



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 16, 2008

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: July 15, 2008
- VI. Public Comment
- VII. Action Item:
Recommendation for Property Rehab. Grant and Loan – Civic
Improvements Grant Program Application from American Legion Post #19
- VIII. Update on projects
- IX. Next Meeting Date: October 21, 2008
- X. Adjourn



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, July 15, 2008

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

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

ROLL CALL

Planning Tech. Denise Ball conducted roll call.

Present members: Bill Dick, Nikki Lesich, Dan Ericksen, Chris Zukin

Absent members: Ken Farner, Gary Grossman, Dick Elkins

Staff present: Nolan Young, City Manager, Dan Durow, Community Development Director, Gene Parker, City Attorney, Denise Ball, Planning Tech., and Urban Renewal Consultant, Jeff Tashman

PLEDGE OF ALLEGIANCE

Chair Ericksen lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

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

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of April 15, 2008. Mr. Dick moved to approve the minutes as submitted and Ms. Lesich seconded the motion. The motion passed with Ericksen, Lesich, and Dick voting in favor, Zukin abstaining and Farner, Grossman, and Elkins absent.

PUBLIC COMMENT

None.

DISCUSSION and RECOMMENDATION

Urban Renewal Plan Amendment

Director Durow presented the Staff Report. Durow explained that the remaining borrowing capacity of the Agency of \$5.9 million could be issued and paid off without extending the tax increment financing beyond 2015. However, the remaining \$5.9 million will only cover two of the remaining projects that may be essential for the vitality of the urban renewal area. Director Durow asked Consultant Jeff Tashman to explain in more detail.

Mr. Tashman agreed that the current Urban Renewal Plan has enough time to reach its full legal monetary limit of \$14,000,000. As of 2014-2015 there can be no more tax increment funds for Urban Renewal. The Plan can incur medium term debt on a pay-as-you-go basis and use the remaining \$5.9 million remaining borrowing capacity by 2014-2015.

The Agency must decide if it wants to increase borrowing capacity and extend the duration of tax increment financing. Mr. Tashman handed out an Urban Renewal Project table for the Commission to review (Exhibit A) as well as a memo detailing issues regarding possible amendments to the Urban Renewal Plan (Exhibit B). The two issues are 1) Involving the general public to a great extent to promote their understanding; and 2) Working with the Taxing Districts to analyze the potential effects on their property tax revenues.

Mr. Dick feels the past politics and mediated agreement for the Urban Renewal Plan should have no importance on the present reality. Dick went on to say that he is not interested in catering to ghosts.

Mr. Zukin agreed with Dick. He asked Mr. Tashman how the tax revenues are limited to the Taxing Districts. Mr. Tashman explained that currently they are limited to the base value and not the growth value.

There was a brief discussion on the monetary impact on various tax districts.

Mr. Zukin asked if there is a timeline on moving ahead with a plan extension. City Manager Young said the various project's involved have certain time lines and opportunities for funding and the decision should be made sooner rather than later.

Mr. Dick said he feels the Cruise Ship Dock is a big deal for the City and should possibly be moved up the priority list.

The Committee and Staff discussed how the past and present Urban Renewal Projects have created local economic opportunities and helped The Dalles economy stabilize even during the recession of the mid 80's. Director Durow said he would like to focus on the Downtown area and feels that Urban Renewal will be a failure unless the Downtown projects are completed.

Chair Ericksen said he would be supportive of a five year plan extension. He added that the State may be looking into alternative funding measures for Counties and, should something positive happen in that area, he would be willing to consider a longer plan extension.

Ms. Lesich said she has five areas she believes must happen. First would be to sit down with each of the affected taxing districts and explain the potential effects on their property tax revenues. Second, the City, Parks and Rec, and the Port need to be mindful of the appearance along the river bank and work on cleaning it up. Third is to evaluate the order of the projects on the Urban Renewal List. Lesich said she agrees with Dick that the Cruise Boat Dock is very important. Removal of blight would be fourth. Finally, education of the public on where the Urban Renewal monies are going. Lesich would like to see signs on the various projects Urban Renewal has participated in.

Director Durow added that monies have been budgeted in the City's General Fund for the plan amendment. Urban Renewal can reimburse the City for those costs if the Plan is actually amended.

