



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

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

Conducted in a Handicap Accessible Meeting Room

**Special Meeting**

**Tuesday, September 29, 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 – August 31, 2015
- VI. PUBLIC COMMENTS (For items not on the agenda)
- VII. ACTION ITEM – Property Rehabilitation Façade Improvement Grant Requests for Residential Properties Within the Urban Renewal District (continued)
- VIII. ACTION ITEM – Recommendation Concerning Urban Renewal Property Rehabilitation Façade Improvement Grant Request – Alan and Bev Eagy
- IX. ACTION ITEM – Recommendation Concerning Urban Renewal Property Rehabilitation Façade Improvement Grant Request – 2<sup>nd</sup> Place LLC
- X. ACTION ITEM – Recommendation Concerning Urban Renewal Civic Grant Request – The Dalles Main Street
- XI. ACTION ITEM – Recommendation Concerning Library Expansion Funding – The Dalles-Wasco County Library
- XII. ONGOING URBAN RENEWAL PROJECTS UPDATE
- XIII. 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

XIV. FUTURE MEETING – October 20, 2015

XV. ADJOURNMENT

**Columbia Gateway Urban Renewal Agency Advisory Committee  
Special Meeting**

**Monday, August 31, 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, Greg Weast, John Nelson, Linda Miller, Atha Lincoln, John Willer, Jennifer Dewey, Steve Kramer

Members Absent: Phil Lewis

Staff Present: Urban Renewal Manager Nolan Young, Project Coordinator Daniel Hunter, Administrative Secretary Carole Trautman

Others Present: Mid-Columbia Economic Development District (MCEDD) Loan Fund Manager Eric Nerdin; City of The Dalles Business Development Director Gary Rains; Main Street Director Matthew Klebes

**PLEDGE OF ALLEGIANCE**

Chair Grossman led the group in the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Weast and seconded by Kramer to approve the agenda as submitted. The motion carried unanimously; Lewis absent.

**APPROVAL OF MINUTES**

It was moved by Nelson and seconded by Weast to approve the July 14, 2015 minutes as submitted. Grossman, Kramer, Nelson, Miller, Weast, Willer and Dewey voted in favor; Lincoln abstained; Lewis absent. The motion carried.

**PUBLIC COMMENT**

None.

**ACTION ITEM** – Property Rehabilitation Façade Improvement Grant Requests for Residential Properties Within the Urban Renewal District

Project Coordinator Hunter highlighted the staff report. Hunter said MCEDD Loan Fund Manager Nerdin raised the question as to if the Agency should consider property rehabilitation façade improvements for residential structures. Hunter had spoken with both grant applicants with residential projects, and both applicants indicated they were tentatively considering using the structures as rentals, which Hunter felt would be considered business usages.

MCEDD Loan Fund Manager Nerdin stated that MCEDD was a service provider under contract with the Agency to review and analyze certain requests for urban renewal funding. MCEDD analyzes how applications match criteria set forth by the Agency, and they are asked to make recommendations to the Agency as funding is considered. Nerdin said MCEDD had an obligation to develop sound recommendations that maintained the intent of the fund use. With the residential façade improvement applications, Nerdin said he sought clarification from City staff as to the intent of recent changes to criteria. Nerdin said MCEDD was concerned with how the inclusion of residential properties—without parameters and additional criteria—could quickly deplete funding and not necessarily allow for strategic investments. MCEDD wished to verify the intent of urban renewal in the recent policy modifications, MCEDD would seek to support the Agency as stewards of the Urban Renewal Agency funds and would develop recommendations that met the intent of its funding criteria.

Miller asked Alan and Bev Eagy, residential façade improvement grant request applicants, what their intentions were for their structure after improvements were made. Mrs. Eagy said their structure would mainly be used for a vacation rental or a Bed and Breakfast rental. Nerdin indicated that of the two residential applications, one was submitted by a business, and one was submitted by a sole proprietor. He cautioned that the use of a property could make an impact, and unless certain criteria were identified in the grant process, an historic house could turn into a “flipped” house. Nerdin stated that even if an historic house was flipped, a good result would be an increase in property value, and the Urban Renewal Agency had done that in the past through the interest loan subsidy program.

Nerdin said that in previous discussions with both applicants, both structures would be rentals, one a short term rental, and one possibly a longer term rental. The other applicant had an LLC status, and the loan they obtained was not traditional financing. He said LLC applicant had a history of renovating historic homes.

Dewey commented that there were empty buildings in the downtown area that were up for rent and not occupied, and if residential façade improvement applicants turned their projects around for business rentals and could not keep a business in the rental structure, it would be a concern to her. Nerdin stated that the downtown rentals were for businesses, and the residential renting was for housing, which was needed in The Dalles. It would not necessarily compete with the commercial renting in the downtown area. Dewey read the Columbia Gateway Urban Renewal Agency Mission Statement. Part of the mission statement stated that the Agency would fund projects for job-producing private investors, and she did not feel funding residential rentals met the standards of the mission statement. Dewey said that there were other avenues of funding for the purpose of creating nice rentals. Miller said the façade improvement program does not produce jobs. Weast said it helps maintain jobs.



Nelson said he found language in the Urban Renewal Plan that was applicable to improving residential properties in the downtown core area. Under “Specific criteria: enhances opportunities for business, civic, residential, cultural and tourist-related property to be developed, redeveloped, improved, rehabilitated or conserved...Assist property owners with the rehabilitation of their buildings and property...Promotes housing opportunities in the downtown area.” Both residential structures were in the core area, Nelson said.

Under a portion of the General Criteria section of the plan, “selective projects must in aggregate increase property values and tax collections that will create a reasonable return of the Urban Renewal contribution.” Nelson thought core residential improvements may be a little weak in this area.

Dewey was concerned there would be numerous residential applications to fund to the point of not having enough funds for commercial applications. Nerdin said the percentage of residential structures in the core area was probably a low percentage.

Urban Renewal Manager Young suggested that some criteria that could be added, such as the blight of the building—whether or not it was vacant property, or limit the residential improvements to those that were located more specifically in commercial areas in nature. Miller stated she felt good about Eagys’ short term rental project, because it would bring people to the community. Nelson said Eagys would be rehabilitating an historic home that was a blighted spot, and it would improve that part of that block immensely. Dewey said the two applications had separate issues. Eagys would be living on the premises, and it would be a business. The other project application would be for the purpose of supplying a rental house.

Weast said that if the Agency approved both applications, he hoped the Agency would set some time limit that if the property was sold; the Urban Renewal funds would be refunded.

Young asked if the Committee wanted different criteria for residential façade improvement and commercial façade improvement.

Kramer said he wanted to know the definition of “façade” on residential property and what the criteria would be for residential grant matching funds. Willer said he had no problem funding façade improvement grants that met criteria, whether commercial or residential, because it all spoke to the downtown historic nature. Dewey said she would like to see two separate applications, commercial and residential, in order to sustain UR funds and to encourage growth in the downtown area. Miller and Lincoln agreed with Dewey.

Nelson asked if there was a difference between second story rehabilitation housing and single family home rehabilitation. He said if they were similar, caution must be taken to not treat them differently. Young said the Committee may want to look at whether or not the entire structure would be residence. In the downtown area, Urban Renewal was trying to get a residence/commercial mix. Weast was not in favor of funding residential façade improvements, because it would open up a lot of issues.

The Committee reviewed staff’s options, and Committee members and staff made the following individual comments:

- Option #2 – Limit to historic buildings only: Comments – Do not limit to historic only, because there were old buildings that needed renovation that are not historic. It was the general consensus of the Committee to not limit the residential façade improvements to historic buildings only.
- Option #3 – Allow residential façade grants that will be used for commercial purposes: Comments – A residential façade improvement project must have a commercial component to it. It could include a provision that residential applications were restricted to commercial use only, including bed & breakfast, vacation rentals, etc. Consider part commercial, part residential usage for those structures that could have a living quarters/commercial usage. There was a difference between short term rentals and long term rentals as far as job creation was concerned. It was the general consensus of the Committee to leave the option language “as is.” However, the term “commercial” needed to be defined. Suggestions from the Committee and others were: 1) to use the word “retail;” 2) restrict the criteria to an owner-occupied commercial usage where the applicant must occupy a portion of the building; 3) use the phrase “the primary use of the space is commercial,” and the applicant can declare that on the application.
- Option #4 – Limit to only exterior building improvements – Comments: Committee should consider if improvements should be façade only, or exterior to include 4 walls, roof, etc.
- Option #5 – Limit residential façade grants to the last 6 months of the UR budget year: Comments – not in favor of this restriction because of a potential for applicants to lose out on other grant opportunities because of the Agency’s restrictive timeline. It was the general consensus of the Committee to not limit residential façade improvement applications to the last 6 months of the UR budget year.
- Option #6 – Refer to Option #3.

Carolyn Wood, The Dalles, Oregon, suggested the Committee go back to the intent of Urban Renewal—to improve the downtown and Urban Renewal area properties. The houses, Wood said, were zoned in a commercial area. She said it would not take much to turn a residential structure into an office. Either option, residential usage or commercial usage, would be good, because they would improve the tax base, she said. All of the houses on Second Place were historical, and many Original Courthouse tourists come to the neighborhood. Weast asked Ms. Wood if the Agency should help fund a residential project where the applicant came in and renovated the structure then turned around and sold the property for gain. Wood said if it was an historic building, and the applicant helped restore the building back to some of its original nature, then the property would be valuable and the project would be worthwhile. Weast said, from his perspective, that case scenario appeared to be helping a gentleman to make money. Wood said that, in a sense, the same process happens with the downtown buildings. Weast said he didn’t think flipping houses was a good business to subsidize. Willer said he didn’t have a problem with flipping houses, let’s clean the place up, but place a restriction on the turnaround sell time of three years.

Chair Grossman categorized the three basic levels of residential applications the Committee had addressed: 1) the short term rental; 2) the long term rental; and 3) flipping houses. He agreed with Willer, let’s clean the place up, but he suggested there needed to be some restrictions on flipping houses. Miller said the main objective of the façade improvement program was to

improve properties in the core area. Dewey added that part of the Mission Statement was to generate income and jobs. Miller said jobs were created through renovation—contractors.

Nelson said the façade improvement program spoke to the look of the general downtown décor and generated dollars. He said it didn't get into micro-managing the funding of the business. The aim was to improve the look of the downtown core area which included commercial and residential. Miller and Nelson suggested dropping Option #3, to restrict residential façade improvement to commercial purposes.

Kramer felt the Committee needed to address the definition of “façade.” He said that, in general, residential façade improvement funding would bring out many issues.

It was the general consensus of the Committee to task staff to formulate a summary of options based on the Committee's comments. Staff will prepare a recommendation with 2 or 3 options for next month's meeting.

#### ONGOING URBAN RENEWAL PROJECT UPDATE:

Project Coordinator Hunter gave the following updates on the Façade Improvement Program:

- Columbia Gorge Realty – project completed
- Windermere Realty – project work continues
- Petite Provence – Received structural permitting from the building codes agency, and the Agency's Notice to Proceed should go out soon. The project should take two months to complete.

Hunter reported that the Lewis & Clark Fountain project was progressing. The foundry received the shipment of the forms for the paddle and rifle late. They completed the canoe and are currently working on the figures. Completion will probably be a few weeks out.

Nelson asked if a notice had been prepared that would go to UR grant recipients asking them to be responsible business/property owners and keep their exterior areas clean and presentable. Hunter will provide a copy of the notice to the Committee.

Nelson asked about the Washington Street Tunnel project. Urban Renewal Manager Young said the City had an ongoing dialogue with the Oregon Department of Transportation on the project.

Nelson asked for a status on the IOOF building demarcation repair. Main Street Director Klebes reported that IOOF had contracted with D&R Masonry for the cleaning, and it should be completed by October 3, 2015.

Michael Leash, Rapoza representative, gave the following update on the Granada Block Redevelopment Project:

He was working on compliance issues to fill in the deficiencies that were in default for the July 30, 2015 deadline. About half of the deficiencies were completed. They were working through the architectural and design group on a couple of things for the application to proceed.



Business Development Director Gary Rains gave the following updates on business development projects:

- Freebridge Brewing – Developers have purchased The Mint Building and are seeking business financing. They may ask for a Façade Improvement grant in the future. Probably open this fall.
- Craig Building – Financing was approved. MCMC working on finalized lease signing. Could ask for a Façade Improvement grant in the future.
- Elks Building – The building renovation was progressing. There had been several meetings with potential contractors. The architects were hired to work on the interior design.
- Asian Grocery (downtown) – They received funding, and may ask for a Façade Improvement grant. Located on East Second Street in the Old Optimist Printer building.
- Defiance Brewery – Working on opening
- Granada Block Redevelopment – Rains has worked with Rapoza, everything had been positive.

Main Street Director Klebes reported that there could be a lull in Façade Improvement grants. Waiting on some bids, possibly 5 or 6 property owners had expressed an interest.

#### FUTURE MEETING

September 29, 2015

#### ADJOURNMENT

Chair Grossman adjourned the meeting at 6:47 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

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Gary Grossman, Chairman



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

**AGENDA STAFF REPORT**

**URBAN RENEWAL ADVISORY COMMITTEE**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
September 29, 2015		

**TO:** Urban Renewal Advisory Committee

**FROM:** Daniel Hunter, Project Coordinator

**THRU:** Nolan Young, Urban Renewal Manager

*ny*

**DATE:** September 3, 2015

**ISSUE:** Residential Façade Improvement

**BACKGROUND:** On August 31, 2015 staff presented to the URAC a discussion item on the inclusion of residential structures under the current Façade Improvement Program. Several options were considered by the Advisory Committee.

During the discussion at that meeting two requests were made for definitions. Definitions were sought for “commercial” and “façade.” Research was conducted on these terms in an attempt to provide a clear definition. Finding a clear, plain English definition of commercial was difficult. A conglomeration of definitions for commercial activity is provided below (Oxford English Dictionary), as is the definition for façade provided by the University of Oregon School of Architecture.

**Commercial Activity:** *The act of selling or trading a good or service for the primary purpose of making a profit.*

**Façade:** *The principal exterior face of a building, usually the front.*

At the Agency’s direction these definitions will be included in the program guidelines if the program is expanded to include residential structures. The façade definition includes

both the face, conceivably all exterior portions, and the front. Staff recommends that façade not be limited to the front. The rationale for this is, to further limit façade to the front face of a building would conceivably add costs to a project to parse out just that portion of a renovation and further that portion of the renovation which the program will help fund. Additionally, the current program guidelines limit façade work to the portion in public view. Recent commercial facades have included up to three sides, all in public view.

The current Façade Improvement Program provides limits to what may be done to the improvements and the time limit for those restrictions. The Advisory Committee asked to include similar restrictions on the commercial activity for a residential façade improvement agreement. Staff will add a requirement to the Development Agreement that the primary purpose of the structure be commercial activity and that this activity must be maintained for a minimum of three (3) years.

Both residential properties currently under consideration are zoned CBC – Central Business Commercial. Both properties are within the Trevitt’s Historic District and the Central Business District. There are roughly 40 structures with an originally residential design that are located in within both districts. Some of those structures are currently used primarily as business locations.

## **OPTIONS:**

### **Façade Definition**

- I. Façade includes the exterior face of a building including cornice, roof gable face, skirting, and porches. It includes all sides of the building within public view. It does not include the foundation or the roof.
- II. Façade is limited to the single face of a building most directly viewed from the public right-of-way (front). It may include porches, skirting, cornice and roof gable face. It does not include foundation or roof.

### **Commercial**

- A. To be considered under the amended Façade Improvement Program, a property originally designed as a residence must be the site of commercial activity that occupies at least 30% of the structure for a minimum of three (3) years.  
Commercial Activity is defined as: The act of selling or trading a good or service for the primary purpose of making a profit.
- B. To be considered under the amended Façade Improvement Program, a property originally designed as a residence must be located in both the Trevitt’s Historic District and the Central Business District.

## **ALTERNATIVES:** By motion, recommend to the Agency Board,

1. **Staff Recommendation:** (I & B above) Inclusion of buildings originally designed as residential under the Façade Improvement Program provided they meet the following conditions: The property is located in both the Trevitt’s Historic District and Central Business District; façade grants will help fund façade improvements on all sides in view of the public excluding foundations and roofs.



2. (I & A above) Inclusion of buildings originally designed as residential under the Façade Improvement Program provided they meet the following conditions: Commercial activity must exist and occupy at least 30% of the structure for a minimum of 3 years after award of the grant; façade Grants will help fund façade improvements on all sides in view of the public excluding foundations and roofs.
3. (II & B above) Inclusion of buildings originally designed as residential under the Façade Improvement Program provided they meet the following conditions: The property is located in both the Trevitt's Historic District and Central Business District; façade grants will help fund façade improvements to the front of a building only and do not include foundations or roofs.
4. (II & A above) Inclusion of buildings originally designed as residential under the Façade Improvement Program provided they meet the following conditions: Commercial activity must exist and occupy at least 30% of the structure for a minimum of 3 years after award of the grant; façade grants will help fund façade improvements to the front of a building only and do not include foundations or roofs.



