a 90 day extension if substantial progress is being made. Substantial progress is defined in the agreement, which is attached to this report. The primary area where progress has not been made is with the funding for the East Gateway street construction work. The property can not be redeveloped to any

significant extent without the street work being completed. Because of this, staff feels the 90 day additional option period is not reasonable.

Staff recommends that the agreement be amended by extending the option period to January 26, 2008, and if funding for the East Gateway street construction has not been secured prior to that time, that an additional extension may be considered by the Agency.

**BUDGET IMPLICATIONS:** The financial impact should be positive for the Agency. The agreement would continue to require that the Grantee (Quenett Winery a.k.a. TGE LLC, and Discovery Development LLC) pay for the carrying costs for the additional 12 month period. These costs are for basic services, power, water, sewer, and garbage, and for some caretaker activities. These costs would otherwise be paid for by the Agency until the property is sold. Until the property is sold, the property is in a property tax exempt category.

**RECOMMENDATION:**

1. **(Suggested motion)** ...I move to recommend to the Urban Renewal Agency that the 'Option to Purchase Real Property' agreement with Quenett Winery a.k.a. TGE LLC, and Discover Development LLC (James Martin, principal) be amended by extending the option period to January 26, 2008, and, that if the funding for the East Gateway street construction work has not been secured an additional extension may be considered.

**ALTERNATIVES**

2. To not recommend approve of the purchase option amendment.
3. To modify the amendment proposal and recommend approval.