



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, August 21, 2007
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: December 19, 2006
- VI. Public Comment
- VII. Action Items:
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: September 18, 2007
- X. Adjourn



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, December 19, 2006

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Farner called the meeting to order at 5:31 p.m.

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

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

Absent members: Dan Ericksen, Chris Zukin

Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, and Denise Ball,
Administrative Secretary

PLEDGE OF ALLEGIANCE

Acting Chair Farner lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Grossman moved to approve the agenda and Lesich seconded. The motion carried unanimously, Ericksen and Zukin absent.

APPROVAL OF MINUTES

Acting Chair Farner asked if there were any corrections or additions needed for the minutes of September 19, 2006. Lesich moved to approve the minutes as submitted and Elkins seconded the motion. The motion passed unanimously, Ericksen and Zukin absent.

PUBLIC COMMENT

None.

ACTION ITEM:

Recommendation to the Urban Renewal Agency on a proposed amendment to the "Option to Purchase Real Property" agreement for the Flour Mill property.

City Attorney Parker presented the Staff Report. He explained that the request is for an extension of the existing contract to the date of January 26, 2008.

James Martin, Discover Development LLC, Quenett Winery, Silver Salmon Cellars, has the current purchase option on the property. He explained that this is a large, plodding project. Things are happening but it just takes time. This is a three-phase process and the project is just moving into Phase 2. Martin said there should be more immediate happenings this year. Martin provided a document outlining the request for the extension. Martin also included a letter of intent from Dry Hollow Vineyards stating their intentions to occupy a winery production facility at the Sunshine Mill location.

Lesich asked if Martin had any other letter of intent and he said he did not at this time. Silver Salmon Cellars/Quenett and Dry Hollow wineries will be the anchor tenants. This partnership will allow costs to be shared. They will offer services to other small, start-up wineries.

Lesich asked how successful the open houses have been. Martin said they were well attended. However, there were negative impacts. Some unsavory people took the tour and noticed all the metal in the building. Martin did have a break in by a meth addict who caused \$8,000 in damages trying to steal the metal to sell for drugs. Martin says he will keep it buttoned up for now.

Farner asked if Martin is in possession of the property now and Martin said he is but he plans no further activities at this time. Farner asked about the grape supply and Martin explained that he purchases premium quality grapes not commodity quality grapes. Martin will also offer a custom crush service.

Farner asked if Martin feels there are any obstacles. Martin said there are none. This slow progress is needed for the success of the project and the projects momentum is not tied to the Brewery Grade intersection project. Martin said he intends to save the main building.

Lesich moved 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. Elkins seconded the motion and it carried unanimously, Ericksen and Zukin absent.

STAFF COMMENTS

City Attorney Parker told the Committee that the Urban Renewal Agency will conduct a hearing concerning the committee's recommendation on January 8, 2007.

City Manager Young updated the Committee members on the Washington Street, Downtown, Riverfront Connection & E. 1st Street Streetscape.. Two million dollars has been raised with an additional quarter million commitment from Urban Renewal. More funds will be needed. The design will go out for RFP in January or February.

The cruise dock project has involved recent conversations with three cruise line individuals. The City is exploring the possibility of a temporary dock but the permitting process could make it extremely difficult to complete this year.

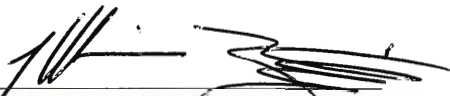
FUTURE MEETINGS

The next scheduled meeting is a joint meeting the Urban Renewal Agency and is scheduled for January 30, 2007

ADJOURNMENT

The meeting was adjourned at 6:12 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.


~~Dan Erickson, Chair~~
Chris Zuckin, acting chair



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY


CITY OF THE DALLES


AGENDA STAFF REPORT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
August 21, 2007	Urban Renewal Advisory Committee	I

DATE: August 3, 2007

TO: Urban Renewal Advisory Committee

FROM: Dan Durow, Urban Renewal Manager 

THRU: Nolan Young, City 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 7/9/07 is the only grant application received by the 7/31/07 deadline for this semi-annual period.

This application is for a grant of \$18,667.00. 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 in 2005 and again in 2006, 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 2005 they had done this all with their own funds.

Last year's portion of the rehabilitation included replacement of an exterior staircase, which was dangerous, and restoration of five stained glass windows that were in danger of falling apart.