Committee Member Dick moved to recommend that Staff pursue a work plan as outlined by Consultant Jeff Tashman to discuss the proposed time extension and debt limit Plan amendment with affected taxing districts. Committee Member Zukin seconded the motion and it carried unanimously, Farner, Grossman, and Elkins absent.

PROJECT UPDATE

Director Durow informed the Committee that the contract with KPFF for the engineering on 1st Street, Washington St. RR Underpass, and the Cruise Ship Dock should be signed next week. The dollars that were to go to the I84 Underpass engineering will be moved to the Cruise Ship Dock engineering. The majority of the funding is through a \$1.8 million ODOT Grant.

The East Gateway/Brewery Grade project will be going before the Council on July 28th with some additions to the contract. Final engineering is progressing and should be completed in September 2008.

Committee Member Lesich asked if the Taco Del Mar project met the deadline on the McCavic blight loan/grant. Durow said it had.

Director Durow told the Committee that the American Legion will be submitting an application for the Property Rehab. Grant and Loan program and that application will come before the Committee on the September 16th meeting.

Ms. Lesich asked if Code Enforcement was working on violations along E. 1st Street, particularly the junk yard. Durow said yes, Code Enforcement is active in that area.


FUTURE MEETINGS

The next scheduled meeting is August 19, 2008 but there is no business scheduled at this time.

ADJOURNMENT

The meeting was adjourned at 6:52 P.M.

Respectfully submitted by Denise Ball, Planning Tech.



Dan Ericksen, Chair



Tashman Johnson LLC

Consultants in Policy, Planning & Project Management

MEMORANDUM

TO: Urban Renewal Advisory Committee

FROM: Jeff Tashman

SUBJECT: Issues Regarding Amendments to Columbia Gateway/Downtown Urban
Renewal Plan

DATE: 15 July 2008

To amend the Columbia Gateway/Downtown Urban Renewal Plan to extend the length of the tax increment financing and increase the maximum indebtedness (financing capacity) there are issues that need to be considered especially carefully and addressed well. These are:

1. Involving the general public to a great extent to promote their understanding of why an extension and increase in the urban renewal plan may be in the best interests of the community. This extra level of effort is necessary because of the history of citizen efforts in the past to limit urban renewal and the City's amendment of the Plan to reduce its scope and impacts in 1999. It is important for people to consider the importance of projects that may otherwise be not done and whether times have changed to such an extent that a bigger urban renewal program is justified. The involvement could be achieved with a mix of public meetings, the media, information on the City's website and other means.
2. Analyzing the potential effects on the property tax revenues of the taxing districts such as the County, the Fire District and the Library District and discussing these impacts with taxing district representatives early in the planning process. Though there may be a strong reason for extending the tax increment financing of the Urban Renewal Plan the property tax revenues foregone by these districts could have serious consequences on their ability to provide services.

Though these are always important issues in urban renewal planning, the current conditions in The Dalles and the history of the program make them even more critical.