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**CITY OF THE DALLES**

**AGENDA STAFF REPORT**

**URBAN RENEWAL ADVISORY COMMITTEE**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
September 29, 2015		

**DATE:** September 21, 2015

**TO:** Urban Renewal Advisory Committee

**FROM:** Eric Nerdin, Urban Renewal Contract Consultant  
Mid-Columbia Economic Development District, Loan Fund Manager

**ISSUE:** Urban Renewal Property Rehabilitation Façade Improvement Application  
Review and Recommendation to the Agency Board for Alan and Bev  
Eagy.

**BACKGROUND:**

The Trevitt/Booth house was built in 1868 and was located at 215 W. 3<sup>rd</sup> Street, The Dalles, Oregon. This house was moved from this location to the City Park on Union Street in 1982. The house lost a room during the final stages of this move. Twenty four years later this house was deemed to be suffering from “demolition by neglect.” Bev and Alan Eagy purchased this building in 2006, and it was moved once again. This time the house was moved to a double lot located at 214 W. 4<sup>th</sup> Street, which the Eagys purchased for the relocation of the house. This location is next to the Eagys’ own house. Alan and Bev Eagy had a new foundation, sidewalk and front steps built at this new location as the beginning of the extension renovation they have undertaken on this house. These plans include a complete interior renovation from the studs out, restoring missing rooms that were in the building’s original footprint, restoring the second story balcony railing and balusters and a complete exterior renovation. Please refer to Application Attachment A for a more detailed list of the planned improvements, and Attachment B for cost estimates.

These planned improvements have been approved by the Oregon State Historic Preservation Office (SHPO). This building is located in The Dalles Urban Renewal Zone.

According to the application, this project will include \$27,249 of building façade and building exterior improvements.

Please refer to photos, maps and newspaper articles included with the application as handwritten pages number 1 – 22 for additional background and historical information on this historic building.

**APPLICATION:**

The application from Alan and Bev Eagy was received on September 18, 2015. This application is for an Urban Renewal Façade Improvement Grant of \$18,166 to assist with this \$27,249 project. The applicant will contribute \$9,083, which meets the required 50% match required for urban renewal grant request amounts of \$20,000 or less.

**Expected Project Costs**

The expected project costs as listed in the application total \$27,249. Please see Attachment A for more details about this historic building restoration and improvement project and Attachment B for a list of the individual restoration and improvement components and estimated associated costs.

**Proposed Fund Sources**

Applicant:	\$ 9,083.00
Urban Renewal Grant:	<u>\$18,166.00</u>
<b>Total:</b>	<b>\$27,249.00</b>

These proposed project costs and funding sources are provided by the applicant.

**BUDGET IMPLICATIONS:**

The Dalles Urban Renewal Agency has \$342,329 in monies available for new Property Rehabilitation Program grants and loans for fiscal year 2016. If only this \$18,166 grant application is approved, the remaining funds available would be \$324,163.

Note: There is also another Façade Improvement Grant Application in the amount of \$15,812 and a \$16,250 Civic Improvement Grant from The Dalles Main Street Program being submitted at the same time as this grant application. If these two grant applications and this grant application are all approved, then the remaining urban renewal funds would be \$292,101 for the remainder of fiscal year 2016.

**STAFF REVIEW:**

Staff has reviewed the \$18,166 Urban Renewal Property Rehabilitation Façade Improvement Grant application from Alan and Bev Eagy and has determined that it meets the minimum criteria as set forth by the Urban Renewal Agency.

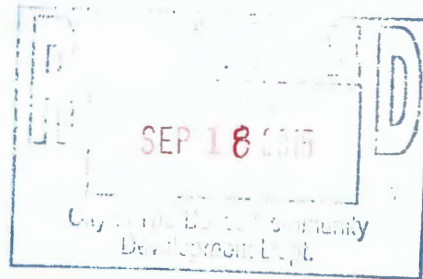
Staff further offers the following options for the Urban Renewal Advisory Committee:

1. Recommend approval by the Urban Renewal Agency Board of a \$18,166 Urban Renewal Property Rehabilitation Façade Improvement Grant to Alan and Bev

Eagy to be used for façade improvements, as presented, on the building located at 214 W. 4<sup>th</sup> Street, The Dalles, Oregon, with the condition that the applicant provide the following information to staff:

- a. Documentation showing approval of all aspects of the project by the Historic Landmarks Commission.
  - b. Applicant to provide documentation of match funds availability.
2. Recommend that the Urban Renewal Agency deny the grant request.

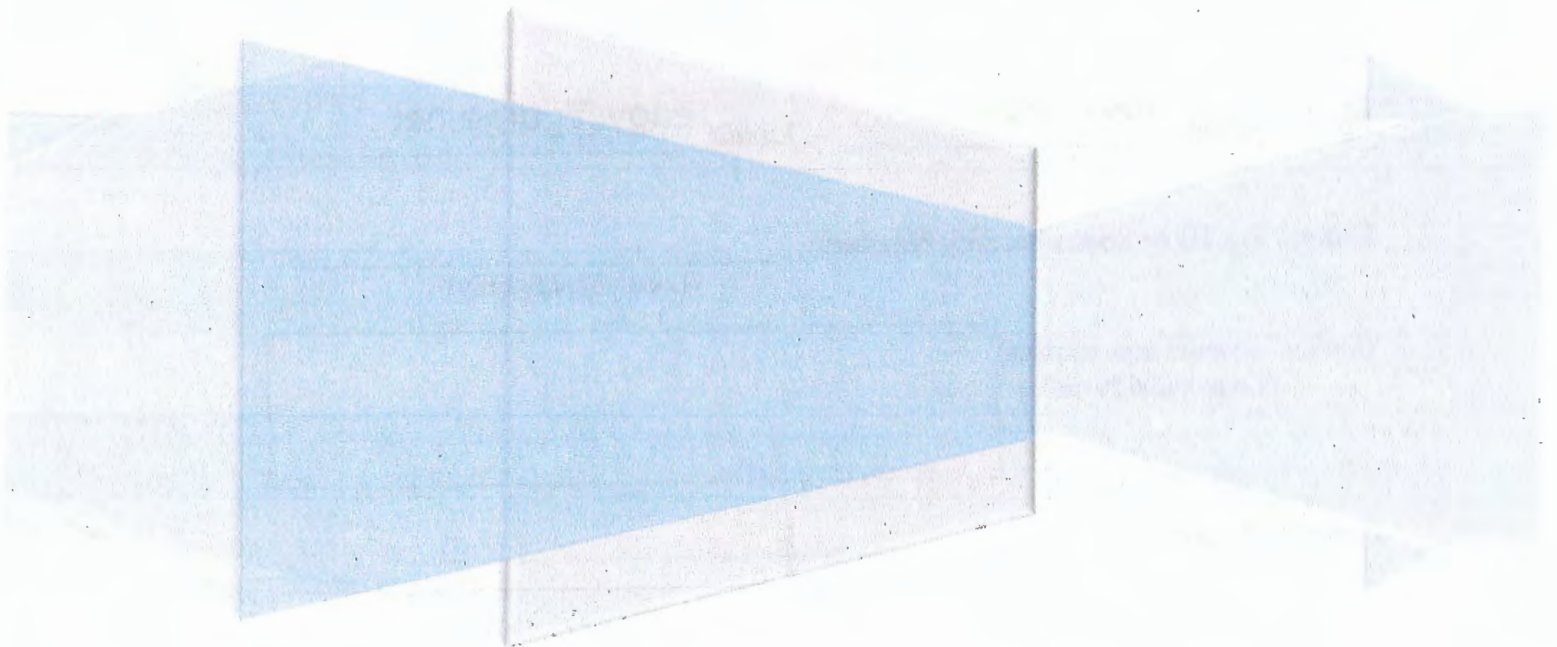
APPLICATION



# THE DALLES

## URBAN RENEWAL AGENCY

PROPERTY REHABILITATION  
GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

Application Date: 8/5/2015

Application Number: \_\_\_\_\_

**PROGRAM APPLYING TO**

- ☐ Historic Design and Restoration Program  
☐ Redevelopment of Unused & Underused Property Program  
    ☐ Loan Interest Subsidy Program  
    ☐ Demolition Loan Program  
☐ Civic Improvements Grant Program  
☒ Façade Improvement Grant Program

**APPLICANT INFORMATION**

Applicant Name: Alan and Bev Eagy

Contact Person: Alan or Bev Eagy

Mailing Address: 

218 W 4th Street  
The Dalles, OR 97058

Applicant is: Owner ☒      Leaser ☐

Phone Number: (541) 980-3523      Email: eagy@gorge.net

Federal Tax ID or Social Security Number: \_\_\_\_\_  
(Loan subsidy only)

Bank of account and contact:  
(Loan subsidy only)

Name of Business: \_\_\_\_\_

Business Mailing Address:



**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

Name of Principle: Alan and Bev Eagy

Site Address

214 W 4th Street  
The Dalles, OR 97058

Legal Description

**HISTORIC PROPERTY (STAFF USE) YES ☒ NO ☐ (If yes, requires HLC approval)**

**PROJECT INFORMATION**

Building Age: 147 years (built 1868) Building Square Footage: 675 x 2 = 1350 sq. ft.

Building Current Use: None - (Last use was residential)

Building Planned Use: Residential

Project Description Outline:

Please see attachment "A."

**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

**EXPECTED PROJECT COSTS**

**Cost Item/Source:**

**Est. Cost**

Please see attachment "B" for details of existing house facade

\$ 27,249.00

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

**Total Expected Cost**

\$ 27,249.00

Will there be an anticipated contractor's pre-payment for construction materials prior to the start of the project? YES ☒ NO ☐ If yes, list the estimated dollar amount: \$ 3000.00  
(For Civic Improvement or Façade Improvement Grants only)

**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

**PROPOSED SOURCES OF FUNDING (loans)**

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Match</u>
Urban Renewal Loan	\$ _____			
Equity (applicant)	\$ _____			
_____ Bank	\$ _____	_____ %	_____	

**PROPOSED SOURCES OF FUNDING (grants)**

Urban Renewal Grant	\$ <b>18,166.00</b>			
Private Loan	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source	\$ <b>9,083.00</b>	<b>50</b> %	_____	<input type="checkbox"/>
Other Source	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source	\$ _____	_____ %	_____	<input type="checkbox"/>
Total	\$ <b>27,249.00</b>	(Must equal total expected costs)		

Facade Grant Matching Funds: Request \$20,000 or less (50% match) ☒; Over \$20,000 (100% match) ☐

**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

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 ALAN. EAGY have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

Alan Eagy  
Signature and Title if appropriate

9/17/2015  
Date

Ben Eagy  
Signature and Title if appropriate

9/17/2015  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

**The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:**

**A. Loans and Grants**

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed 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.

**B. Loans Only**

1. Amount of loan requested and proposed terms being requested.
2. 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 Civil Improvements Grant Program:**

The grants will be awarded semi-annually on a competitive basis and based on 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.

## [Attachment "A"]

This is an amended plan. Originally we had planned to request grant monies that would have included facade work on the restoration of rooms that had been removed either during or after the building was moved to City Park in 1982. After reassessing this, however, we have decided to complete the project in two phases. In phase 1 we will only restore the existing structure and phase 2 (the addition of the original rooms) would be completed at a later date. We decided upon this change for several reasons:

1. The stabilization and repair of the existing house has cost much more than we anticipated, with much more interior work still to be done. [i.e., electrical, HVAC, plumbing, insulation, drywall, roof repair, etc.]
2. Having learned that there are several grant applications on the horizon, this potentially allows more money to be available for other projects.
3. Having a shorter time frame to complete the existing house and get it into use as a vacation rental will allow us to recoup some of the cost of the project and will also benefit the community much sooner.

Trevitt/Booth house was built in 1868 on a lot owned by Victor Trevitt at 215 W 3rd Street. By a community effort, it was saved from demolition in 1982. The back of the house was detached (photo, page 6) and the house was loaded on a truck and moved to City Park (p.7). During the final stage of the move, a room on the side of the house fell off (p.8). Since these rooms contained the kitchen and bathroom, the house no longer has these important rooms. The house resided tax-free in City Park for 24 years and was deemed to be suffering from "demolition by neglect." We bought the house in December of 2006 and had it moved (p.1) to a double lot we purchased for this purpose at 214 W 4th Street, next to our home. We had a new foundation, sidewalk, and front steps constructed, and it has been on the tax rolls since we moved it to our lot in 2006.

This grant request is for facade restoration that is only a fraction of the extensive renovation project we have undertaken. The interior of the house has been taken down to the studs so important structural issues—sustained during two relocations—could be addressed while maintaining important historical features.

According to the Urban Renewal Agency Property Rehabilitation Grant Program, "The intent of the Agency is to encourage property and business owners to pursue restoration projects that return exterior facades of the buildings to their original design and character or to a compatible design. The program also supports other qualified work, which will increase the value and use of historical buildings. These grants seek to upgrade the physical characteristics of the city and improve the value of buildings by preserving the thriving historic character of the downtown and other historic districts." We believe our project fulfills these objectives.

Our project description:

1. Restoration of all windows and shutters, including stained glass windows.
2. Restoration of exterior doors and screen doors.
3. Restoration of the second-story front balcony railing and balusters.
4. Restoration/repair of the siding, including fascia, crown moulding, and gable ornamentation.
5. Restoration of horizontal lattice and porch skirting.
6. Exterior chimney repair to replace missing and damaged brick.
7. Install back porch landing with stairs and railings required by code.

Our plan has been approved by the State Historic Preservation Office (SHPO) in Salem and the Historic Landmarks Commission in The Dalles.

[Please see accompanying plans and photos]

SAKA Woodworking Co.  
403 Oregon St.  
PO Box 598  
Mosier, OR 97040

## Attachment "B"

Estimates for restoration work for Alan and Bev Eagy  
214 W 4<sup>th</sup> Street  
The Dalles, OR 97058

Photo or Page Reference	Description of Work	Estimate
Page 2, 5, 13	Restoration of 2 <sup>nd</sup> story north elevation balusters and railing using old photographs and north gable ornament as pattern	\$2600.00
Page 13, 16, 17, 18, 19	Restoration/rehabilitation of existing double hung Windows	\$1222.00
	Main floor level (four units total) Upper floor level (five units total) (large tall casement window in need of complete rebuild (\$2040 of total))	\$4442.00
Page 14	Exterior siding repair	\$2980.00
Page 15	Exterior chimney repair	\$ 587.00
Page 20	Removal of prior repairs/restoration of front porch roof fascia and crown mouldings	\$3020.00
Page 2,14, 15	Repair and restoration of framing and lattice panels and skirting of front porch area	\$3060.00
Page 20	Stabilizing and repairing north elevation gable ornamentation	\$1200.00
Page 20	Repair and restoration of east elevation fascia and crown moulding	\$ 400.00
Page 21	Front door and entryway repair	\$ 752.00
Page 20	Fabrication and restoration of water table and skirt board (belly band)	\$1380.00
Page 19	Replace/install new back door	\$ 800.00
Page 16	Replacement of east elevation window (kitchenette area)	\$ 900.00
	Install post and beam back porch landing area off of new door, decking, shed roof, stairs to ground, railings	\$3906.00
	Total estimate for existing house façade work	\$27,249.00





TREVITT-BOOTH HOUSE ENROUTE FROM CITY PARK  
TO 214 W. 4TH STREET. DECEMBER 15, 2006.

THIS IS THE ROOM THAT FELL OFF DURING THE MOVE TO CITY PARK IN 1982. We plan to restore this room.

THIS Railing has been removed. We plan to restore it with safety-code railing

RECTANGULAR LATTICE NEEDS TO BE RESTORED.