The current request is for \$18,667.00 for the restoration of four stained glass windows that are also 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 \$140,155.00. Of that amount, \$86,000.00 is available for new loans and grants. The amount unused and available for the next grant cycle would be \$67,333.00.

RECOMMENDATION: Staff recommends approval of this request by Old St. Peter's Landmark and is providing this suggested motion:

[Suggested motion] *The Urban Renewal Advisory Committee recommends that the Urban Renewal Agency approves the request of Old St. Peters Landmark Preservation, Inc. for the \$18,667.00 grant as submitted.*

ALTERNATIVES:

Alternative 1: Move to approve a grant for a lesser amount to restore half of the windows.

Alternative 2: Move to decline the grant request.

Applicant: City of The Dalles

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. *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:*
 1. *Defective design and quality of physical construction;*
 2. *Faulty interior arrangement and exterior spacing;*
 3. *Overcrowding and a high density of population;*
 4. *Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; or*
 5. *Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;*
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**

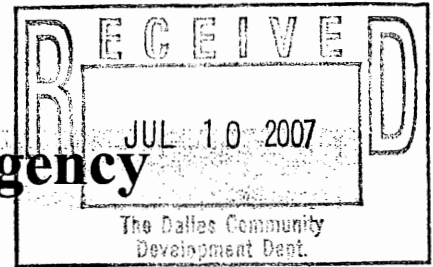
D. Make The Dalles a more attractive and functional city in the following ways:		
i. Shows significant aesthetic improvement to the property (10 points)		10
ii. Provides needed services or community function (10 points)		10
iii. Serves a significant portion of the community, (5 points)		5
iv. Enhances 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 a direct job creation sufficient to allow points in #2A, the indirect job and economic impact 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 2005 without asking assistance from this agency or any other source. All of those funds were spent specifically on the preservation and restoration of this magnificent historic resource. This also does not take into account the great numbers of volunteer hours. (7.5 points)

The Dalles Urban Renewal Agency



Property Rehabilitation Grant and Loan Programs

APPLICATION

Application Date

7/9/07

Application Number

GENERAL INFORMATION

Applicant

Old St. Peter's Landmark

Contact person

Doug Leash

Mailing Address

1623 E 9th

The Dalles, OR 97058

Property Address

401 Lincoln

The Dalles, OR 97058

Applicant is:

☒ Property owner

☐ 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

109

Square Footage

Building use

Cultural enhancement, Community events

Project description outline

The restoration of 4 stained glass
windows by David Schlicker. (D2+D3, 02-05)
Windows are removed, taken to Portland,
completely taken apart, glass cleaned, broken
pieces replaced, recamed (new lead, brought
back and installed in original place.

Please include the following with your Application:

Total \$ 18667⁰⁰

(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)

7/9/07
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.

Glass

David Schlicker Stained

4310 SE Division St
Portland, OR 97206
503-231-0086

9 July 2007

Saint Peter's Landmark
Attn: Doug Leash
PO Box 882
The Dalles, OR 97058

BID

The following bid is for a continuation of the work for your historical church.

- 1 Remove, restore, and reinstall windows D2 and D3
\$6942.00
- 2 Remove, restore, and reinstall windows O2 through O5
\$11,725.00

Total: \$18,667.00

Please feel free to contact us if you have any questions.

Thanks,

David Schlicker

July 9, 2007

The board of Old St. Peter's Landmark is requesting funding from the Civic Improvements Grant Program. Before going into detail, some Landmark 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 10 active board members and 17 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.

Grants from PUD and UR amount to \$105,873.63 over the past three years. Prior to seeking grants, beginning in 2005, our organization had 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. We have several stained glass windows that are in dire need of repair. If windows are not removed and recamed, they will eventually fall apart. The Life expectancy of stained glass windows is 100 to 140 years. Large windows are more prone to self destruct than smaller ones. Out of the 41 large windows in the Landmark, 16 have been recamed over the last seven years. Of the 44 smaller windows, only four have been recamed. We must remove and recame windows on a yearly basis or the cost will become overwhelming.

2. Over the years it has become necessary to have a paid wedding consultant as the number of weddings have increased. With the new heating and cooling system in place, we hope for 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 grants in 205 and 2006..