EXHIBIT B

Columbia Gateway/Downtown Urban Renewal Projects

| Project | Total | Urban Renewal Share | With Inflation | Cumulative Costs | Duration of Tax Increment Financing |
|---|-----------|---------------------|----------------|------------------|-------------------------------------|
| Admin 2009 - 2015 | 2,100,000 | 2,100,000 | 2,100,000 | 2,100,000 | 2015 |
| East Gateway / Brewery Grade | 4,100,000 | 2,000,000 | 2,000,000 | 4,100,000 | 2015 |
| First Street Streetscape | 1,800,000 | 1,700,000 | 1,700,000 | 5,800,000 | 2015 |
| Third Street Streetscape | 2,500,000 | 2,000,000 | 2,120,000 | 7,920,000 | 2023 |
| Washington Street Access | 3,800,000 | 1,800,000 | 1,908,000 | 9,828,000 | 2023 |
| Cruise Boat Dock | 2,400,000 | 2,400,000 | 2,544,000 | 12,372,000 | 2023 |
| Fourth Street Streetscape | 1,500,000 | 1,000,000 | 1,060,000 | 13,432,000 | 2023 |
| Admin 2016 - 2022 | 2,100,000 | 2,100,000 | 2,226,000 | 15,658,000 | 2027 |
| Renaissance Festival Area | 750,000 | 250,000 | 272,500 | 15,930,500 | 2027 |
| Downtown Parking Structures | 3,000,000 | 2,000,000 | 2,180,000 | 18,110,500 | 2027 |
| Private Property Rehab | 100,000 | 100,000 | 109,000 | 18,219,500 | 2027 |
| West Gateway | 1,500,000 | 1,000,000 | 1,090,000 | 19,309,500 | 2027 |
| Downtown Second Storey Rehab | 500,000 | 500,000 | 545,000 | 19,854,500 | 2027 |
| Penney's Block Redevelopment* | 1,000,000 | 1,000,000 | 1,120,000 | 20,974,500 | 2027 |
| Remove Blighted Hotels* | 1,000,000 | 1,000,000 | 1,120,000 | 22,094,500 | 2027 |
| Old Elks Lodge, Art Center, Civic Auditorium* | 1,000,000 | 1,000,000 | 1,120,000 | 23,214,500 | Later than 2027 |
| West 2nd Infrastructure | 2,000,000 | 1,000,000 | 1,120,000 | 24,334,500 | Later than 2027 |
| *Costs not yet estimated | | | | | |

15-Jul-08

Exhibit A



AGENDA STAFF REPORT

URBAN RENEWAL ADVISORY COMMITTEE

DATE: September 9, 2008

TO: Urban Renewal Advisory Committee

FROM: Eric Nerdin, Urban Renewal Contract Consultant

THRU: Nolan Young, City Manager *ny*
Dan Durow, Urban Renewal Manager *DD*

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

BACKGROUND:

In 2004, an Urban Renewal grant of \$84,961.00 was awarded to start the restoration work. The American Legion Post 19 was the sole grant applicant for the 7/31/04 deadline for that semi-annual period. The 2004 grant provided funds for the "removal and replacement of the roof and drainage system and repair of brickwork", which were direly needed to protect this historic resource from further deterioration and allow for future restoration to its original stature".

Now the American Legion is applying for this grant to take the next step as mentioned in the 2004 American Legion staff report. If approved this grant is another step towards the complete restoration of this historic building. Additional monies will be pursued from additional Urban Renewal grants as additional funds become available and also Northern Wasco County People's Utility District economic development grants. The American Legion Post 19 is a veteran's service organization, which provides veterans social club and support program and as such does not generate significant revenue over and above its operating costs; therefore grant monies are necessary to complete this ongoing project. Otherwise, this historic building would continue to deteriorate.

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.

The application from the American Legion Post #19 was the only grant application that was received by the 7/31/08 deadline for this semi-annual period.

This application is for a grant of \$74,843.00. The purpose of this project is the continuation of the restoration of the building owned and occupied by the American Legion Post 19 at 201 E. 2nd Street. This 1890 era Italianate Renaissance building known as the Schanno Building is historically significant especially for this part of the historic downtown.

This portion of the rehabilitation project includes:

Phase 1. Creating a ADA/Handicap entry and access to the basement conference room with new sidewalk, walls, door and stairs; \$10,500.00 (Riverview Construction)

Phase 2. Brickwork on north side of building, including: Removal of various abandoned items, complete cleaning of north wall, brick infill to closely match current brickwork, re-pointing and repair of existing mortar joints; \$21,493.00 (Design Structures)

Phase 4. Replacing glass in eleven (11) second floor windows, vaulting ceiling inside above windows to provide access to entire window areas, Paint the west and south exterior sides of the building; \$27,850.00 (Riverview Construction)

Design and Engineering: \$5,000.00 (for all phases)

Contingency: \$10,000.00

Note: Phase 3 is restoring the south 1st floor facade to match as closely as possible historic design/ photos and will be the next portion of this ongoing rehabilitation project.