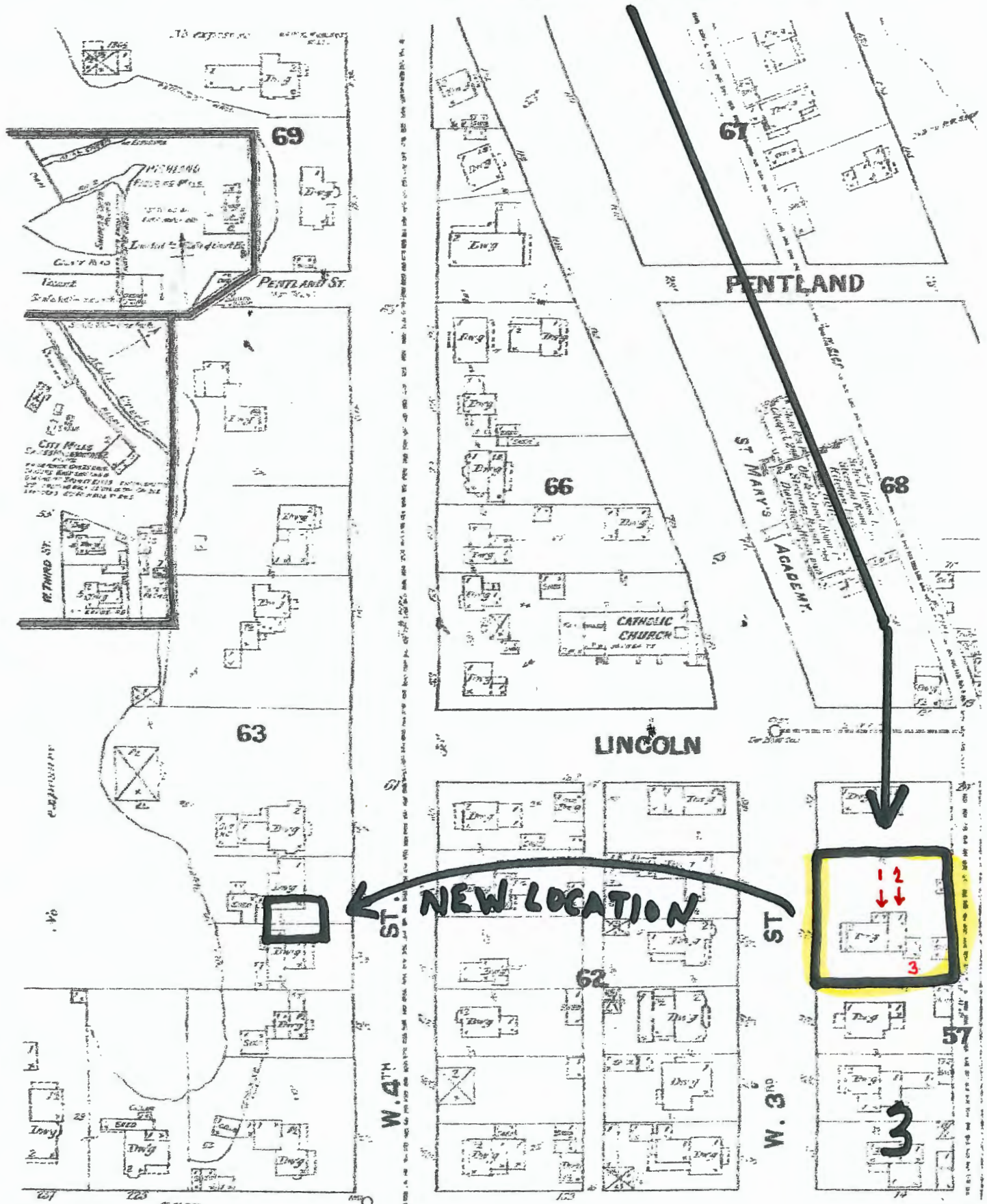
Ted J. Seufert and Mary Ann Seufert with children Mildred, Leland, John, & Ted J. Jr.

[THE SEUFERTS were the 2<sup>nd</sup> owners of the house.]

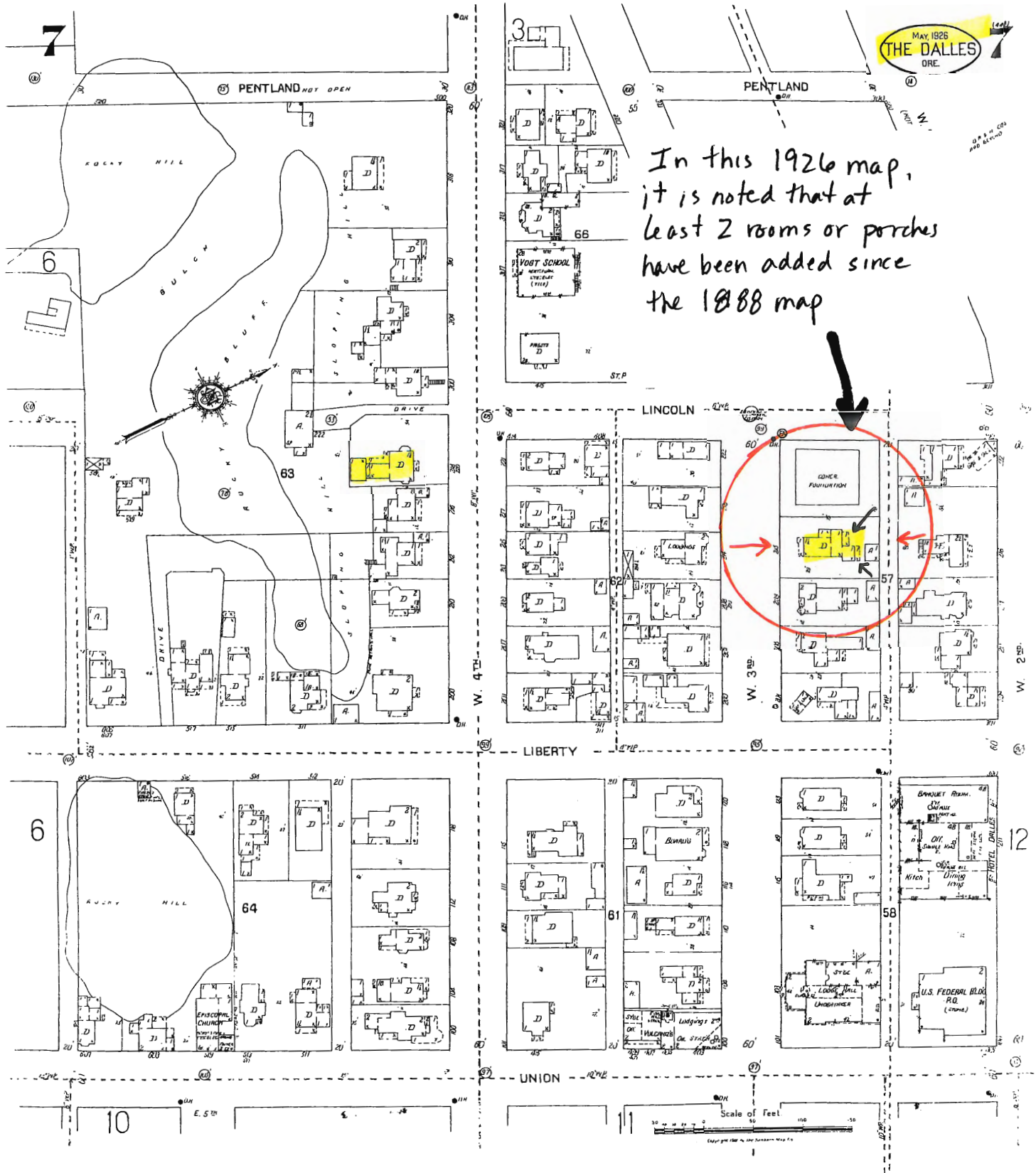


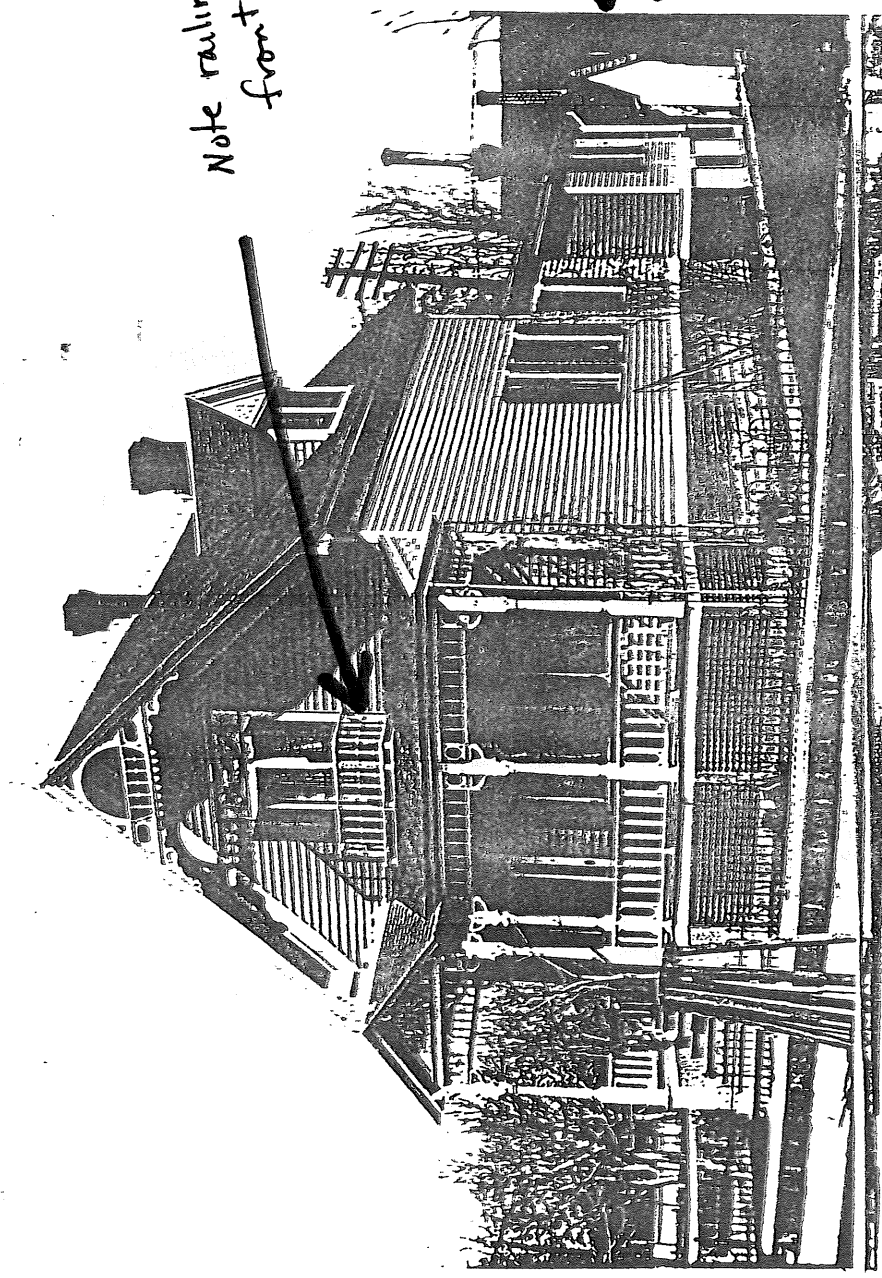
# Sanborn Map June 1888

- #1 Room which fell off during 1982 move.
- #2 Rooms which were removed (detached) before 1982 move.
- #3. Additional room, not to be restored

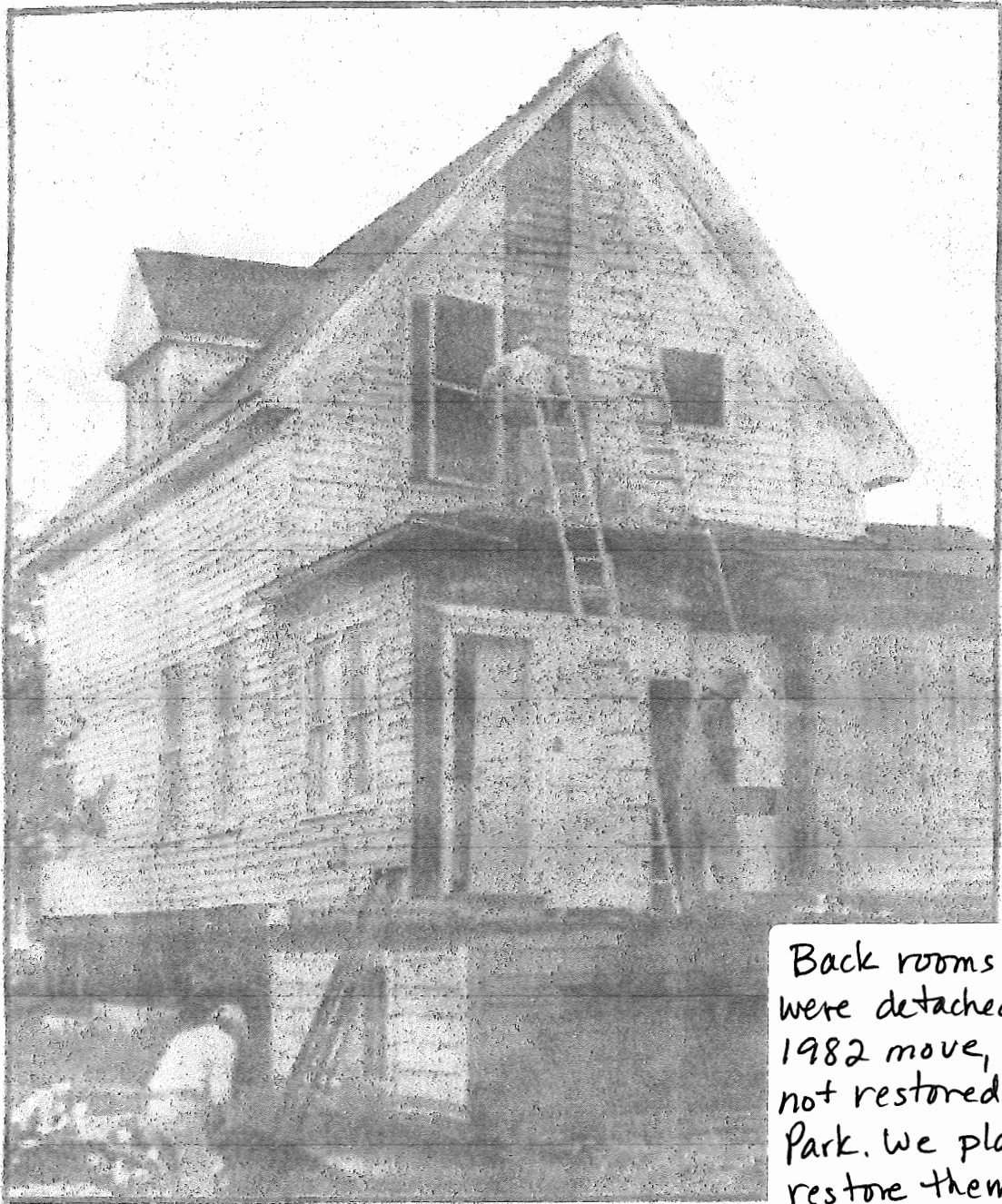


SANBORN MAP, MAY 1926









Back rooms of house were detached before 1982 move, and were not restored at City Park. We plan to restore them.

## Getting Ready To Move

Volunteers organized by Lew Nichols and Ed McKane have been preparing the Trevitt House for a 14-foot move forward. Once moved that far, it can rest at its present site while expansion of The Dalles Auto Electric Store next door proceeds and a

site for the Trevitt House to be used as museum, meeting hall, or related purposes, can be found. Gerry Hiddle, owner of the Auto Electric Store, will donate the house.





3rd street

With front porch removed, house is moved to City Park on May 29, 1982, using one of Jim Ellett's trucks.



4th street

Thursday, May 13, 1982 —

# Trevitt House Move Approved

A local corporation that owns the Victor Trevitt House was given permission to move that building to City Park at a city council meeting Tuesday night.

City Attorney Bill Cloran said an agreement with the corporation was signed, giving it a 20-year lease on part of the park for \$1 per year. The agreement says the building has to be open and in use by November.

The question of moving the house had come up at a May 3 council meeting, and members of the local group asked for approval of the move as they had a change to get the building moved without cost. At that time they said the building could be ready to part of the city's 125th birthday celebration in July. However, at that

agreement had not reached the council.

Problems over insurance for the building

and the availability of the facility for use by local civic groups had been worked out

previously. The building is presently located 200 block of West Third Street.

The Dalles Chronicle May 24, 1982

## On the road



If all goes well, the Trevitt House should be on the road at 6 a.m. Tuesday for a new location in City Park. Volunteers have placed the house on a trailer and Jim Ellett has volunteered truck to move house. It will be restored and used as meeting place and museum or exhibit hall.

Wednesday, May 26, 1982



SIDE room fell off during final move into City Park

## Oops! wall tumbles down

All went well until the very last moment when the Trevitt House was moved into City Park Tuesday when a side room fell off. The room rocked considerably when the house was pulled from its original site on West Third Street. At right scurrying away is Ed McKune, of the volunteers who has worked on the project several months. A meeting of volunteers was scheduled at noon today in the park to discuss renovation of the house. (Chronicle photo by Nick Dawson).