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. At no charge, the local high school has been annually holding its Honor Society induction at the Landmark, which also hosted during the last year one leg of the Organ Crawl, six concerts by The Cascade Singers, an Easter service given by the Four Square Church, a bell and chime concert, a Buffalo Gals from Portland concert, and a book for kids Christmas Concert where over 500 books were received and given to foster children. There are four noon brown bag organ recitals planned for this summer. This represents a diverse cross 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. Volunteers have spent hundreds of hours to save as much money as possible to see our plans to fruition. Since June of 2006, the Landmark has paid \$2,582.60 for pavers on the east side of the building, \$2,184.02 to Hire Electric for labor and materials, \$1,927.05 on the chair lift, \$1,418.00 for upgrading the fire alarm system, \$510.00 for a handrail. Tom Foley donated bark and two helpers to enhance the flower beds. Doug Leash and Chuck Kornegay poured the steps on the new exterior staircase. Doug Leash prepped and painted the window sills on the south side of the building and replaced two dry rotted sills on the north side. Verna Brown has spent hours working on the flower beds. Vic Kirchhofer keeps our lawn mowed. We try very hard to keep our operating costs to a minimum. Even so, it costs an average of \$23,000.00

yearly to pay for insurance, phone, water, heat, etc.

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: 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. Projects in 2006 - 2007: the restoration of five stained glass windows and a new exterior staircase on the south side of the building. These projects were funded by an UR grant.

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 gotten estimates for the three phases of restoring the interior walls and stenciling. It will cost approximately \$100,000.00.

If we were awarded a grant for the four windows, we would have funds of our own to use as a match, or as a safety net, when approaching, for example, the Ford Foundation for a grant to restore the interior, or for future restoration of windows, or unexpected expenses such as painting the exterior trim of the building. The Landmark has never jeopardized its financial stability, even though there are always projects that need to be completed and eventually must be completed.

Internal Revenue Service
District Director

Department of the Treasury

EP/EO Disclosure Desk
P.O. Box 2350 Los Angeles, CA 90053

ST PETERS LANDMARK PRESERVA-
TION INC.
P. O. BOX 882
THE DALLES, OR 97058

Person to Contact:
Felicia C. Miraflores
Telephone Number:
(213)894-4292
Refer Reply to:
89-230
Date:

NOV 09 1988

RE: 23-7120819
ST PETERS LANDMARK PRESERVA-
TION INC.

Gentlemen:

This is in response to your request for a determination letter of the above-named organization.

A review of our records indicates that the above-named organization was recognized to be exempt from Federal income tax in JULY 1971, as an organization described in Internal Revenue Code section 501(c)(3). It is further classified as an organization that is not a private foundation as defined in section 509(a) of the code, because it is an organization described in section 170(b)(1)(A)(vi).

We are not however, able to provide you with a copy of the exemption letter at this time. The determination letter issued on JULY 1971 continues to be in effect.

If you are in need of further assistance, please feel free to contact me at the above address.

We appreciate your cooperation in this regard.

Sincerely,

Felicia C. Miraflores
Disclosure Assistant



Department of Commerce Corporation Division

Certificate of Incorporation

OF

ST. PETERS LANDMARK PRESERVATION, INC.

The undersigned, as Corporation Commissioner of the State of Oregon, hereby certifies that duplicate originals of Articles of Incorporation, duly signed and verified pursuant to the provisions of the Oregon Nonprofit Corporation Act, have been received in this office and are found to conform to law.

Accordingly, the undersigned, as such Corporation Commissioner, and by virtue of the authority vested in him by law, hereby issues this Certificate of Incorporation and attaches hereto a duplicate original of the Articles of Incorporation.

In Testimony Whereof, I have hereunto set my hand and affixed hereto the seal of the Corporation Division of the Department of Commerce of the State of Oregon this
30th day of April, 19 70.