BUDGET IMPLICATIONS:

\$72,045 is the amount available in the approved budget for the Property Rehabilitation Grant and Loan Program in this fiscal year. This Grant request is for \$74,843.00, which is 103.88 % of the funds available for the entire program for the year. There have been two recent (during August) inquiries to The Dalles Community Development Department regarding a \$3000 architectural grant and the interest rate buy down program. These two types of programs do not have deadlines for application and can be applied for through out the fiscal year. However, if the American Legion grant request is approved as requested,

then the budget will be more than used at the very beginning of the 2008-2009 fiscal year and all allowable requests would be denied due to lack of funds and recommended to apply again the following fiscal year. Many inquiries never develop into actual applications or formal requests and money reserved for on going projects may actually not be spent due to lack of enough approved projects and will be carried over to the next fiscal year, thereby delaying projects.

RECOMMENDATION:

Staff Recommendation: Recommend to the Urban Renewal Agency approval of a \$64,843.00 grant to American Legion Post 19. This grant is allocated as follows:

| | |
|-------------------------|---|
| Phase 1: | \$10,500.00 |
| Phase 2: | \$21,493.00 |
| Phase 4: | \$27,850.00 |
| Design and Engineering: | \$5,000.00 (for all phases) |
| Contingency: | \$ -0- Applicant and contractors will value engineer any cost overages. |
| Total: | \$64,843.00 |

This leaves \$7202.00 in available urban renewal funds for potential requests of a \$3000 architectural grant and/or the interest rate buy down program. In the approval there could be a clause that would allow American Legion to apply for any available urban renewal funds by May 1, 2009 as contingency if a need can be documented. This application wouldn't require a new application, but could be presented as an action item to the Urban Renewal Agency for approval at regularly scheduled meetings after request is submitted by the American Legion the May 1, 2009 deadline. Any unused funds would become carry-over to fiscal year 2009-2010 Urban Renewal funds.

ALTERNATIVES:

Alternative 1: Recommend approval of grant request as submitted, which would require a budget modification for budget shortfall of \$2,798.00

Alternative 2: Recommend approval of \$61,843.00 grant.

This grant is allocated as follows:

| | |
|-------------------------|--|
| Phase 1: | \$10,500.00 |
| Phase 2: | \$21,493.00 |
| Phase 4: | \$26,850.00 (removing \$1,000.00 for painting of building 1 st floor south side |
| Design and Engineering: | \$3,000.00 (for all phases) (reduction of \$2,000.00) |
| Contingency: | \$-0- |
| Total: | \$61,843.00 |

Alternative 3: Recommend approval of partial funding of the request subject to the applicant obtaining the balance of the project funding from another source.

Alternative 4: Decline the request.

Here is the expert from the Historic Landmarks Commission meeting of August 27, 2008 approving the application of The American Legion Post #19.

Commissioner McNary moved to approve application HLC 108-08 with eight conditions of approval as amended; Condition #2 will read "The applicant is responsible to notify the appropriate authorities if any archaeological resources are found with the installation of the ADA ramp.", Condition #8 will be added and will read "For security purposes a metal door may be installed to the rear for ADA access. The color of the door will need to match other historic trim on building." Commissioner Smith seconded, and the motion carried unanimously.

RESOLUTION: Commissioner Parker moved to adopt Resolution HLC 103-08 approving HLC 108-08. Commissioner Smith seconded the motion and it carried unanimously.

The Dalles Urban Renewal Agency

Property Rehabilitation Grant and Loan Programs

APPLICATION

Application Date 7-31-2008

Application Number 08-002

GENERAL INFORMATION

Applicant AMERICAN LEGION POST 19

Contact person JIM BLOCK 296-2388

Mailing Address 201 E 2ND ST

IN 13E3BD 3900

Property Address 201 E 2ND ST

THE DALLES, OR 97058

Applicant is:

h Property owner

k Business leasing the property

Telephone # 296-9633 Fax # _____

Federal tax ID # or Social security # 93-037-5233

Bank of account and contact COLUMBIA RIVER BANK - CHRIS VEY

#102002517

Name of Business NA

(if different than applicant)

Mailing Address _____

Name of Principal VANDEE MAUSER - POST COMMANDER

DAN KISNER - PRESIDENT
HEAD OF BOARD

PROJECT INFORMATION

Site address 201 E 2ND ST
THE DALLES, OR 97058

Legal Description SEE ATTACHED

Building age 1890 ERA Square Footage Approx 11,200

Building use VETERANS SOCIAL CLUB

Project description outline PHASE 1: HANDICAP ENTRY TO BASEMENT

CONFERENCE ROOM, INCLUDING NEW SIDEWALK, STAIRS, STAIRWELL AND DOOR.