SPECIAL ASSESSMENT OF HISTORIC PROPERTY PROGRAM  
Application Form/Affidavit

1. Property Information:

Historic Name of Property: Trevitt Birth House

National Register District and rank (if applicable): Trevitt's Historic District

Date Listed on the National Register: 6/20/95

Property Address:

Street: 214 W 4<sup>th</sup> St

City: The Dalles

County: Wasco

Zip: 97058

2. Property Tax Information:

Tax Account Number: 3509.13687 (House is now on 2 lots; will be combined into one (#3509) on next tax statement)

Does owner reside in property? ☐ Yes ☒ No

Current Assessed Value: \$72,582.00

Current Real Market Value (RAV) \$130,100.00

Application Fee (RAV x .0033): \$ 429.33

3. Preservation Plan Overview

Current Use: ☐ Agricultural ☒ Commercial ☐ Industrial ☐ Residential ☐ Res. Multi-family

Estimated Cost of Rehabilitation:  
\$ 69,500.00

Estimated cost of Renovation (for reapplications only):  
\$ \_\_\_\_\_

Item Numbers proposed for completion by 5<sup>th</sup> year: 1,2,3,6,7,8,9,10,11,12,13,14,16,17,18,

Item Numbers proposed for completion by 10<sup>th</sup> year: 4,19,20

Item Numbers proposed for completion by 14<sup>th</sup> year: 5,15

4. Owner Information:

Owner Name: Alan and Bev Eagy

Organization/business: \_\_\_\_\_

Address: 218 W 4<sup>th</sup> Street

City: The Dalles,

State: OR

Zip: 97058

Phone: 541-296-5877

E-mail: eagy@gorge.net

Representative: \_\_\_\_\_

Phone: \_\_\_\_\_

I certify that I have read and understand the Oregon Administrative Rule (OAR 733-050-0100 through 0150) which pertains to special assessment of historic property, and that this application and any attachments accurately represent the property to be specially-assessed. I agree to grant access for the viewing of the property by the State Historic Preservation Officer, the State Historic Preservation Officer's staff, the Historic Assessment Review Committee, and the public. I declare under the penalties for false swearing as contained in ORS 162.085 that I have examined this application, and to the best of my knowledge, it is true, correct, and complete.

Alan Eagy / Bev Eagy 12/21/2007  
Owner Signature Date

SHPO Determination

Application is acknowledged as complete:

☒ Susan Raylock 12/26/07  
SHPO Authorized Signature and Date

Property is approved for Special Assessment:

☒ Susan Raylock 1/28/08  
SHPO Authorized Signature and Date

Property is not approved for Special Assessment. Explanation: \_\_\_\_\_

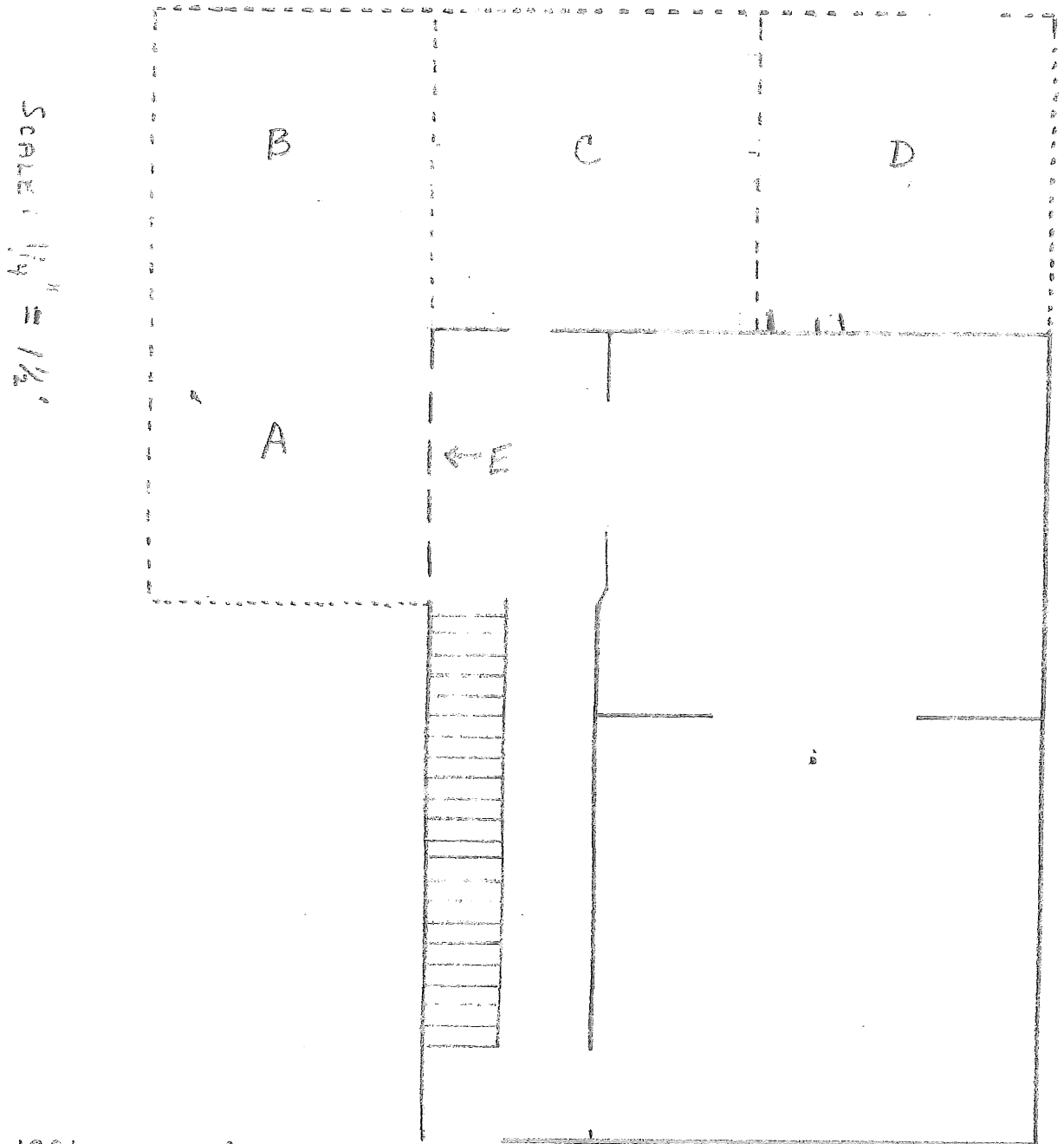
☐

SHPO Authorized Signature and Date

Restoration  
plan  
approved by  
SHPO.  
See diagram  
at end of this  
packet.

SHPO

# Original footprint (1888) of house.



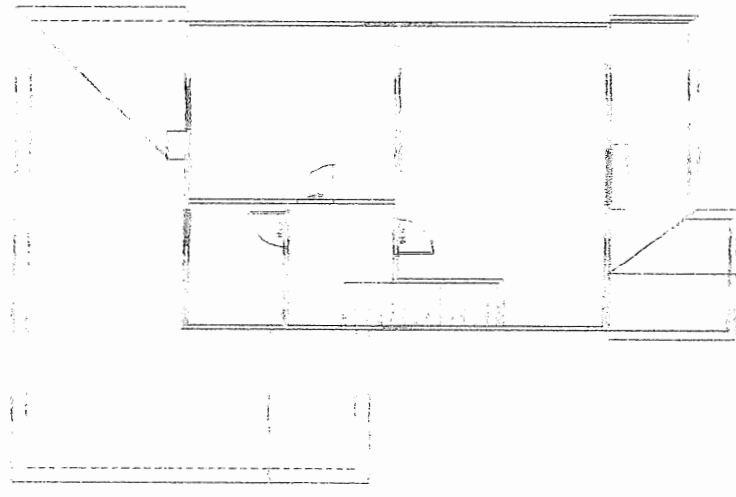
PRE-1981 MOVE TO CITY PARK

- A: FELL OFF DURING MOVE
- B: Removed prior to move.
- C: Removed prior to move
- D: Removed prior to move
- E: Non-existent wall; added in City Park after room (A) fell off

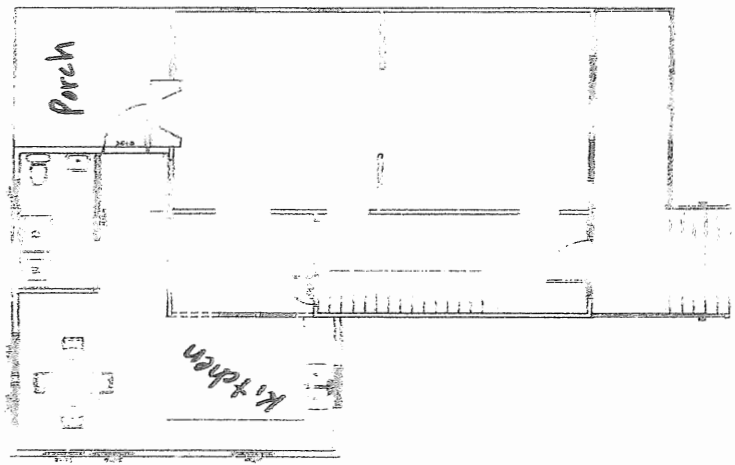
## PROPOSED USE

- A: Kitchen
- B: Kitchen
- C: Bathroom/Laundry
- D: Porch
- E: Wall to be removed

PROPOSED  
RESTORATION



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

1715 BROADWAY  
SUITE 100  
PORTLAND, OREGON 97208  
PHONE 503-241-1111  
FAX 503-241-1112

PROJECT NO. 0241-1111

Sheet No. A1.0

HAFNER CONSULTING  
ENGINEERING  
541-478-3532  
541-478-3532

Addition to Trevitt House  
Alon & Bev Eddy  
214 West 4th Street  
The Dalles, Oregon 97058

2015-143



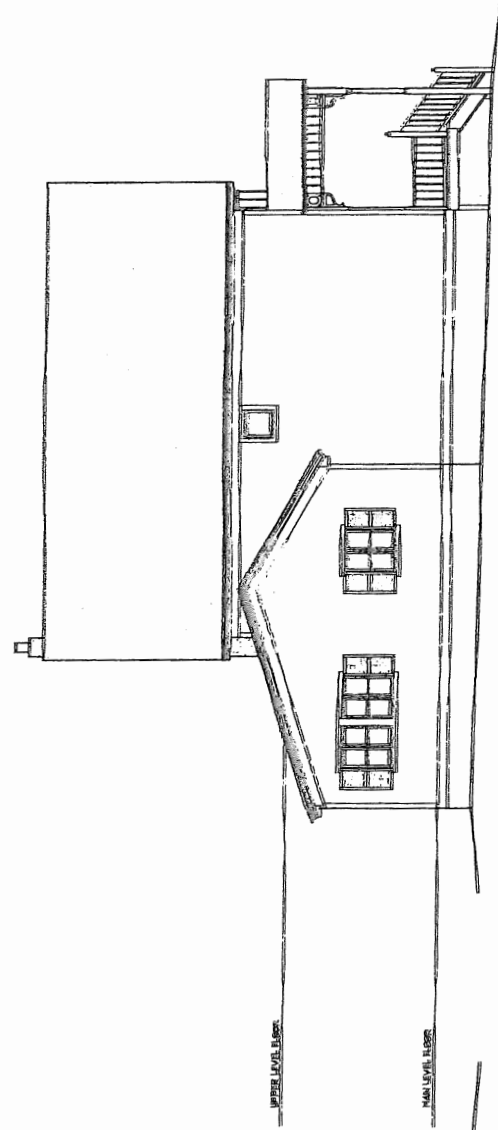
HAFNER CONSULTING  
ENGINEERING  
P.O. Box 584  
Mosier, Oregon 97040  
Office & Fax  
541-478-3052

REVISIONS  
DATE  
BY  
1. 7-20-16  
2018-143

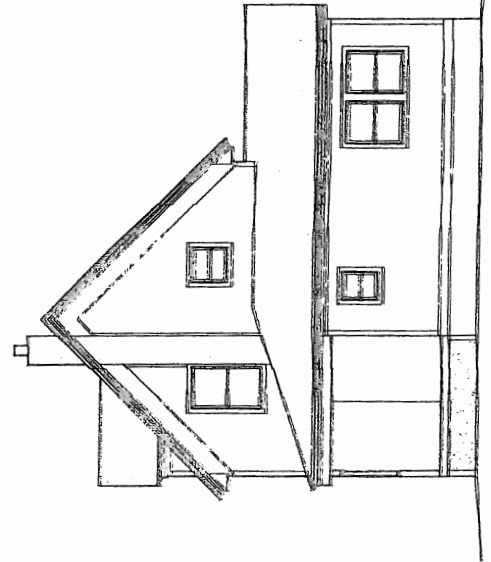
PROJECT NAME  
2018-143  
7-20-16  
The Dolles, Orr  
Addition to Trevitt House  
Alon & Bev Eagy  
97058

ISSUED FOR GRANT REVIEW - NOT FOR CONSTRUCTION

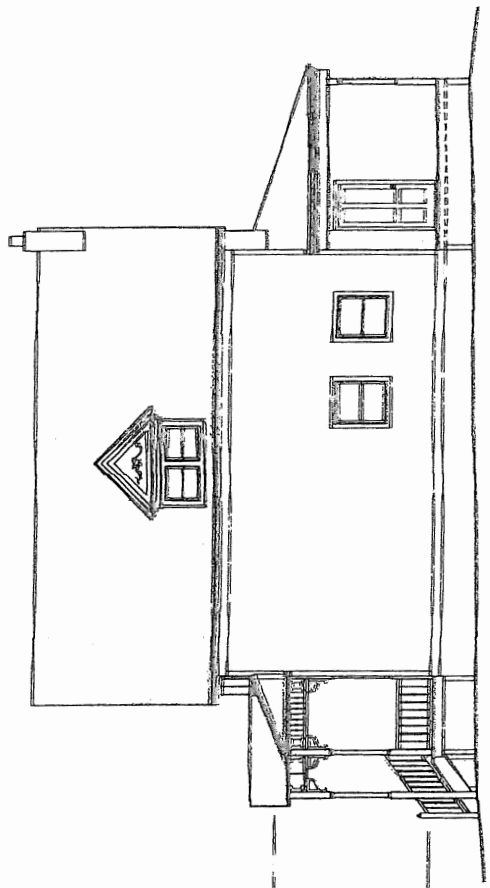
VIEW FROM EAST



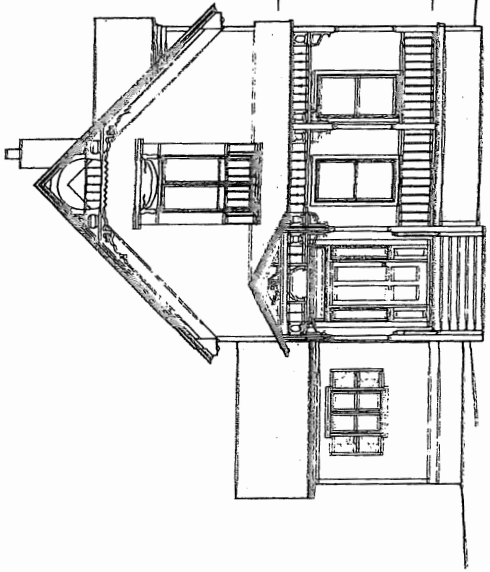
REAR



VIEW FROM WEST



FRONT



Restored safety rail  
needed here.







Lattice  
needed

SIDING  
Repair  
Needed







Chimney repair needed

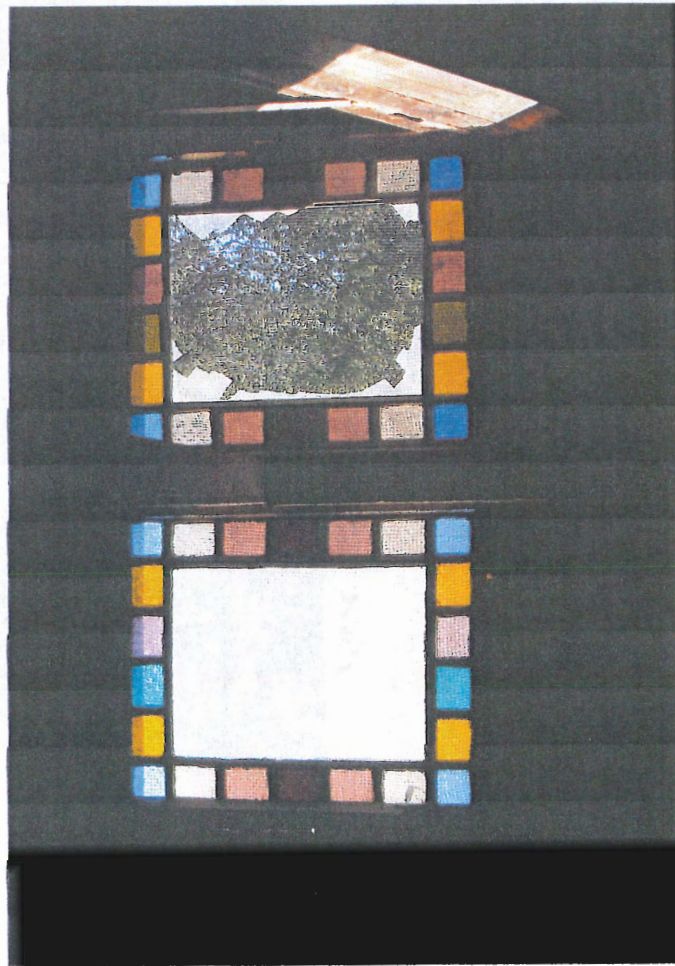
Porch repair needed





Windows need repairing





Stained glass needs repair.





More windows in need of repair







more windows

Back door was in  
such bad shape it  
will need to be  
replaced.





NORTH  
GABLE  
Ornamentation



Water table  
+ skirt  
board  
needing  
restoration.



East  
elevation  
fascia +  
crown  
moulding  
damage



Front  
roof  
fascia  
(front  
porch)  
+ crown  
mouldings  
in need  
of repair.



