

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 18, 2012

5:30 pm

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. PUBLIC COMMENT (for items not on the agenda)
- VI. DISCUSSION ITEM
 - A. Columbia Gateway Urban Renewal Agency Project Summary
- VII. ONGOING URBAN RENEWAL PROJECT UPDATE
- VIII. NEXT REGULARLY SCHEDULED URBAN RENEWAL
ADVISORY COMMITTEE MEETING
October 16, 2012
- IX. ADJOURNMENT

**Columbia Gateway Urban Renewal Agency
and Advisory Committee
Joint Meeting Minutes**

**Tuesday, September 18, 2012
5:30 PM**

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Grossman called the meeting to order at 5:35 PM.

ROLL CALL

Present: Gary Grossman, Bill Dick, Robin Miles, Jennifer Botts, Mike Zingg

Absent: Chris Zukin, Richard Elkins, Greg Weast, Scott Hege

Staff present: City Attorney Gene Parker, Community Development Director Dan Durow, Administrative Secretary Carole Trautman

Acting Chair Grossman introduced the committee's newest member, Mike Zingg, Planning Commission representative.

PLEDGE OF ALLEGIANCE

Acting Chair Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

It was moved by Dick and seconded by Botts to approve the agenda as submitted. The motion carried unanimously; Zukin, Elkins, Weast and Hege were absent.

AUDIENCE PARTICIPATION

None.

DISCUSSION ITEM:

Director Durow presented the Columbia Gateway Urban Renewal Agency (URA) Project Summary Spreadsheet and accompanying pie chart. Durow stated that a written “talk points” report will be forthcoming to use as a tool for public relations presentations.

Director Durow emphasized that the main point to be gleaned from the summary is that for every URA dollar contributed, one dollar is contributed from grants, and two dollars are contributed from the private sector.

Director Durow highlighted notable projects under the various project categories as follows:

Projects in Progress:

Granada Block and 1st Street Streetscape – the URA will be making a significant contribution
Sunshine Mill Winery - \$300,000 was a loan amount that will be repaid to the Agency, and the balance was mostly the \$80,000 URA grant for the warehouse renovation. Discussion from committee members and staff regarding the Sunshine Mill’s successes followed.

Projects Completed:

Commodore II – Most of the development work was done by the developer. URA funded a loan that will be repaid.

Waldron Drug Building – URA spent monies for stabilization of the building’s deterioration. Durow has had several private sector groups interested in reusing the building. Durow pointed out that this particular building would be a great opportunity for a developer, because it will be in the heart of the City’s redevelopment projects.

Commodore II Parking Lot – The Granada Block developers will have the option to purchase this area in Phase 2 of their development per the Memorandum of Understanding (MOU) and the Disposition and Development Agreement (DDA).

Rehab Grants and Loans:

Civic Auditorium – The Civic has, by far, received the greatest amount of URA contributions in this category with a \$827,000 URA contribution. The Civic received grants, but the dollar amount is unknown at this time.

Demolitions – The URA has helped with three demolitions. These projects started out as loans then became grants.

Interest Rate Buy Down Loans:

Columbia River Bank – One of the most significant success stories in this category. Around the year 2000, the bank was considering moving out of The Dalles and relocating to the Bend area. The URA loan helped keep the bank in town.

UPDATE OF ON-GOING URBAN RENEWAL PROJECTS

- Granada Block – The MOU was signed in August of this year, and the DDA is in progress and going well. After the DDA is completed, the next phases will be the environmental and archaeological studies. The archaeology process is complicated and

expensive, but the expenses will be shared with the developers. The City will be vacating the alley. The Recreation Building will be demolished.

- Parking Structure - Work has begun on contracting a consultant to formulate the Request for Proposal for the design and construction of a City Parking Structure.
- 1st Street/Washington Street Plaza/Railroad Undercrossing – The design work is moving forward. The City is working through the railroad process, and engineering should be completed by the end of the year.

FUTURE MEETING

October 16, 2012

ADJOURNMENT

Acting Chair Grossman adjourned the meeting at 6:16 PM.

