

IMPROVING OUR COMMUNITY



COLUMBIA GATEWAY URBAN RENEWAL AGENCY

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CITY OF THE DALLES

**AGENDA**  
**COLUMBIA GATEWAY**  
**URBAN RENEWAL ADVISORY COMMITTEE**

Conducted in a Handicap Accessible Meeting Room

**Tuesday, April 21, 2015**

5:30 pm

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES – March 17, 2015
- VI. PUBLIC COMMENTS (For items not on the agenda)
- VII. EXECUTIVE SESSION
  - A. Recess to Executive Session in Accordance With ORS 192.660 (2) to Conduct Deliberations With Persons Designated by the Governing Body to Negotiate Real Property Transactions.
  - B. Reconvene to Open Session
- VIII. ONGOING URBAN RENEWAL PROJECTS UPDATE
- IX. FUTURE MEETING – May 19, 2015
- X. ADJOURNMENT

**Columbia Gateway Urban Renewal Agency Advisory Committee  
Tuesday, March 17, 2015**

**5:30 PM**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room.*

**CALL TO ORDER**

Chair Grossman called the meeting to order at 5:30 PM.

**ROLL CALL**

Members Present: Gary Grossman, Steve Kramer, John Nelson, Linda Miller,  
John Willer, Greg Weast

Members Absent: \*Atha Lincoln, Jennifer Dewey

Staff Present: Urban Renewal Manager Nolan Young, City Attorney Gene Parker,  
Administrative Secretary Carole Trautman

\*Atha Lincoln joined the meeting at 5:31 PM.

**PLEDGE OF ALLEGIANCE**

Chair Grossman led the group in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Chair Grossman noted item number IV, Election of Committee Vice Chairman, of the agenda should be deleted. It was moved by Weast and seconded by Kramer to approve the agenda as amended. The motion carried unanimously; Dewey was absent.

**APPROVAL OF MINUTES**

It was moved by Weast and seconded by Miller to approve the February 17, 2015 minutes as submitted. The motion carried unanimously; Dewey absent.

**PUBLIC COMMENT**

None.

**ACTION ITEM** – Recommendation to Agency Board Concerning Proposed Resolution No. 15-002, Approving Amendment No. 15 to the Urban Renewal Plan, Adding the Elks Lodge Building as an Approved Project

City Attorney Parker highlighted the staff report. He emphasized that the project could be added to the UR Plan through a minor amendment because the project did not modify the goals and objectives or the basic procedural, planning or engineering principles of the Plan.

Miller commented it was unfortunate that Rob Bearden, Director of Operations of the Portland Art Museum, could not attend the Agency meeting, because his presentation to the Advisory Committee was very impressive.

With no further discussion, it was moved by Weast and seconded by Kramer to recommend that the Urban Renewal Agency approve Resolution No. 15-002, approving Amendment No. 15 to the Urban Renewal Plan, adding the Elks Lodge Building as an approved project. The motion carried unanimously; Dewey was absent.

**ACTION ITEM** – Recommendation to Agency Board Concerning Proposed Agreement for Elks Lodge Building

City Attorney Parker highlighted the staff report. He explained that the draft Disposition and Development Agreement (DDA) was modeled after the Granada Block Redevelopment Project DDA, only modified. In essence, Parker said, the Agreement outlined what the Agency would expect from the developer, and it would protect the Agency's interests. Parker stated that the building's title report had been reviewed, and no major concerns were found.

Parker also pointed out that the protection of the historic nature of the Elks Building was important, and the developer would be required to comply with the historical process, if needed. Parker said the Agency's purchase was for two parcels—the building and the parking lot; and the assessed value was approximately \$262,000.

Nelson asked if Section 4.3 would prohibit the developer from expanding the business use beyond the display of neon signs. Parker said this section did not prohibit other allowed uses other than the display of signs.

Weast asked what would happen if, for instance, after 3 years the museum closed. Parker said the developer would still be the legal owner of the building and would be responsible to maintain the building. Kramer said it was unclear whether the project was considered for-profit or non-profit. Miller said the building was considered a taxable entity, the fundraising foundation and the signs were non-profit. Grossman asked if there was a provision in the DDA prohibiting the developer from reselling the building. Parker said section 6.1 on page 6 stated that the developer would be required to obtain the Agency's consent to resell the building.

It was moved by Weast and seconded by Kramer to recommend that the Urban Renewal Agency approve the proposed Disposition and Development Agreement for the Elks Lodge Building as presented. The motion carried unanimously; Dewey absent.

**ONGOING URBAN RENEWAL PROJECTS UPDATE**

Urban Renewal Manager Young reported on the following UR property rehab projects:



- Civic – Still working on design. Approximately \$40,000 remained in the grant fund. Young will provide information on the timeline for the completion of the renovation.
- Wonderworks – The applicant provided proof of matching funds for \$32,000. The UR grant totals \$24,225.
- Columbia Gorge Real Estate Façade Improvement – City Attorney Parker is working on the agreement documents. Once signed, the business owners can proceed with the project.

Young gave a summary on the City Council's 18-month work plan. Six Urban Renewal projects were listed within the Plan as follows:

- Washington Street Tunnel – Review and re-evaluate the First Street Urban Renewal treatment and Washington Street Railroad Undercrossing project.
- Granada Block Redevelopment – Ensure the plan meets agreement requirements and proceed with redevelopment and associated parking structure, if needed, after UR Board's final acceptance of the redevelopment plan.
- Civic Auditorium – Complete engineering and architectural design and cost analysis for the renovation.
- Lewis and Clark Fountain – Complete the project. Should be completed in time for the July 4 celebration.
- The Elks Lodge Building – Pursue public/private partnership of the Elks Lodge Building redevelopment.
- Gitchell/Waldron Drug Building – Complete a study of the building for options on demolition, stabilization, or rehabilitation. A report on the study will be presented in the future.

Granada Block Redevelopment Project – The Agency provided the \$25,000 for the Due Diligence Fee. Michael Leash, Rapoza Representative, stated that Rapoza was working with the EB5 company for the due diligence on Rapoza's budget. The review should be completed by the end of April 2015.

Young reported that Administrative Fellow Daniel Hunter was reviewing the Urban Renewal budget. Young said indications are that the Agency is close to obtaining a balanced budget and should be able to proceed with all projects, including the \$200,000 UR property rehabilitation grant funds, without having to obtain a \$1,000,000 loan.

FUTURE MEETING – April 21, 2015

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:02 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

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Gary Grossman, Chairman