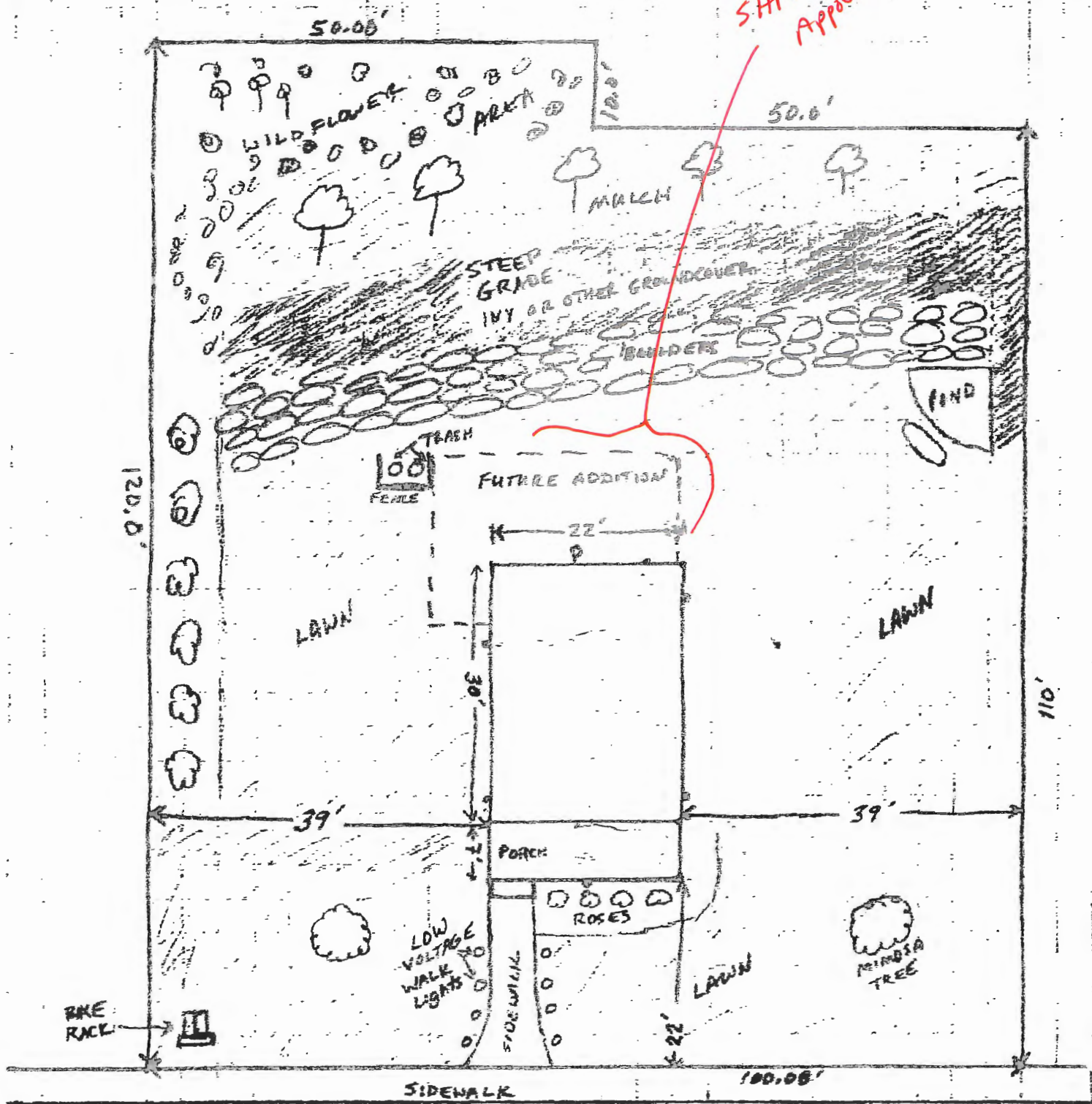
Front entryway in need of  
restoration.





# SITE PLAN

S.H.P.O.  
Approved



← 4TH ST. →



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

**AGENDA STAFF REPORT**

**URBAN RENEWAL ADVISORY COMMITTEE**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
September 29, 2015		

**DATE:** September 21, 2015

**TO:** Urban Renewal Advisory Committee

**FROM:** Eric Nerdin, Urban Renewal Contract Consultant  
Mid-Columbia Economic Development District, Loan Fund Manager

**ISSUE:** Urban Renewal Property Rehabilitation Façade Improvement Application  
Review and Recommendation to the Agency Board for Silas W. Davis III

**BACKGROUND:**

2nd Place, LLC recently purchased the residential building located at 412 W. 2<sup>nd</sup> Place in The Dalles, Oregon. Silas W. Davis III is the managing member of this LLC, and Al Cronemiller is an LLC member and the contact person for this Urban Renewal Property Rehabilitation Façade Improvement application. This 3,045 square foot building and this project is to do an historically-correct period restoration of this building and increase the useable and liveable square footage of the building by adding a window to utilize a 12 ft. x 14 ft. room as a bedroom. Upon completion of the project, the object is to sell the building.

This building, located at 412 W. 2<sup>nd</sup> Place, is listed as a "Secondary Period of Resource" in the 1995 Trevitt's Addition Historic District National Register of Historic Places nomination form and as being built in 1920. This project is required to be presented to the City of The Dalles Historic Landmarks Commission for compliance to historic design standards. The structure is located in The Dalles Urban Renewal Zone.



According to the application, this project will include \$23,720 of building façade and outside property improvements.

This project is to be completed by Al Cronemiller, a former construction contractor with 38 years of historic building restoration experience.

**APPLICATION:**

The application from 2<sup>nd</sup> Place, LLC was received on August 4, 2015. This application is for an Urban Renewal Façade Improvement Grant of \$15,812 to assist with this \$23,720 project. The applicant will contribute \$7,908, which slightly exceeds the required 50% match of the urban renewal grant request amount required of the grant applicant for requests of \$20,000 or less.

**Expected Project Costs**

The expected project costs as listed in the application total \$23,720.

Install 50 feet of picket fence with entry trellis	\$4,280
Install 65 feet of new cobblestone walkway	\$1,730
Landscape and plant yards for authentic period look	\$ 980
Install period correct window in upstairs room for bedroom use	\$ 750
Re-side the west wall of the house to match original siding	\$7,550
Install new front and rear exterior stairway for original period look	\$2,700
Landscape the rear of the house to accommodate the parking of 2 vehicles	\$ 680
Paint the exterior with a 4 color historically correct theme	\$5,800
Install period correct window kitchen window	\$ 650
Install stained glass window in the west downstairs wall	\$ 900
<b>Total:</b>	<b>\$23,720</b>

**Proposed Fund Sources**

Applicant:	\$ 7,908
Urban Renewal Grant:	<u>\$15,812</u>
<b>Total:</b>	<b>\$23,720</b>

These proposed project costs and funding sources are provided by the applicant.

**BUDGET IMPLICATIONS:**

The Dalles Urban Renewal Agency has \$342,329 in monies available for new Property Rehabilitation Program grants and loans for fiscal year 2016. If only this \$15,812 grant application is approved, the remaining funds available would be \$326,517.

Note: There is also another Façade Improvement Grant application in the amount of \$18,166 and a \$16,250 Civic Improvement Grant from The Dalles Main Street Program being submitted at the same time as this grant application. If these two grant applications and this grant application are all approved, then the remaining urban renewal funds would be \$292,101 for the remainder of fiscal year 2016.

**STAFF REVIEW:**

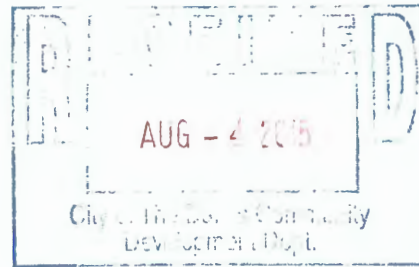
Staff has reviewed the \$15,812 Urban Renewal Property Rehabilitation Façade Improvement Grant application from 2<sup>nd</sup> Place, LLC for façade improvements on the

building located at 412 W. 2nd Place, The Dalles, Oregon, and has determined that it meets the minimum criteria as set forth by Urban Renewal.

Staff further offers the following options for the Urban Renewal Advisory Committee:

1. Recommend approval by the Urban Renewal Agency Board of a \$15,812 Urban Renewal Property Rehabilitation Façade Improvement Grant to 2<sup>nd</sup> Place, LLC to be used for façade improvements, as presented, on the building located at 412 W. 2nd Place, The Dalles, Oregon, with the condition that the applicant provide the following information to staff:
  - a. Bid, quote or estimate for all work to be performed.
  - b. This project to be approved by the Historic Landmarks Commission prior to grant monies being funded to applicant.
  - c. Applicant to provide documentation of match funds availability.
2. Recommend that the Urban Renewal Agency deny the grant request.

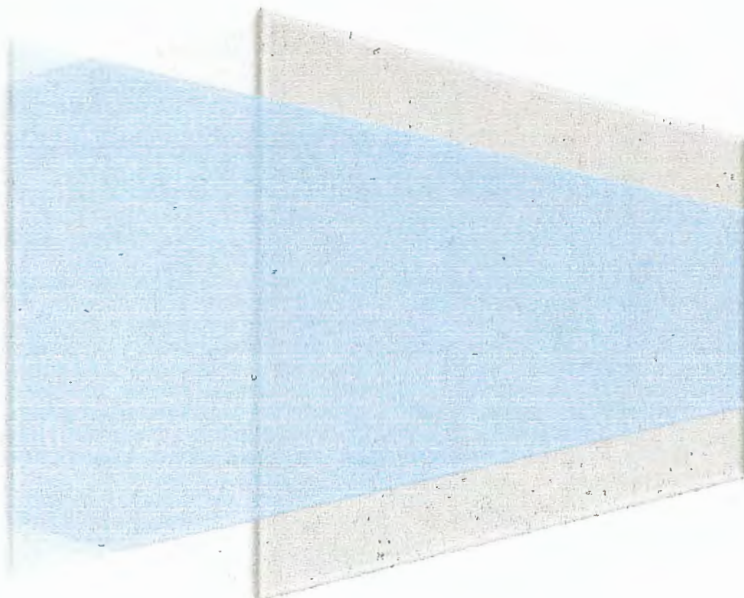
APPLICATION



**THE DALLES**

**URBAN RENEWAL AGENCY**

PROPERTY REHABILITATION  
GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

**The Dalles Urban Renewal Agency**  
**Property Rehabilitation Grant and Loan Programs**  
**-APPLICATION-**

Application Date: 7-31-2015

Application Number: \_\_\_\_\_

**PROGRAM APPLYING TO**

- ☐ Historic Design and Restoration Program  
☐ Redevelopment of Unused & Underused Property Program  
    ☐ Loan Interest Subsidy Program  
    ☐ Demolition Loan Program  
☒ Civic Improvements Grant Program  
☒ Façade Improvement Grant Program

**APPLICANT INFORMATION**

Applicant Name: Silas W Davis III

Contact Person: Al Cronemiller

Mailing Address: 

4590 Labish Garden Rd NE  
Salem, OR 97305

Applicant is: Owner ☒ Leaser ☐

Phone Number: 503 949-5025 Email: alcrone@aol.com

Federal Tax ID or Social Security Number: \_\_\_\_\_  
(Loan subsidy only)

Bank of account and contact:  
(Loan subsidy only)

Name of Business: 2ND PLACE LLC

Business Mailing Address: 

4590 Labish Garden Rd NE  
Salem, OR 97305



**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

Name of Principle: Silas W Davis III

**Site Address**

412 West 2nd Place  
The Dalles, OR 97058

**Legal Description**

Lot 11 Block 7  
Trevitt's Addition

**HISTORIC PROPERTY (STAFF USE)** YES ☒ NO ☐ (If yes, requires HLC approval)

**PROJECT INFORMATION**

Building Age: Built 1920 Building Square Footage: 3,045

Building Current Use: Residential

Building Planned Use: Residential

**Project Description Outline:**

2ND PLACE LLC is a Historic Restoration Company with 38 years of experience.

**Exterior Improvements:**

Install new cobble stone walkway from the sidewalk to the front entrance stairway and left around the the East side of the house.  
Landscape yard with perennial flower garden and grass for period look.  
Build 50 feet of period correct picket fence with entrance trellis.  
Build side pony walls and install new entrance stairway for period look.  
Reconfigure rear of home for parking of 2 cars and landscape.  
Build and install rear entry deck/landing and stairway.  
Replacement of 4 broken windows.  
Re-side exterior West wall of home with period siding.  
Repair miscellaneous siding issues.  
Install single-hung period window in upstairs Bedroom on West side of house.  
Install single-hung period window in Kitchen on West side of house.  
Paint exterior of the house with Historic 4 color paint theme.

**Interior Improvements:**

Complete Historic Restoration of interior.  
Special attention is paid to make sure all the interior paint colors for walls, ceilings and trim are historic in origin.  
Light fixtures are period correct.  
The original bathroom fixtures will be restored.  
The kitchen will be arts and crafts style with period correct hardware used.  
All the existing woodwork will be refinished or replaced to match the original period look.  
All interior finishes will be professionally crafted to restore original period look and authenticity.  
All floors will be refinished or replaced for original period look.  
All Electrical, Plumbing and HVAC will be inspected and repaired as needed for safety and functionality.

A detailed description of all interior improvements will be provided upon request.

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

**EXPECTED PROJECT COSTS**

Cost Item/Source:	Est. Cost
Install 50 feet of picket fence with entry trellis	\$ 1980.00
Install 65 feet of new cobble stone walkway	\$ 1730.00
Landscape and plant yards for authentic period look	\$ 980.00
Install period correct window in upstairs room for bedroom use	\$ 750.00
Re-side the west wall of the house to match the original siding	\$ 7550.00
Install new front and rear stairway for original period look	\$ 2700.00
Landscape the rear of the house to accommodate the parking of 2 cars	\$ 680.00
Paint the exterior with a 4 color Historically correct theme.	\$ 5800.00
Install and purchase kitchen window	\$ 650.00
Install and purchase stain glass window in West wall downstairs	\$ 900.00
	\$
	\$
	\$
	\$
Total Expected Cost	\$ 23,720

Will there be an anticipated contractor's pre-payment for construction materials prior to the start of the project? YES ☐ NO ☒ If yes, list the estimated dollar amount: \$ \_\_\_\_\_  
(For Civic Improvement or Façade Improvement Grants only)

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

**PROPOSED SOURCES OF FUNDING (loans)**

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Match</u>
Urban Renewal Loan	\$ _____			
Equity (applicant)	\$ _____			
_____ Bank	\$ _____	_____ %	_____	

**PROPOSED SOURCES OF FUNDING (grants)**

Urban Renewal Grant	\$ <b>15,812</b>			
Private Loan	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source	\$ <b>7,908</b>	<b>0</b> %	Private money	<input checked="" type="checkbox"/>
Other Source	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source	\$ _____	_____ %	_____	<input type="checkbox"/>
Total	\$ <b>23,720.00</b>	(Must equal total expected costs)		


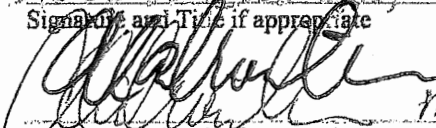
Façade Grant Matching Funds: Request \$20,000 or less (50% match) ☒; Over \$20,000 (100% match) ☐

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

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 Silas W Davis III have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

  
Signature and Title if appropriate OWNER  
  
Signature and Title if appropriate MEMBER

7/31/2015

Date

7/31/2015

Date

Signature and Title if appropriate

Date

Signature and Title if appropriate

Date

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

A. Loans and Grants

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed 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.

B. Loans Only

1. Amount of loan requested and proposed terms being requested.
2. 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 Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on 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.



Property address: 412 West 2nd Place, The Dalles, OR 97058

Property Owners: 2ND PLACE LLC – Silas W Davis III

Contractor: 2ND PLACE LLC

Qualifications: 38-year contractor/ Historic Restoration Specialist (Al Cronemiller)

LinkedIn Profile:

[https://www.linkedin.com/profile/view?id=237369548&trk=nav\\_responsive\\_tab\\_profile\\_pi](https://www.linkedin.com/profile/view?id=237369548&trk=nav_responsive_tab_profile_pi)

Facade and Interior qualifying Historic Restoration project selection criteria:

1. This project will contribute placing underused properties into a more productive, higher value state by means of Historically correct period restoration. With this house being one of six houses on West 2nd Place, along with the original fully restored court house next door, the need to do a historical restoration is important to complementing the neighborhood's vernacular. With period restoration planned for the interior and exterior of the home, this project will result in the elimination of all conditions of blight.

2. The restoration of this property will increase the livable square footage of this home upstairs by utilizing a 12'x14' room as a bedroom by adding a window for ingress and egress. Previously this home offered housing for one occupant (unemployed). The proposed improvements, will allow full utilization of the home's square footage (four bedrooms), thus increasing available residency in a tight housing market. Workers in the community may be hired for restoration help.