Frank T. Healy

Continuation: **2005 - 2007 - COST OF RESTORATION & UPGRADES OF
OLD ST PETER'S LANDMARK**

INSTALLATION OF INTERIOR STAIRCASE:

- * Plans for interior staircase by Tenneson Engineering (\$717.50 LM) (\$565.15 UR Grant)
- * Building permit (\$381.24LM)
- * Tempered glass by Kennelly Glass (\$325.00LM)
- * Handrail, newel posts, molding by Creative Woodworking NW Inc. (1,000.00 LM)
(\$3,080.00 UR Grant)
- * Balusters by Aurora Colony Turning (\$500.00 LM ((\$1,200.00 UR Grant)
- * Moving pipes, furnace work due to floor opening by Lundell Plumbing
(\$6,089.80 UR Grant)
- * Roughing in interior staircase, spraying material, shop rental and heat by Mike O'Brien
Construction (\$4,599.00 UR Grant)
- * Finish work on interior staircase by Sean Corbin Construction (\$9,000.00 UR Grant)
- * Finish applied to new oak stairs by Jeff Taylor Construction (\$490.00 UR Grant)
- * Materials for interior staircase by McCoy Millworks (\$4,672.75 UR Grant)
- * Materials for interior staircase by Tum A Lum Lumber (\$425.14 UR Grant)
- * Installation of "Stair Glide" model chairlift by Dave Bearson Const/Enterprises, Inc.
(\$10,919.95 UR Grant)

Alter restoration by Northwest Stone Restoration (\$1,000.00LM)

Installation of forced air conditioner/gas furnace in basement by Oregon Equipment Co.
(\$7,350.00LM)

Installation of 2nd air conditioner behind and above organ pipes by Oregon Equipment Co.
(\$5,450.00 UR Grant)

Wiring for forced air system by Hire Electric (\$969.07LM)

Wiring up grade - 2 service panels, 4 light fixtures above alter, plugins, light fixture (from
Rejuvenation, \$141.00LM) by Hire Electric (\$16,826.44 UR Grant) (\$6,00.00 PUD Grant)

Excavation for SE sidewalk by Carothers Excavation (\$12,817.50 UR Grant)

Retaining walls, sidewalks, steps, pad for exterior steps on south side by Joe Seckora
Construction (\$19,924.50 UR Grant)

Red brick pavers on Eastside by Joe Seckora Construction (\$2,582.60LM)

Relocation of natural gas line by NW Natural Gas (\$526.98LM)

Replacement of exterior stairs down payment to The Dalles Ironworks (\$815.27 UR Grant)

Prepping and painting exterior window sill on south side of building; replacement of two sills on
north side by Doug Leash.

2007

Stained glass window restoration - windows over front door by David Schlicker
(\$8,268.00 UR Grant - windows over front door) , (\$6,942.00 UR Grant - M2 & M3)
(DS - didn't charge to mend - R1)

Fabrication and installation of exterior staircase by The Dalles Ironworks
(\$19,494.73 UR Grant) (\$ 510.00 for handrail LM)

Bark for flower beds provided by Tom Foley.

Pouring of steps and landings on exterior staircase done by Doug Leash and Chuck Kornegay



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!

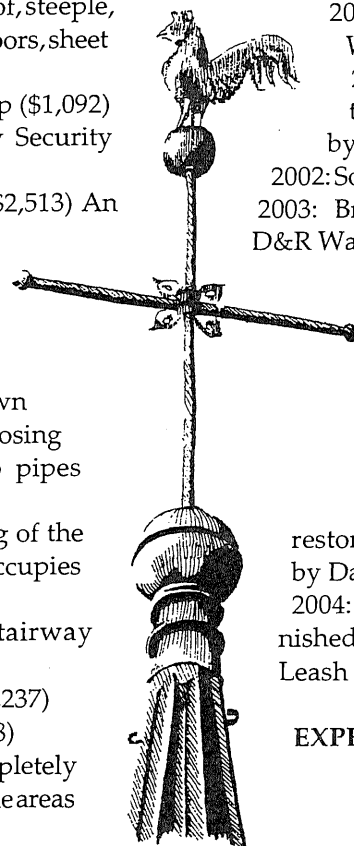
- 1970: Needed \$25,000 to buy the building and save it from demolition - \$15,000 came from smaller (mainly one and five dollar) donations, \$5,000 from the Jackson Foundation, and at the eleventh hour putting us over the top was \$500 from Tom and Marjory Foley and \$6,000 from Henry Keller.
- 1971: the roof and steeple 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 base-ment 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.





we are grateful for
last years grant that
enabled The Landmark
to replace the old wooden
steps on the South side
of the building. They are
attractive and much
safer than the old ones.
Thank you!!!

Don Leach
President.