PHASE 2: BRICKWORK ON NORTH SIDE OF BUILDING, INCLUDING BRICK INFILL TO CLOSELY MATCH CURRENT, REPOINT & REPAIR MORTAR JOINTS, REMOVE VARIOUS ITEMS ATTACHED TO WALL AND CLEAN UP OF WALL

PHASE 4: REPLACE ELEVEN (11) WINDOWS ON 2ND FLOOR, INCLUDING VAULTING CEILING OVER WINDOWS AND PAINTING WEST & SOUTH SIDES OF BUILDING

EXTERIOR THE PURPOSE OF THIS PROJECT IS TO TAKE INITIAL STEPS TO RESTORE BUILDING APPEARANCE TO AS CLOSE TO ORIGINAL AND TO STABILIZE BUILDING SO THERE IS NOT A INCREASE IN DECAY. THIS REQUEST ADDRESSES, IN ADDITION, PROVIDING HANDICAP ACCESSIBILITY. PHASE 4 WILL COME AT A LATER DATE & WILL RESTORE THE SOUTH FACADE OF BUILDING. THIS PROJECT WILL BEGIN AS SOON AS FUNDING & APPROVALS AND PERMITS ALLOW. BIDDING CONTRACTORS ARE AVAILABLE TO BEGIN WITHIN 2-3 WEEKS & POSSIBLY SOONER. ATTACHED IS A COPY OF BUILDING'S CURRENT PHOTO AND HISTORICAL PHOTO, LOW CONTRACTOR BIDS.

Please include the following with your Application:

1. Project outline
2. Initial concept sketches
3. Proposed timeline
4. Final plans and specifications (prior to final certification)

EXPECTED PROJECT COSTS

| <u>Cost item</u> | <u>Est. cost</u> |
|--|------------------------|
| <u>PHASE I</u> | <u>\$ 10,500</u> |
| <u>PHASE II</u> | <u>\$ 21,493</u> |
| <u>PHASE III - NOT INCLUDED AT THIS TIME</u> | <u>\$ 0</u> |
| <u>PHASE IV</u> | <u>\$ 27,850</u> |
| <u>ENGINEERING & DESIGN</u> | <u>\$ 5,000</u> |
| <u>CONTINGENCY</u> | <u>\$ 10,000</u> |
| | <u>\$</u> |
| | <u>\$</u> |
| | <u>\$</u> |
| | <u>\$</u> |
| | <u>\$</u> |
| Total | <u>\$ 74,843</u> |

PROPOSED SOURCES OF FUNDING

| <u>Source</u> | <u>Amount</u> | <u>Rate</u> | <u>Term</u> |
|---------------------|------------------|-------------|--------------------------------------|
| Equity (applicant) | <u>\$</u> | | |
| <u>Bank</u> | <u>\$</u> | <u></u> | <u></u> |
| Private loan | <u>\$</u> | <u></u> | <u></u> |
| Other: | <u>\$</u> | <u></u> | <u></u> |
| Urban Renewal Grant | <u>\$ 74,843</u> | | |
| Urban Renewal Loan | <u>\$</u> | <u></u> | <u></u> |
| Total | <u>\$ 74,843</u> | | (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.

Vanda L. Phua Commander Post 19
Signature (and Title if appropriate)

7-31-08
Date

Damian F. Kiser Chairman of Board
Signature (and Title if appropriate)

7-31-08
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.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Marlene B. Caley is the record owner of an undivided one-fourth interest, herein after called the grantor, for the consideration hereinafter stated, to the grantor paid by THE DALLES POST NO. 19, AMERICAN LEGION, DISTRICT OF OREGON, an Oregon corporation, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances tereunto belonging or appertaining, situated in the County of Wasco and State of Oregon, described as follows, towit:

Lot 10, Block 3 DALLES CITY PROPER, in City of the Dalles, County of Wasco and State of Oregon, EXCEPTING THEREFROM the North 44.5 feet thereof;

SUBJECT TO AND EXCEPTING City of The Dalles liens for offstreet parking, District No.1 in the amount of \$812.22 plus interest from April 1, 1975 and District No.2 in the amount of \$831.22, including interest to May 15th, 1975.