A. This restoration project will use the services of local contractors where needed.

B. This Historic Restoration will increase this property's value by \$50,000 or more.

C. With this property located in the Trevitts Addition, and originally built as a church in 1920 (as the plaque on the front of the house indicates), the historical significance of this structure, and its surrounding buildings are an important part of The Dalles history.

D. With the exterior restoration's potential contribution to the neighborhood's heritage, special attention will be given to historical accuracy in paint colors, addition of windows on the west side, re-siding on the west side, and the addition of short walls to the home's entry (currently missing). Installation of a front picket fence, entry trellis, new cobblestone walkways and rear parking improvements will be part of the exterior improvements. Exterior paint will be selected with a historic four-color theme. Landscaping with perennial flower garden and lawn will complete the vision. The quality of life for neighborhood residents and tourists visiting Patrick (Curator at the original Dalles Court House, next door) will be enhanced by the planned improvements—all made with attention to historical accuracy.

3. This project leverages both private and public funds. The public funds in the form of this Urban Renewal grant and private funds in the form of our company's cash and a first mortgage note held by a private individual.

4. Currently we have \$35,000 committed in the purchase of this property. Since historic restoration is a specialty of Al Cronemiller (a complete list of references available upon request), readers are encouraged to examine his full qualifications at Al Cronemiller's LinkedIn profile. His extensive skills and knowledge combine to ensure an especially efficient and effective job site.

5. This is the first of more than one restoration project that we have planned for in The Dalles.

Our emphasis on quality workmanship is a hallmark of our projects.

Thank you for your consideration.

A handwritten signature in black ink that reads "Silas W. Davis III". The signature is written in a cursive style with a large, stylized "S" and "D".

Silas W. Davis III

2ND PLACE LLC – Owner/Member

Al Cronemiller

2ND PLACE LLC - Member

**OPERATING AGREEMENT**  
**of**  
**2ND PLACE, LLC**

**This Operating Agreement** (the "Agreement") made and entered into this 23rd day of July, 2015 (the "Execution Date"),

**BETWEEN**

Alan R. Cronemiller of 4590 Labish Garden Road NE, Salem, OR 97305, and  
Silas W. Davis III of 3375 SW 116th. Avenue, Beaverton, OR 97005

(individually the "Member" and collectively the "Members").

**BACKGROUND**

- A. The Members wish to associate themselves as members of a limited liability company.
- B. The terms and conditions of this Agreement will govern the members within the limited liability company.

**IN CONSIDERATION OF** and as a condition of the Members entering into this Agreement and other valuable consideration, the receipt and sufficiency of which is acknowledged, the parties to this Agreement agree as follows:

**Formation**

1. By this Agreement the Members form a Limited Liability Company (the "Company") in accordance with the laws of the State of Oregon. The rights and obligations of the Members will be as stated in the Oregon Limited Liability Company Act (the "Act") except as otherwise provided here.

**Name**

2. The name of the Company will be 2ND PLACE, LLC.

**Purpose**

3. The purpose of this company is to purchase and develop real estate with an emphasis on remodeling or Historic restoration of houses/buildings.

**Term**

4. The Company will continue until terminated as provided in this Agreement or may dissolve under conditions provided in the Act.

**Place of Business**

5. The Principal Office of the Company will be located at 4590 Labish Garden Road NE, Salem, OR 97305 or such other place as the Members may from time to time designate.

**Capital Contributions**

6. The following is a list of all Members and their Initial Capital Contributions to the Company. Each of the Members agree to make their Capital Contributions to the Company, full and on time, according to the following terms:

Member	Contribution Description	Value of Contribution	Delivery Date
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Alan R. Cronemiller	<p>This member will provide:</p> <ol style="list-style-type: none"><li>1. Research markets for potential investment.</li><li>2. Market to potential sellers.</li><li>3. Negotiate contracts and secure investment properties.</li><li>4. Explore cities Urban Renewal, Historic Restoration, and Facade programs for financial aid assistance.</li><li>5. Manage all aspects of Historic Restoration, Remodeling, improvements and maintenance.</li><li>6. Market to potential buyers.</li><li>7. Assist in sales, negotiations, business functions and needed work for smooth business operations.</li><li>8. Supply hands on craftsman skills for Historic Restorations.</li></ol>	\$25,000.00	31 Dec 2015
	<p>This member will provide:</p> <ol style="list-style-type: none"><li>1. Use credit to secure 1st and 2nd mortgages as agreed upon for purchase of investment properties.</li><li>2. Use personal funds as investment capital as agreed</li></ol>		

Silas W. Davis III	upon for business operations. 3. Market to potential seller and buyers. 4. Negotiate contracts and secure investment properties. 5. design and facilitate landscaping on investment properties. 6. Aid in acquiring needed materials for restoration and remodels of investment properties. 7. Aid in marketing cost. 8. Assist in purchases, sales, negotiations, business functions and any needed work for smooth business operations.	\$45,000.00	31 Dec 2015
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### **Distribution of Profits/Losses**

7. Subject to the other provisions of this Agreement, the Net Profits or Losses of the Company, for both accounting and tax purposes, will accrue to and be borne by the Members in equal proportions.
8. Distributions will be made according to the following schedule: The distribution of profits or losses will be made after the sale of all remodeled/restored properties.
9. Tax Allocations will be borne by the Members in equal proportions.
10. No Member will have priority over any other Member for the distribution of Net Profits or Losses.

**Voting**

11. Each Member will have a single equal vote on any matter.

**Nature of Interest**

12. A Member's interest in the Company will be considered personal property.

**Withdrawal of Contribution**

13. No Member will withdraw any portion of their Capital Contribution without the unanimous consent of the other Members.

**Liability for Contribution**

14. A Member's obligation to make their required Capital Contribution can only be compromised or released with the consent of all remaining Members or as described elsewhere in this Agreement. If a Member does not make the Capital Contribution when it is due, he is obligated at the option of the remaining Members to contribute cash equal to the agreed value of the Capital Contribution. This option is in addition to and not in lieu of any others rights, including the right to specific performance that the Company may have against the Member.

**Additional Contributions**

15. Capital Contributions may be amended from time to time, according to the requirements of the Company provided that the Members' interests are not affected, except with the unanimous consent of the Members. No Member will be required to make Additional Contributions. Whenever additional capital is determined to be required and an individual Member is unwilling or unable to meet the additional contribution requirement within a reasonable period, as required by business obligations, the remaining Members may contribute in proportion to their existing Capital Contributions to resolve the amount in default. In such case the allocation of Net Profits or Losses of the Company among all the Members may be adjusted to reflect the aggregate change in Capital Contributions by the Members.
16. Any advance of money to the Company by any Member in excess of the amounts provided for in this Agreement or subsequently agreed to, will be deemed a debt due from the Company rather than an increase in the Capital Contribution of the Member. This liability will be repaid with interest at such rates and times to be determined by a majority of the Members. This liability will not entitle the lending Member to any increased share of the Company's profits nor to a greater voting power. Resolution of such debts may have preference or priority over any other payments to Members as may be determined by a majority of the Members.

**Capital Accounts**

17. An individual capital account will be maintained for each Member and their initial Capital Contribution will be credited to this account. Any Additional Contributions made by any Member will be credited to that Member's individual Capital Account.

**Interest on Capital**

18. No borrowing charge or loan interest will be due or payable to any Member on their agreed Capital Contribution inclusive of any agreed Additional Contributions.

**Drawing Accounts**

19. An individual drawing account will be maintained for each Member. Each Member will be entitled to draw against their share of the profits in such amounts and at such time as will be agreed by the Members. The drawing account is a temporary account and is expected to have a debit balance if there have been any withdrawals. At the end of each accounting year, the drawing accounts are closed by transferring the debit balance to each Member's capital account.

**Compensation of Members for Services Rendered**

20. Members will be compensated by the Company for services rendered to or on behalf of the Company.

**Management**

21. Management of this Company is vested in the Members.

**Authority to Bind Company**

22. Only the following individuals have authority to bind the Company in contract: Alan R. Cronemiller - Member  
Silas W. Davis III - Member.

**Duty of Loyalty**

23. No Member or Manager will engage in any business, venture or transaction, whether directly or indirectly, that might be competitive with the business of the Company or that would be in direct conflict of interest to the Company. Any potential conflicts of interest will be deemed an Involuntary Withdrawal of the offending Member or Manager and may be treated accordingly by the remaining Members. A withdrawing Member or Manager will not carry on a similar business to the business of the Company within any established or contemplated market regions of the Company for a period of at least 1 month after the date of withdrawal.

**Duty to Devote Time**

24. Each Member will devote such time and attention to the business of the Company as the majority of the Members will from time to time reasonably determine for the conduct of the Company business.

**Member Meetings**

25. Member meetings will be held at the following address, or any other location that the Members may from time to time designate: as agreed by Members.
26. Any impending Member meeting will require 14 days notice be given to all Members.
27. A meeting may be called by any Member providing that appropriate notice has been provided to the other Members.
28. There must be at least 100.00% of the Members present at a meeting for any decisions to be binding.

**Admission of New Members**

29. A new Member may only be admitted to the Company with a unanimous vote of the existing Members.
30. The new Member agrees to be bound by all the covenants, terms, and conditions of this Agreement, inclusive of all current and future amendments. Further, a new Member will execute such documents as are needed to effect the admission of the new Member. Any new Member will receive such business interest in the Company as determined by a unanimous decision of the other Members.

**Voluntary Withdrawal of a Member**

31. No Member may voluntarily withdraw from the Company for a period of 1 year from the execution date of this Agreement. Any such unauthorized withdrawal prior to the expiration of this period will be considered a wrongful dissociation and a breach of this Operating Agreement. In the event of any such wrongful dissociation, the withdrawing Member will be liable to the remaining Members for any damages incurred by the remaining Members including but not limited to the loss of future earnings. After the expiration of this period, any Member will have the right to voluntarily withdraw from the Company. Written notice of intention to withdraw must be served upon the remaining Members at least 30 days prior to withdrawal.



32. The voluntary withdrawal of a Member will have no effect upon the continuance of the Company.
33. It remains incumbent on the withdrawing Member to exercise this dissociation in good faith and to minimize any present or future harm done to the remaining Members as a result of the withdrawal.

#### **Involuntary Withdrawal of a Member**

34. Events leading to the involuntary withdrawal of a Member from the Company will include but not be limited to: death of a Member; Member mental incapacity; Member disability preventing reasonable participation in the Company; Member incompetence; breach of fiduciary duties by a Member; criminal conviction of a Member; Operation of Law against a Member or a legal judgment against a Member that can reasonably be expected to bring the business or societal reputation of the Company into disrepute. Expulsion of a Member can also occur on application by the Company or another Member, where it has been judicially determined that the Member: has engaged in wrongful conduct that adversely and materially affected the Company's business; has wilfully or persistently committed a material breach of the Operating Agreement or of a duty owed to the Company or to the other Members; or has engaged in conduct relating to the Company's business that makes it not reasonably practicable to carry on the business with the Member.
35. The involuntary withdrawal of a Member will have no effect upon the continuance of the Company.

#### **Dissociation of a Member**

36. In the event of either a voluntary or involuntary withdrawal of a Member, if the remaining Members elect to purchase the interest of the withdrawing Member, the remaining Members will serve written notice of such election, including the purchase price and method and schedule of payment for the withdrawing Member's interest, upon the withdrawing Member, their executor, administrator, trustee, committee or analogous fiduciary within a reasonable period after acquiring knowledge of the change in circumstance to the affected Member. The purchase amount of any buyout of a Member's interest will be determined as outlined in the Valuation of Interest section of this Agreement.
37. In the event the remaining Members are unwilling or unable to purchase the interest of the Dissociated Member due to a voluntary or involuntary withdrawal from the Company then the

Members will submit to mediation and, if necessary, binding arbitration for a final resolution. Valuation and distribution will be determined as described in the Valuation of Interest section of this Agreement.

38. The remaining Members retain the right to seek damages from a dissociated Member where the dissociation resulted from a malicious or criminal act by the dissociated Member or where the dissociated Member had breached their fiduciary duty to the Company or was in breach of this Agreement or had acted in a way that could reasonably be foreseen to bring harm or damage to the Company or to the reputation of the Company.
39. On any purchase and sale resulting from the voluntary or involuntary dissociation of a Member, a dissociated Member will only have liability for Company obligations that were incurred during their time as a Member. Immediately upon purchase of a withdrawing Member's interest, the Company will prepare, file, serve, and publish all notices required by law to protect the withdrawing Member from liability for future Company obligations. Where the remaining Members have purchased the interest of a dissociated Member, the purchase amount will be paid in full, but without interest, within 90 days of the date of withdrawal. The Company will retain exclusive rights to use of the trade name and firm name and all related brand and model names of the Company.

#### **Buyout Agreement**

40. In the event of a Member's interest in the Company becoming for sale, due to any reason, the remaining Members of the Company have a right of first purchase on the interest. The value of the interest in the Company will be determined as outlined in the Valuation of Interest section of this Agreement.

#### **Assignment of Interest**

41. A Member's financial interest in the Company can only be assigned to another Member and cannot be assigned to a third party.
42. In the event that a Member's interest in the company is transferred or assigned as the result of a court order or Operation of Law, the trustee in bankruptcy or other person acquiring that Member's interest in the Company will only acquire that Member's economic rights and interests and will not acquire any other rights of that Member or be admitted as a Member of the Company or have the right to exercise any management or voting interests.

**Valuation of Interest**

43. In the absence of a written agreement setting a value, the value of the Company will be based on the fair market value appraisal of all Company assets (less liabilities) determined in accordance with generally accepted accounting procedures. This appraisal will be conducted by an independent accounting firm agreed to by all Members. An appraiser will be appointed within a reasonable period of the date of withdrawal or dissolution. The results of the appraisal will be binding on all Members. A withdrawing Member's interest will be in proportion to their profit and loss share in the Company, less any outstanding liabilities a Member may have to the Company. The intent of this section is to ensure the survival of the Company despite the withdrawal of any individual Member.
44. No allowance will be made for goodwill, trade name, patents or other intangible assets, except where those assets have been reflected on the Company books immediately prior to valuation.

**Dissolution**

45. The Company may be dissolved by a unanimous vote of the Members. The Company will also be dissolved on the occurrence of events specified in the Act.
46. Upon Dissolution of the Company and liquidation of Company property, and after payment of all selling costs and expenses, the liquidator will distribute the Company assets to the following groups according to the following order of priority:
- a. in satisfaction of liabilities to creditors except Company obligations to current Members;
  - b. in satisfaction of Company obligations to current Members to pay debts; and
  - c. to the Members in proportion to their profit and loss share in the Company.
47. The claims of each priority group will be satisfied in full before satisfying any claims of a lower priority group. Any excess of Company assets after liabilities or any insufficiency in Company assets in resolving liabilities under this section will be resolved by the Members in proportion to the profit and loss share of each Member as set out in this Agreement.

**Records**

48. The Company will at all times maintain accurate records of the following:
- a. Information regarding the status of the business and the financial condition of the Company.
  - b. A copy of the Company federal, state, and local income taxes for each year (promptly after becoming available).
  - c. Name and last known business, residential, or mailing address of each Member, as well as the date that person became a Member.
  - d. A copy of this Agreement and any articles or certificate of formation, as well as all amendments, together with any executed copies of any written powers of attorney pursuant to which this Agreement, articles or certificate, and any amendments have been executed.
  - e. The cash, property, and services contributed to the Company by each Member, along with a description and value, and any contributions that have been agreed to be made in the future.
49. Each Member has the right to demand, within a reasonable period of time, a copy of any of the above documents for any purpose reasonably related to their interest as a Member of the Company, at their expense.

**Books of Account**

50. Accurate and complete books of account of the transactions of the Company will be kept and at all reasonable times be available and open to inspection and examination by any Member. The Books of Account will be kept on the accrual basis method of accounting.

**Banking and Company Funds**

51. The funds of the Company will be placed in such investments and banking accounts as will be designated by the Members. All withdrawals from these accounts will be made by the duly authorized agent or agents of the Members as agreed by unanimous consent of the Members. Company funds will be held in the name of the Company and will not be commingled with those of any other person or entity.



**Audit**

52. Any of the Members will have the right to request an audit of the Company books. The cost of the audit will be borne by the Company. The audit will be performed by an accounting firm acceptable to all the Members. Not more than one (1) audit will be required by any or all of the Members for any fiscal year.

**Fiscal Year End**

53. The fiscal year end of the Company is the 1st day of January.

**Tax Treatment**

54. This Company is intended to be treated as a partnership, for the purposes of Federal and State Income Tax.

**Tax Matters Partner**

55. The tax matters partner will be \_\_\_\_\_, (the "Tax Matters Partner"). The Tax Matters Partner will prepare, or cause to be prepared, all tax returns and reports for the Company and make any related elections that the Members deem advisable.
56. A Tax Matters Partner can voluntarily withdraw from the position of Tax Matters Partner or can be appointed or replaced by a majority of the Voting Members. In the event of a withdrawal of the Tax Matters Partner from the Company, the remaining Members will appoint a successor as soon as practicable.