Respectfully submitted by Carole J. Trautman, Administrative Secretary.

Chris Zukin, Chairman

**COLUMBIA GATEWAY
URBAN RENEWAL PROJECTS**

1990 - 2014

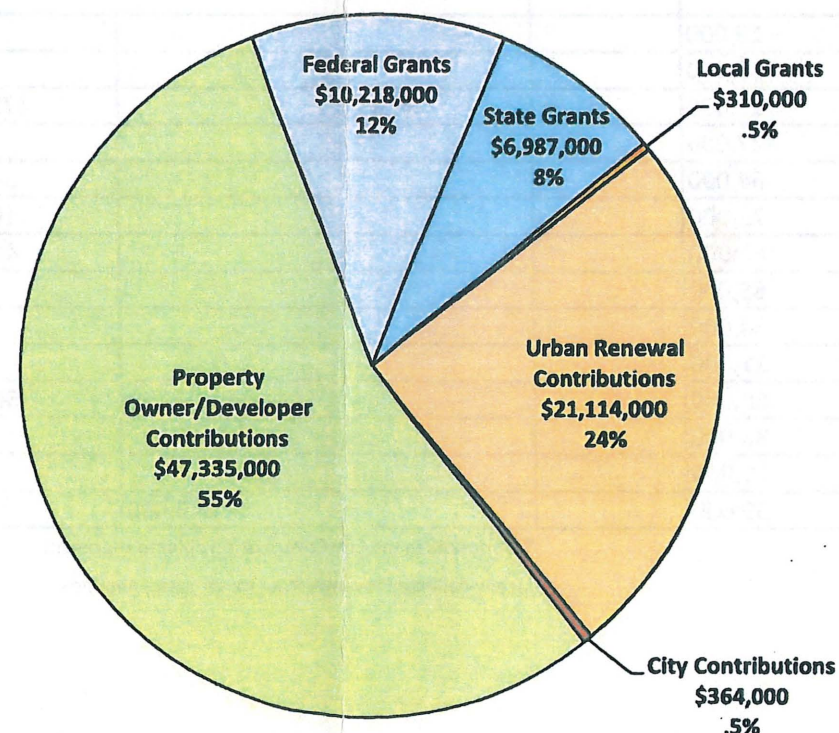
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PROJECT	URBAN RENEWAL AGENCY CONTRIBUTIONS		CITY CONTRIBUTION**	PROPERTY OWNER/DEVELOPER CONTRIBUTION		GRANTS			TOTAL
	CASH	LOAN		LAND	CASH/INKIND	FED	STATE	LOCAL	
PROJECTS IN PROGRESS									
1ST ST STREETScape/WASHINGTON ST PLAZA/RR UNDERPASS	4,000,000					2,200,000	1,800,000		8,000,000
GRANADA BLOCK	2,800,000			1,224,000	\$\$\$				\$\$\$
SUNSHINE MILL WINERY	399,000	600,000			\$\$\$				\$\$\$
MILL CREEK GREENWAY	82,000			484,000					566,000
PROJECTS IN PROGRESS SUBTOTAL	7,281,000	600,000		1,708,000	25,410,000	2,200,000	1,800,000		38,999,000
PROJECTS COMPLETED									
2ND & FEDERAL STS STREETScape	46,000				113,000	101,000			260,000
2ND STREET STREETScape (INCLUDES MADISON STREET)	2,486,000		250,000		307,000		250,000		3,293,000
COMMODORE II		291,000			7,000,000				7,291,000
W 6TH ST, MILL CREEK BRIDGE	200,000						193,000		393,000
THOMPSON PARK SIDEWALK	20,000								20,000
GRAIN ELEVATOR DEMOLITION	240,000								240,000
W. GATEWAY PLAN/DESIGN	88,000						35,000		123,000
UNION STREET UNDERPASS	2,294,000		74,000			2,568,000	2,160,000	24,000	7,120,000
ARCO PARKING LOT	116,000		2,000	94,000					212,000
EAST GATEWAY ROUNDABOUT	1,718,000				123,000	2,849,000	317,000		5,007,000
WALDRON DRUG	294,000								294,000
MARINE TERMINAL DOCK/LEWIS AND CLARK FESTIVAL PARK	2,801,000					2,500,000	2,055,000		7,356,000
COMMODORE II PARKING LOT	102,000								102,000
PROJECTS COMPLETED SUBTOTAL	10,405,000	291,000	326,000	94,000	7,543,000	8,018,000	5,010,000	24,000	31,711,000
REHAB GRANT AND LOANS: (* = Completed Projects)									
GRANTS									
*GRANADA THEATER I - MARQUEE	19,000							3,000	22,000
*GRANADA THEATER II - ROOF	81,000							14,000	95,000
*MURAL SOCIETY	25,000		38,000		475,000				538,000
*CIVIC AUDITORIUM	827,000						177,000	95,000	1,099,000
*ART CENTER	64,000				34,000				98,000
*ART CENTER	75,000				10,000				85,000
*MASONIC LODGE (CLOCK TOWER)	62,000				41,000				103,000
*AMERICAN LEGION	85,000								85,000
*AMERICAN LEGION	54,000								54,000
*AMERICAN LEGION	11,000								11,000
*ST. PETER'S LANDMARK	66,000				50,000			14,000	130,000
*ST. PETER'S LANDMARK	34,000								34,000
*ST. PETER'S LANDMARK	19,000								19,000
*WONDERWORKS	59,000			219,000				81,000	359,000