ALSO SUBJECT TO AND EXCEPTING party-Wall Agreement and all of the terms and provisions thereof, J.E. Dittler et al to the owners of Lot 9, Block 3, Dalles City Proper, as filed for record May 8, 1905, in Book 39, Page 588, Records of Wasco County, Oregon.

ALSO SUBJECT TO AND EXCEPTING all easements or record, easements, if any, not of record, building, zoning and use restrictions, any part of the above described real property lying within the boundaries of public roads and highways and reservations in government patents and deeds.

To Have and to Hold the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that the grantor are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as stated above, and that the grantor will

922774 (3)

LEGAL
DESCRIPTION

Riverview Construction

Licensed and Bonded

CCB# 103330

1613 Riverview st.

The Dalles, OR 97058

(541)296-1597 980-1192

PROPOSAL No.3100

Date 06/23/2008

Job Name/No. American Legion remodel Phase 1

tbj@gorge.net

Proposal To:

American Legion Post #19

201 East 2nd

The Dalles Oregon



We hereby submit specifications and estimates for: Phase #1 handicap entry to the basement conference room.

1— Pour a 5' wide x 50' concrete sidewalk to the back door.

2—Remove and replace the back door with new steel handicap accessible door with all handicap hardware.

3—Install a new set of stairs to the basement with handrails on both sides. Frame walls upstairs and down stairs around the stairwell for fire block.

4—Install a door to access the new stairwell.

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of Ten Thousand Five Hundred----- Dollars. \$ 10500.00

Payment to be made as follows: _____

Authorized Signature: _____

Note: This proposal may be withdrawn if not accepted within _____ days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____ Signature: _____ Date: _____



July 23, 2008

PROPOSAL

Jim Block

On behalf of American Legion

RE: Three part proposal for work on American Legion Building
Court and 2nd Street The Dalles, OR

Jim,

Thank you for contacting us regarding rehabilitation work on the American Legion Building in downtown The Dalles. The following information represents a breakdown of three different areas of work regarding this building with appropriate pricing attached. They include:

Oregon Office

3591 Klindt Dr.

Suite 200

The Dalles, OR 97058

p 541.296.5440

f 541.296.5072

★ Phase ²~~1~~ Brickwork on North side of Building

Total costs for this work are **twenty one thousand four hundred ninety three dollars (\$ 21,493.00)**. The work includes:

1. Project management time and/or superintendent time to monitor job in process, project setup and breakdown.
2. Scaffolding erected to access all parts of a 60' x 40 foot high north side of the building.
3. Removal of various items attached to the building including AC unit (abandon) and other misc. items.
4. Brick infill work in various areas of the face of this building to closely match current brickwork.
5. Repointing and repair of existing mortar joints
6. Complete clean up and removal of debris from sight. Breakdown and ³removal of scaffolding.

Phase ³~~2~~ American Legion Southside Facelift

Total Costs for this work are **seventy thousand two hundred thirty seven dollars (\$ 70,237.00)** The work includes the following items:

1. Project management reporting and monitoring over the course of the job.
2. Design work to affirm window sizing, location and general configurations
3. Demolition and breakout of existing area on the west side of the building to open the entrance up to south and west side of the current entry.
4. Demolition of existing glass block to install new brick and glass windows.
5. Reframing of the entry, and window areas to accommodate five windows in the south face of the building.

Riverview Construction

Licensed and Bonded
CCB# 103330
1613 Riverview st.
The Dalles, OR 97058
(541)296-1597 980-1192

PROPOSAL No. 3102

Date 7/27/08
Job Name/No. American Legion remodel Phase 4
tbj@gorge.net

Proposal To:

American Legion Post # 19
201 East 2nd
The Dalles Oregon



We hereby submit specifications and estimates for: Phase #4 Replace eleven windows on the second floor
1—Remove and replace 11 windows on the second floor. Match as close as possible .

2—Vault ceiling on the inside over the windows.

3—Paint the west and south side of the building.