**Annual Report**

57. As soon as practicable after the close of each fiscal year, the Company will furnish to each Member an annual report showing a full and complete account of the condition of the Company including all information as will be necessary for the preparation of each Member's income or other tax returns. This report will consist of at least:
- a. A copy of the Company's federal income tax returns for that fiscal year.
  - b. Supporting income statement.
  - c. A breakdown of the profit and loss attributable to each Member.

**Goodwill**

58. The goodwill of the Company will be assessed at an amount to be determined by appraisal using generally accepted accounting procedures.

**Governing Law**

59. The Members submit to the jurisdiction of the courts of the State of Oregon for the enforcement of this Agreement or any arbitration award or decision arising from this Agreement.

**Mediation and Arbitration**

60. In the event a dispute arises out of or in connection with this Agreement, the parties will attempt to resolve the dispute through friendly consultation. If the dispute is not resolved within a reasonable period then any or all outstanding issues may be submitted to mediation in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute or is unavailable, any outstanding issues will be submitted to final and binding arbitration in accordance with the laws of the State of Oregon. The arbitrator's award will be final, and judgment may be entered upon it by any court having jurisdiction within the State of Oregon.

**Force Majeure**

61. A Member will be free of liability to the Company where the Member is prevented from executing their obligations under this Agreement in whole or in part due to force majeure, such as earthquake, typhoon, flood, fire, and war or any other unforeseen and uncontrollable event where the Member has communicated the circumstance of the event to any and all other Members and where the Member has taken any and all appropriate action to satisfy his duties and obligations to the Company and to mitigate the effects of the event.

**Forbidden Acts**

62. No Member may do any act in contravention of this Agreement.
63. No Member may permit, intentionally or unintentionally, the assignment of express, implied or apparent authority to a third party that is not a Member of the Company.
64. No Member may do any act that would make it impossible to carry on the ordinary business of the Company.
65. No Member will have the right or authority to bind or obligate the Company to any extent with regard to any matter outside the intended purpose of the Company.

- 66. No Member may confess a judgment against the Company.
- 67. Any violation of the above forbidden acts will be deemed an Involuntary Withdrawal of the offending Member and may be treated accordingly by the remaining Members.

**Indemnification**

- 68. All Members will be indemnified and held harmless by the Company from and against any and all claims of any nature, whatsoever, arising out of a Member's participation in Company affairs. A Member will not be entitled to indemnification under this section for liability arising out of gross negligence or wilful misconduct of the Member or the breach by the Member of any provisions of this Agreement.

**Liability**

- 69. A Member or any employee will not be liable to the Company or to any other Member for any mistake or error in judgment or for any act or omission believed in good faith to be within the scope of authority conferred or implied by this Agreement or the Company. The Member or employee will be liable only for any and all acts and omissions involving intentional wrongdoing.

**Liability Insurance**

- 70. The Company may acquire insurance on behalf of any Member, employee, agent or other person engaged in the business interest of the Company against any liability asserted against them or incurred by them while acting in good faith on behalf of the Company.

**Life Insurance**

- 71. The Company will have the right to acquire life insurance on the lives of any or all of the Members, whenever it is deemed necessary by the Company. Each Member will cooperate fully with the Company in obtaining any such policies of life insurance.

**Actions Requiring Unanimous Consent**

- 72. Actions requiring the unanimous consent of all Members will include, but not be limited to, the following:
  - a. Incurring Company liabilities over \$100.00.
  - b. Incurring a single transaction expense over \$100.00.

- c. The sale of any Company asset with a fair market value over \$100.00.
- d. Hiring an employee with an annual compensation over \$100.00.
- e. Firing any employee.
- f. Assignment of ownership rights of Company property.
- g. Endangering the ownership or possession of Company property.
- h. Assignment of check signing authority.
- i. Releasing any Company claim except for payment in full.

#### **Amendment of Operating Agreement**

73. No amendment or modification of this Agreement will be valid or effective unless in writing and signed by all the Members.

#### **Title to Company Property**

74. Title to all Company property will remain in the name of the Company. No Member or group of Members will have any ownership interest in Company property in whole or in part.

#### **Miscellaneous**

75. Time is of the essence in this Agreement.
76. This Agreement may be executed in counterparts.
77. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Agreement. Words in the singular mean and include the plural and vice versa. Words in the masculine gender include the feminine gender and vice versa. Words in a neutral gender include the masculine gender and the feminine gender and vice versa.
78. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, it is the parties' intent that such provision be reduced in scope by the court only to the extent deemed necessary by that court to render the provision reasonable and enforceable and the remainder of the provisions of this Agreement will



in no way be affected, impaired or invalidated as a result.

79. This Agreement contains the entire agreement between the parties. All negotiations and understandings have been included in this Agreement. Statements or representations that may have been made by any party to this Agreement in the negotiation stages of this Agreement may in some way be inconsistent with this final written Agreement. All such statements have no force or effect in respect to this Agreement. Only the written terms of this Agreement will bind the parties.
80. This Agreement and the terms and conditions contained in this Agreement apply to and are binding upon the Member's successors, assigns, executors, administrators, beneficiaries, and representatives.
81. Any notices or delivery required here will be deemed completed when hand-delivered, delivered by agent, or seven (7) days after being placed in the post, postage prepaid, to the parties at the addresses contained in this Agreement or as the parties may later designate in writing.
82. All of the rights, remedies and benefits provided by this Agreement will be cumulative and will not be exclusive of any other such rights, remedies and benefits allowed by law.

### **Definitions**

83. For the purpose of this Agreement, the following terms are defined as follows:
- a. "Additional Contribution" means Capital Contributions, other than Initial Contributions, made by Members to the Company.
  - b. "Capital Contribution" means the total amount of cash, property, or services contributed to the Company by any one Member.
  - c. "Initial Contribution" means Capital Contributions made by any Member to acquire an interest in the Company.
  - d. "Net Profits or Losses" means the net profits or losses of the Company as determined by generally accepted accounting principles.

- e. "Operation of Law" means rights or duties that are cast upon a party by the law, without any act or agreement on the part of the individual including, but not limited to, an assignment for the benefit of creditors, a divorce, or a bankruptcy.
- f. "Principal Office" means the office whether inside or outside the State of Oregon where the executive or management of the Company maintain their primary office.

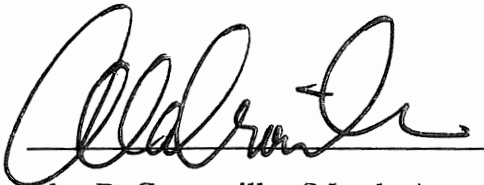
**IN WITNESS WHEREOF** the parties have duly affixed their signatures under hand and seal on this 23rd day of July, 2015.

**SIGNED, SEALED, AND DELIVERED**

in the presence of:

Witness: Diane Elder (Sign)

Witness Name: Diane Elder


  
Alan R. Cronemiller (Member)

**SIGNED, SEALED, AND DELIVERED**

in the presence of:

Witness: Donna Bergt (Sign)

Witness Name: Donna Bergt

  
Silas W. Davis III (Member)



Wasco County Official Records **2015-003095**  
DEED-D  
Stn=2 PAULB **08/04/2015 12:12:12 PM**  
\$10.00 \$11.00 \$10.00 \$15.00 \$20.00 **\$66.00**

After recording return to:

2NDPLACE LLC, an Oregon limited liability company

3375 SW 116th  
Beaverton OR 97005

Until a change is requested all tax statements  
shall be sent to the following address:

2NDPLACE LLC, an Oregon limited liability company

3375 SW 116th  
Beaverton OR 97005

File No. 57913AM

I, Lisa Gambie, County Clerk for Wasco County,  
Oregon, certify that the instrument identified herein  
was recorded in the Clerk records.

### STATUTORY WARRANTY DEED

**Andrea King, who acquired title as Andrea London**

Grantor(s), hereby convey and warrant to

**2NDPLACE LLC, an Oregon limited liability company , 2NDPLACE LLC, an Oregon limited liability company,**

Grantee(s), the following described real property in the County of Wasco and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 11, Block 7, TREVITT'S ADDITION TO DALLES CITY, in the City of The Dalles, County of Wasco and State of Oregon**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

01N13E03BB 1200 13701

The true and actual consideration for this conveyance is **\$90,000.00**.

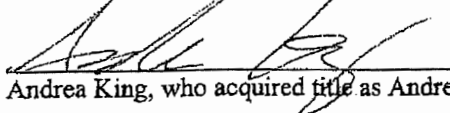
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

AMERITITLE 57913AM

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

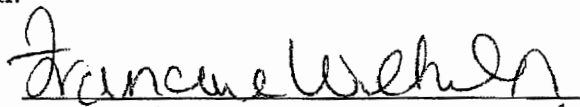
Dated this 30 day of July 2015.

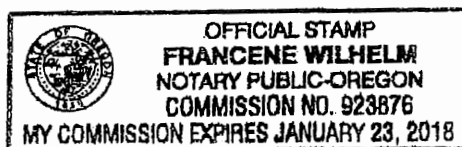
  
Andrea King, who acquired title as Andrea London

State of Oregon } ss  
County of Wasco }

On this 30 day of July, 2015 before me, Francene Wilhelm, a Notary Public in and for said state, personally appeared Andrea King, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: The Dalles  
Commission Expires: 1/23/18





United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet

Section number 7 Page 18

#4 Address: 412 West Second Place Owner: % Michael Richardson  
Historic Name: Unknown 2403 Mt. Hood  
Common Name: Sovereign Grace The Dalles, OR 97058  
Baptist Church Map No: 1N 13 3BB  
Year Built: c.1920 Reference No: 13701  
Architect: Unknown Plat: Trevitt's Addition  
Style: Bungalow Block: 7  
Use: Residential Lot: 11  
Alterations: Minor Tax Lot: 1200  
Secondary/Contributing

Description: This one-story rectangular Bungalow has a side facing gable roof supported with brackets and exposed rafters. A gable dormer, sheathed with wood shingles, projects from the north elevation of the roof. The partial porch is recessed under the gable and is supported with a boxed post. A rear porch has been enclosed with four over four and two over two double-hung wood sash windows. The majority of the windows are one over one double-hung wood sash which are finished with plain trim. A tripartite window, decorated with leaded glass in the upper panes, embellishes the front facade. Leaded glass also decorates the dormer window. The house is sheathed with shiplap siding finished with cornerboards. A watertable with cap extends around the perimeter of the building. The lot is sparsely planted with shrubs. The building is in good condition and has minor alterations.

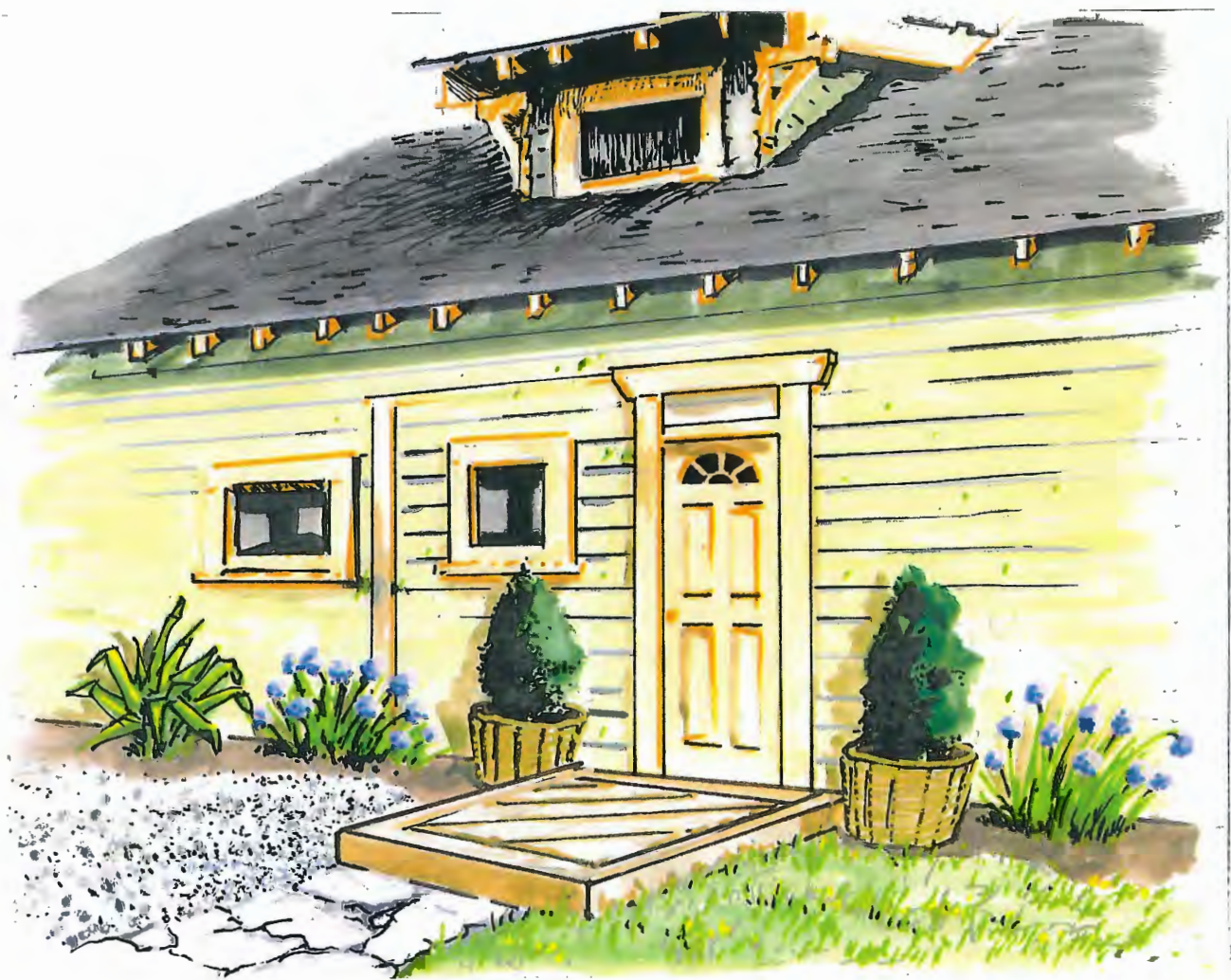
Historical Data: The chain of title is unclear for this property.

Auxiliary Building: None

#5 Address: 418 West Second Place Owner: Delay & Nadine Boen  
Historic Name: Hudson House 418 West Second Place  
Common Name: NA The Dalles, OR 97058  
Year Built: 1937 Map No: 1N 13 3BB  
Architect: ~~Unknown~~ *Percy Bentley* Reference No: 3414  
Style: Norman Farmhouse Plat: Trevitt's Addition  
Use: Residential Block: 7  
Alterations: None Lot: 12  
Secondary/Contributing Tax Lot: 1600

Description: This one and one-half story building has a steeply pitched gable roof with shed dormers, shallow boxed eaves, and a wide bargeboard. A lower gable extension on the front elevation houses the entrance vestibule and a screened side porch is located on the west elevation. Segmental arches define the window openings of the side











IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

**AGENDA STAFF REPORT**

**URBAN RENEWAL ADVISORY COMMITTEE**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
September 29, 2015		

**DATE:** September 18, 2015

**TO:** Urban Renewal Agency

**FROM:** Eric Nerdin, Urban Renewal Contract Consultant  
Mid-Columbia Economic Development District, Loan Fund Manager

**ISSUE:** Semi-annual Competitive Civic Improvements Grant Application from  
The Dalles Main Street Program Review and Recommendation to the  
Agency Board.

**BACKGROUND:**

The Dalles Main Street Program is a 501(c)(3) non-profit organization comprised of volunteers who want to help the downtown succeed. The Dalles Main Street Program employs the Main Street Approach®, developed by the National Trust for Historic Preservation, which has been extremely successful all over the country and especially in Oregon. It is a proven, comprehensive approach to historic commercial district revitalization. This Main Street Approach® is based on a four-point strategy of Organization, Promotion, Design and Economics. The Dalles Main Street Program's mission is to provide leadership to preserve and enhance our community identity and heritage, build economic stability, and make The Dalles an excellent place to live, work, play and do business. This information was provided by the applicant through its website and Facebook page.



The application and a memorandum from Daniel Hunter, formerly Administrative Fellow, now Project Coordinator, with the City of The Dalles provide more project-specific information on this project.

The City of The Dalles has worked on placing wayfinding signs in downtown The Dalles for the past three years. Wayfinding signage is intended to “promote walkability in the downtown; improve point of interest information available to tourists; and provide a means for downtown businesses to capitalize on tourism.” The City determined that it would be best for The Dalles Main Street program to take the lead on this project, and Main Street’s Promotion Committee and Marketing Task Squad has “focused this project on improving economic conditions for downtown businesses and providing useful information to tourists.”

The proposed wayfinding signs will be located at northwest corners of Union Street and 2<sup>nd</sup> Street, Federal Street and 2<sup>nd</sup> Street, and Madison Street and 2<sup>nd</sup> Street. This project is supported by “local historic groups, local businesses, The Dalles Area Chamber of Commerce and other organizations through their contribution compiling sign information, development of the map and commitment to quarterly updating of the map and sign information. This support will be coordinated by The Dalles Main Street Program. The National Association of Realtors supports this project with a commitment to award a \$2,000 grant.