**Amounts in the City Contribution column represent
locally collected revenue from taxes, rates, and fees

\$\$\$- Personal confidential financial information

PROJECT	URBAN RENEWAL AGENCY CONTRIBUTIONS		CITY CONTRIBUTION**	PROPERTY OWNER/DEVELOPER CONTRIBUTION		GRANTS			TOTAL
	CASH	LOAN		LAND	CASH/INKIND	FED	STATE	LOCAL	
*WONDERWORKS	35,000				7,000				42,000
WONDERWORKS	21,000							79,000	100,000
SUBTOTAL	1,537,000		38,000	219,000	617,000		177,000	286,000	2,874,000
*HILCO GAS STATION DEMOLITION (TACO DEL MAR)	46,000			\$\$\$	\$\$\$				\$\$\$
*PUBLIC WORKS FACILITY DEMOLITION (GRIFFITH MOTORS)	39,000				\$\$\$				\$\$\$
*CREEK VIEW TOWNHOUSES	30,000			\$\$\$	\$\$\$				\$\$\$
*GLEASON CHINESE BUILDING FAÇADE	3,000				\$\$\$				\$\$\$
SUBTOTAL	118,000			250,000	7,933,000				8,301,000
GRANTS SUBTOTAL	1,655,000		38,000	469,000	8,550,000		177,000	286,000	11,175,000
INTEREST RATE BUY DOWN PROJECT									
COLUMBIA RIVER BANK BUILDING (OLD PAYLESS BUILDING)	570,000			\$\$\$	\$\$\$				\$\$\$
*SIGMAN'S	72,000				\$\$\$				\$\$\$
DONG XI	59,000				\$\$\$				\$\$\$
CANTON WOK	18,000				\$\$\$				\$\$\$
GAYER BUILDING	163,000				\$\$\$				\$\$\$
INTEREST RATE BUY DOWN SUBTOTAL	882,000			500,000	3,061,000				4,443,000
TOTALS	20,223,000	891,000	364,000	2,771,000	44,564,000	10,218,000	6,987,000	310,000	86,328,000



COLUMBIA GATEWAY
URBAN RENEWAL PROJECT RECAP

Urban Renewal Contributions	\$21,114,000
City Contributions	\$364,000
Property Owner/Developer Contributions	\$47,335,000
Federal Grants	\$10,218,000
State Grants	\$6,987,000
Local Grants	\$310,000
TOTAL	\$86,328,000