We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of
Twenty Seven Thousand Eight Hundred Fifty----- Dollars.\$27850.00

Payment to be made as follows: _____

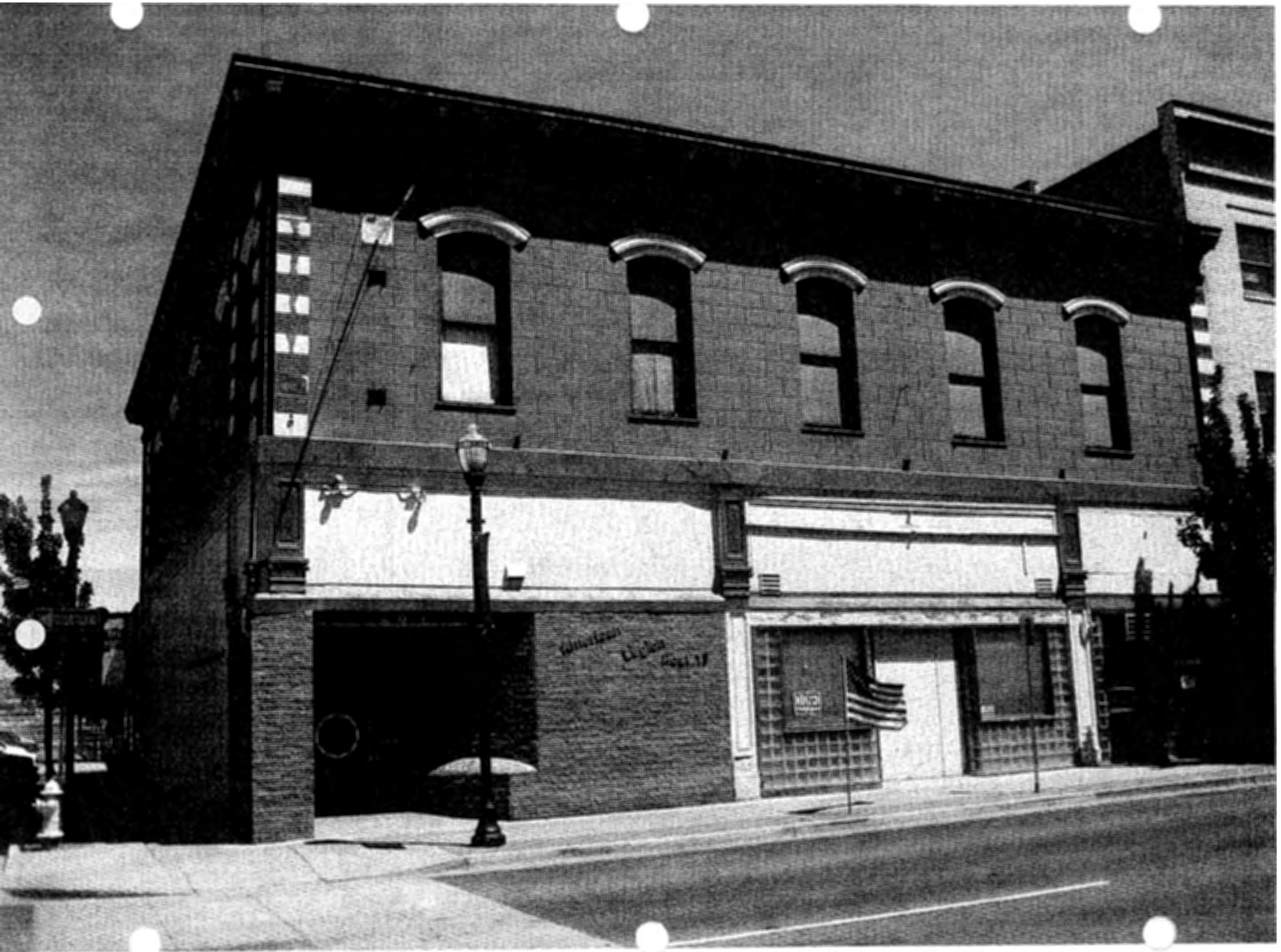
Authorized Signature: _____

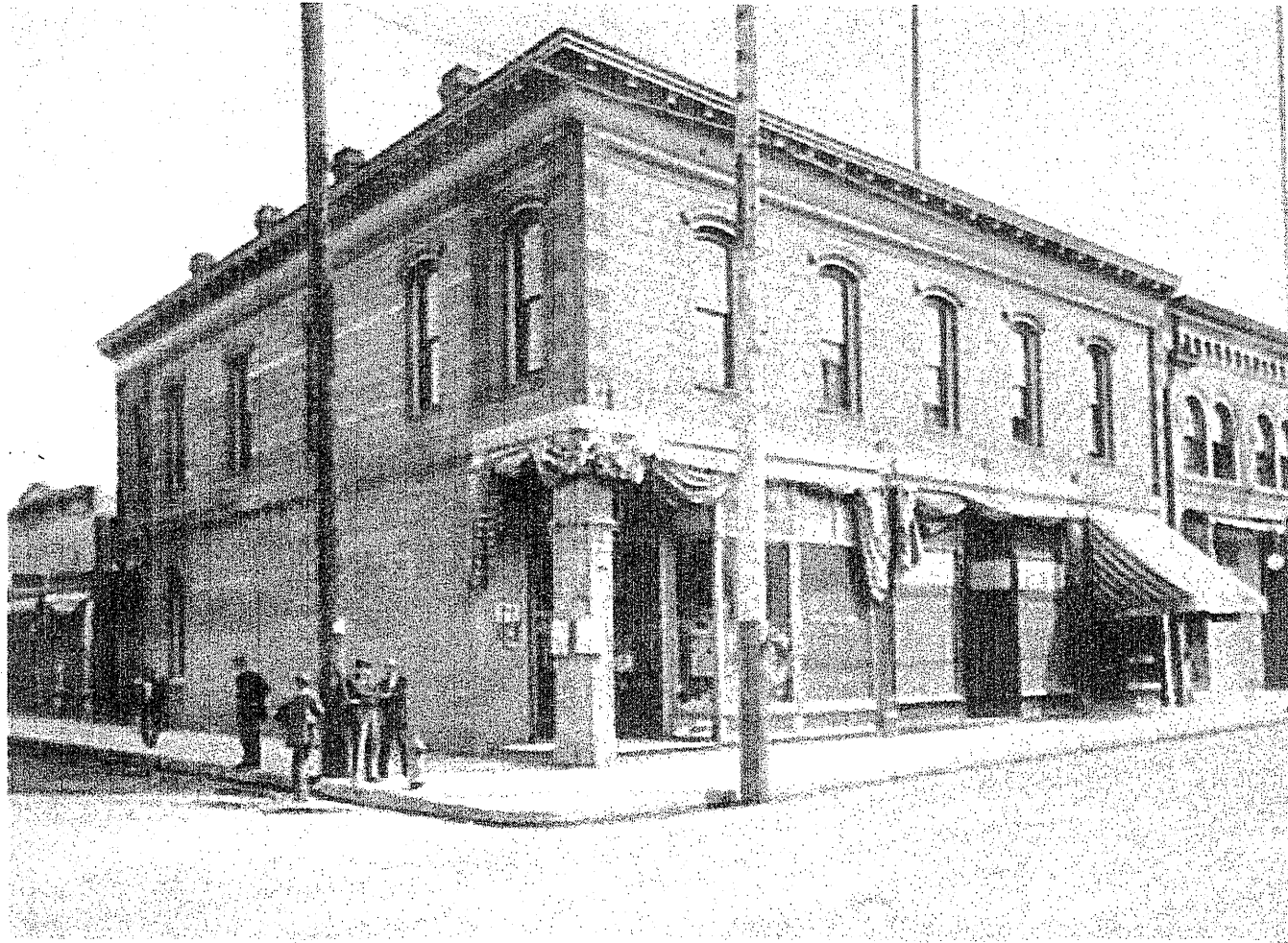
Note: This proposal may be withdrawn if not accepted within _____ days.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date: _____ Signature: _____ Date: _____





Schanno Building
NE Corner 2nd & Court

Applicant: American Legion Post #19

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)** **5**
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) | | 0 |
| 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) | | 5 |
| 5. 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) | | 0 |
| TOTAL | | 60 |