The City of The Dalles has also shown its support through the previously mentioned memorandum and its recommendation that this application receive the maximum points available (25 points) that can be administratively assigned by the Agency on the Project Selection Scoring Sheet. The scoring sheet is attached to this staff report.

Additional benefits and impact of these wayfinding signs cited by the city and the applicant include: encouraging people to “stop and walk around” and help have a positive impact on people’s perspective of downtown to “increased property values; improved long term tenancy in downtown buildings” and improve the overall tourist experience.

#### **APPLICATION:**

The application from The Dalles Main Street Program was received on June 22, 2015. This application is for a grant of \$16,250 to assist with the construction and installation of three wayfinding signs in downtown The Dalles. The applicant will contribute \$6,500 of the \$22,750 total project amount, which is 28.6% of the total project amount.

#### **Proposed Project Costs**

Wayfinding Board Design and Updating:	\$ 1,000.00
Signage Construction and Installation:	\$15,900.00
Static Information Placard (3)	\$ 1,200.00
Initial Downtown Business Maps (3)	\$ 150.00
Ongoing Project Administration/Operation for 5 Years	<u>\$ 4,500.00</u>
<b>Total:</b>	<b>\$22,750.00</b>

**Proposed Fund Sources**

National Associations of Realtors	\$ 2,000.00
Applicant:	\$ 4,500.00
Urban Renewal Grant:	<u>\$16,250.00</u>
<b>Total:</b>	<b>\$22,750.00</b>

The proposed project costs provided by the applicant are based on estimates for the various components of the project. One of these estimates is included.

The requested grant amount of \$16,250 provides an estimated 94% of the project's hard costs to outside vendors. The other "soft" costs, including sign design and updating and quarterly administration and operation for 5 years, will be paid with National Association of Realtors' grant, donations and in-kind support provided by The Dalles Main Street Program volunteers, partners and other supporters.

**BUDGET IMPLICATIONS:**

The Dalles Urban Renewal Agency has \$342,329 in monies available for new Property Rehabilitation Program Grants and Loans for fiscal year 2016. If only this \$16,250 grant application is approved, the remaining funds available would be \$326,079.

Note: There are also two Façade Improvement Grant applications in the total amount of \$33,978 being submitted at the same time as this grant application. If these two grant applications and this grant application are all approved, then the remaining urban renewal funds would be \$292,101 for the remainder of fiscal year 2016.

**PROJECT SCORING CRITERIA AND SCORING:**

Please refer to the accompanying Project Selection Score Sheet for the Project Selection Criteria and the scoring awarded by staff. This project was awarded a total of 50 points.

**STAFF REVIEW:**

Staff has reviewed the \$16,250 Urban Renewal Civic Improvement Grant application from The Dalles Main Street Program for the construction and installation of three wayfinding signs in downtown The Dalles, Oregon, and has determined that it meets the minimum criteria as set forth by the Urban Renewal Agency.

Staff further offers the following options for the Urban Renewal Advisory Committee:

1. Move that the Urban Renewal Advisory Committee recommend approval by the Urban Renewal Agency Board of a \$16,250 Urban Renewal Civic Improvement Grant to The Dalles Main Street Program to be used for the construction and installation of three wayfinding signs in downtown The Dalles, with the condition that The Dalles Main Street Program will be responsible for the upkeep and maintenance of these signs, including, but not limited to vandalism and graffiti, but not including complete replacement of signs, if so required.

2. Move that the Urban Renewal Advisory Committee recommend that the Urban Renewal Agency approve a civic improvement grant to The Dalles Main Street Program less than the \$16,250 applied for, such as \$13,700, which is approximately 75% of the hard costs of the project to outside vendors. These hard costs equal \$18,250. Note: This would require the applicant to potentially:
  - a. Obtain discounts from vendors or additional funding of approximately \$4,550.
  - b. Scale the project back by installing fewer signs, which would diminish the effectiveness and desired outcome of this project.
  - c. Delay the implementation of project until funding is completely obtained. Delays could impact the availability of the Realtors' grant.
  - d. Abandon the project completely.
2. Move that the Urban Renewal Advisory Committee recommend that the Urban Renewal Agency deny the grant request.

**Points Awarded:**

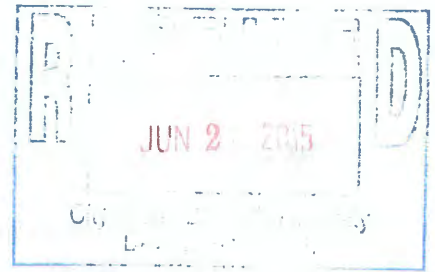
Priority consideration will be given to each proposed project. Points will be allowed for factors indicated by well-documented, reasonable plans, which, in the opinion of the Agency, provide assurance that the items have a high probability of being accomplished. If an application does not address one 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)**  
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)**
    - 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)**
    - 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)**



D. Make The Dalles a more attractive and functional city in the following ways:		
i. Shows significant aesthetic improvement to the property (10 points)		
ii. Provides needed services or community function (10 points)		10
iii. Serves a significant portion of the community, (5 points)		
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)		
\$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
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)		25
<b>TOTAL</b>		<b><u>50</u></b>

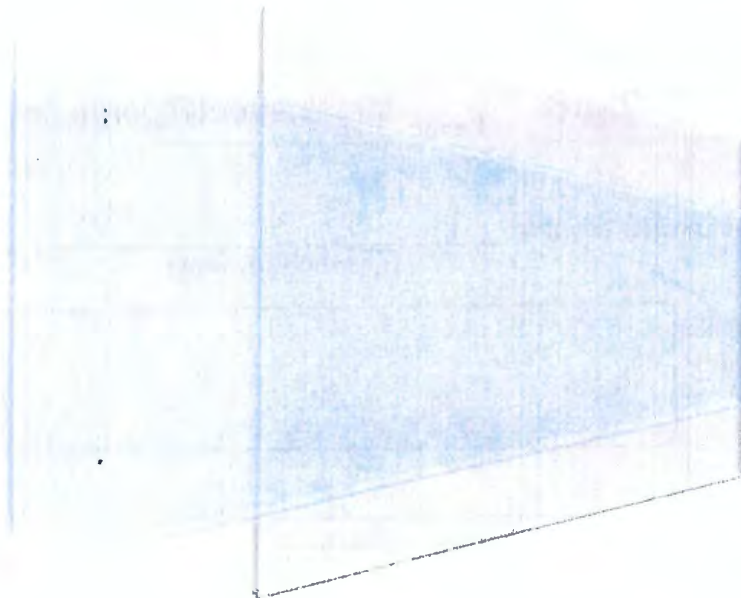
APPLICATION



**THE DALLES**

URBAN RENEWAL AGENCY

PROPERTY REHABILITATION  
GRANT AND LOAN PROGRAMS



MAY CONTAIN CONFIDENTIAL INFORMATION

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

Application Date: 6/22/15

Application Number: \_\_\_\_\_

**PROGRAM APPLYING TO**

- ☐ Historic Design and Restoration Program  
☐ Redevelopment of Unused & Underused Property Program  
    ☐ Loan Interest Subsidy Program  
    ☐ Demolition Loan Program  
☒ Civic Improvements Grant Program  
☐ Façade Improvement Grant Program

**APPLICANT INFORMATION**

Applicant Name: The Dalles Main Street Program

Contact Person: Matthew Klebes

Mailing Address: 

PO Box 544  
The Dalles, OR 97058

Applicant is: Owner ☐ Leaser ☐

Phone Number: 541-370-2966 Email: tdmainstreet@gorge.net

Federal Tax ID or Social Security Number: \_\_\_\_\_  
(Loan subsidy only)

Bank of account and contact:  
(Loan subsidy only)

Name of Business: \_\_\_\_\_

Business Mailing Address:

**The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-**

Name of Principle: Matthew B. Klebes

**Site Address**

North-West corner of 2nd and Union St.  
North-West corner of 2nd and Federal St.  
North-West corner of 2nd and Madison St.

**Legal Description**

--

**HISTORIC PROPERTY (STAFF USE)** YES ☐ NO ☐ (If yes, requires HLC approval)

**PROJECT INFORMATION**

Building Age: N/A Building Square Footage: N/A

Building Current Use: N/A

Building Planned Use: N/A

**Project Description Outline:**

The Dalles Main Street Promotion Committee and Marketing Task Squad have developed a project to install 3 downtown wayfindage boards similar in design to the information boards installed by the City of The Dalles in the Lewis and Clark Festival Park and near the cruise ship dock.

These wayfindage signs will be slightly more narrow than those already installed in order to allow them to be placed in the brick paver or cement area at the North-West corners of Union and 2nd St., Federal and 2nd St., and Madison and 2nd St.

The wayfindage boards will be two sided. One side will have static information relating to Downtown The Dalles and downtown historic images. The other side will have a map of the Downtown with the locations of businesses related to tourism and shopping marked as well as certain points of interest. These maps will be printed on basic paper, will be updated quarterly, and are similar in design to maps currently in use to create consistency.

The wayfindage boards will promote our downtown businesses as well as the walkability of our downtown. The wayfindage boards will show how many businesses are located in Downtown The Dalles and help change the perception that the, "downtown is half empty." They will be important information points in the downtown as well as establishing a visual presence that says, "stop and walk around." In sum, the project will aesthetically improve the downtown while providing a needed community function. This will improve a visitors/shoppers experience of the downtown while supporting our local businesses.

The grant funds provided by the URA will be used, in conjunction with a grant from the National Association of Realtors (\$2,000.00), to purchase and install the signage. The compiling of information, development of the map, quarterly updating etc., has been and will be done by The Dalles Main Street Program with assistance from local historic groups, local businesses, The Dalles Area Chamber of Commerce and other organizations.



### EXPECTED PROJECT COSTS

Est. Cost

**\$ 1,000.00**

**\$ 15,900.00**

**\$ 1,200.00**

**\$ 150.00**

**\$4,500.00**

\$

\$

\$

\$\_\_\_\_\_

\$\_\_\_\_\_

\$ \_\_\_\_\_

\$\_\_\_\_\_

\$ \_\_\_\_\_

\$\_\_\_\_\_

**\$22,750.00**

3



The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

**PROPOSED SOURCES OF FUNDING (loans)**

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>	<u>Match</u>
Urban Renewal Loan	\$ _____			
Equity (applicant)	\$ _____			
_____ Bank	\$ _____	_____ %	_____	

**PROPOSED SOURCES OF FUNDING (grants)**

Urban Renewal Grant	\$ <u>16,250.00</u>			
Private Loan	\$ _____	_____ %	_____	<input type="checkbox"/>
Other Source	\$ <u>2,000.00</u>	_____ %	_____	<input type="checkbox"/>
Other Source	\$ <u>4,500.00</u>	_____ %	_____	<input type="checkbox"/>
Other Source	\$ _____	_____ %	_____	<input type="checkbox"/>
Total	\$ <u>22,750.00</u>			

(Must equal total expected costs)

Facade Grant Matching Funds: Request \$20,000 or less (50% match) ☐; Over \$20,000 (100% match) ☐

The Dalles Urban Renewal Agency  
Property Rehabilitation Grant and Loan Programs  
-APPLICATION-

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 Matthew Kleber have read and understood the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

 Exec. Dir  
Signature and Title if appropriate

9/18/15  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature and Title if appropriate

\_\_\_\_\_  
Date

The Following Items Are Required Before A Loan Is Approved Or Grant Project Can Begin:

**A. Loans and Grants**

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission (if required).
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from a licensed 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.

**B. Loans Only**

1. Amount of loan requested and proposed terms being requested.
2. 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 Civil Improvements Grant Program:

The grants will be awarded semi-annually on a competitive basis and based on 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.



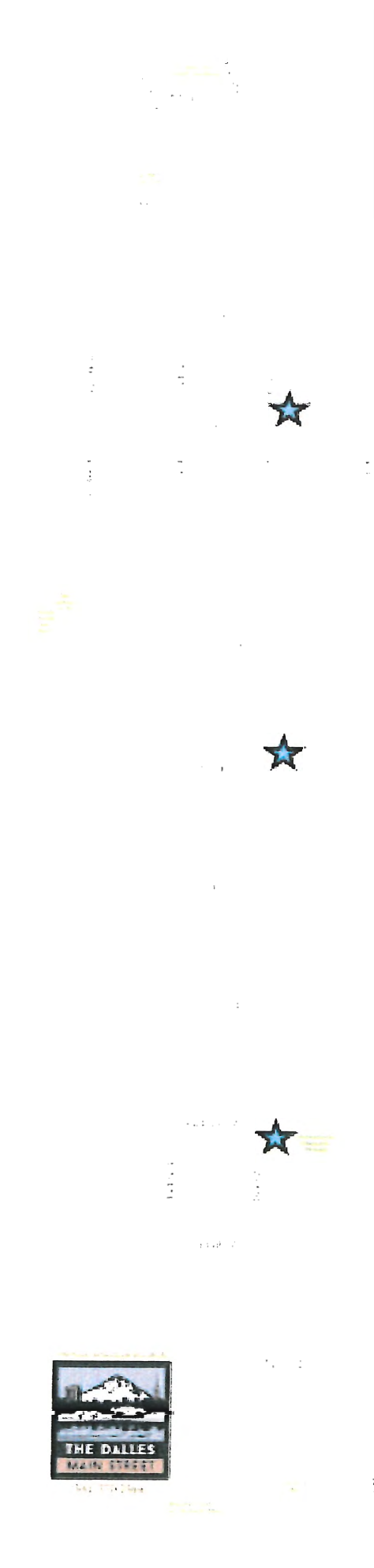
15205 SW 74th Avenue - Tigard, OR - 97224

Phone: 503.620.8200 | www.meyersignco.com | CCB#: 64014

PROPOSAL	
Attn: <b>Matthew B Klebes</b>	Date: <b>4-17-15</b>
Business Name: <b>Dalles Main Street</b>	Job Name: <b>Dalles Main Street</b>
Billing Address: <b>P.O. Box 544 The Dalles, Or 97058</b>	Job Address: <b>Dalles Oregon</b>
	Account Executive: <b>Mathew Pratt</b>
Phone: <b>541-370-2966</b>	Phone: <b>503-620-8200</b>
Email: <b>tdmainstreet@grge.net</b>	Email: <b>Matt@meyersignco.com</b>
We hereby submit specifications and estimates for:	
<b>Option A Illuminated</b> - Manufacture and Install (1) D/F Information Kiosk with Led Light Bars <span style="float: right;">\$6,300.00</span> <b>Option B Non-Illuminated</b> - Manufacture and Install (1) D/F Information Kiosk <span style="float: right;">\$5,300.00</span> <b>Optional Panels</b> - Manufacture and Install (3) Panels with graphics too be fitted to 1 side of the Kiosk on 3 separate Kiosks (\$400.00 each) <span style="float: right;">\$1,200.00</span> <b>**sign permit, electrical permit, engineering, &amp; acquisitions at additional cost**</b> <span style="float: right;"><b>Total:</b></span>	
Additional municipality fees or requirements may require additional charges. Unknown or concealed conditions may require an additional charge. Electrical hook-up is the responsibility of customer. Meyer Sign Co. may hook up to visible power within 6 ft. Meyer Sign Co. and employees will not be responsible for any damage resulting from drilling or any penetrations into any horizontal or vertical surface involved with sign installation.	
Payment to be made as follows: <small>Manufacture &amp; Install projects per contract agreement, progress pay with final payment upon completion of Meyer Sign Co. Installation</small> <b>50% DEPOSIT WITH SIGNED CONTRACT, BALANCE DUE UPON COMPLETION</b>	
<small>All material is guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving additional or extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. In the event that payment is not made when due as agreed to the unpaid balance shall draw interest at the rate of 18% per annum from the date when due and if such nonpayment continues more than ten days, shall become due and we shall be entitled to a reasonable collection cost, including a reasonable attorney's fee. All Agreements contained herein are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, wind and other necessary insurance. All our workers are fully covered by Workers' Compensation Insurance.</small> <small>Acceptance of Proposal: The above prices, methods of payment specifications and conditions are satisfactory and are hereby agreed to. Payment will be made as outlined above. Purchaser grants a purchase money security interest in the products until the full price has been paid in full and agree to do all acts necessary to perfect and maintain said security interest. Purchaser hereby irrevocably appoints Company as its attorney in fact to execute any financing statements or other instruments or documents reasonably necessary or desirable to perfect and maintain said security interest in the products or proceeds. If payment is not received in accordance with payment schedule, Meyer Sign Co. may remove signage upon 24 hrs. written notice. Costs of removal, storage and reinstallation will be responsibility of customer and charged at standard rates.</small>	
Proposal Accepted by: (Print Name)	Title:
Signature:	Acceptance Date:
Meyer Sign Co. Acceptance:	Date:

Note: This proposal may be withdrawn by us if not accepted within 30 days

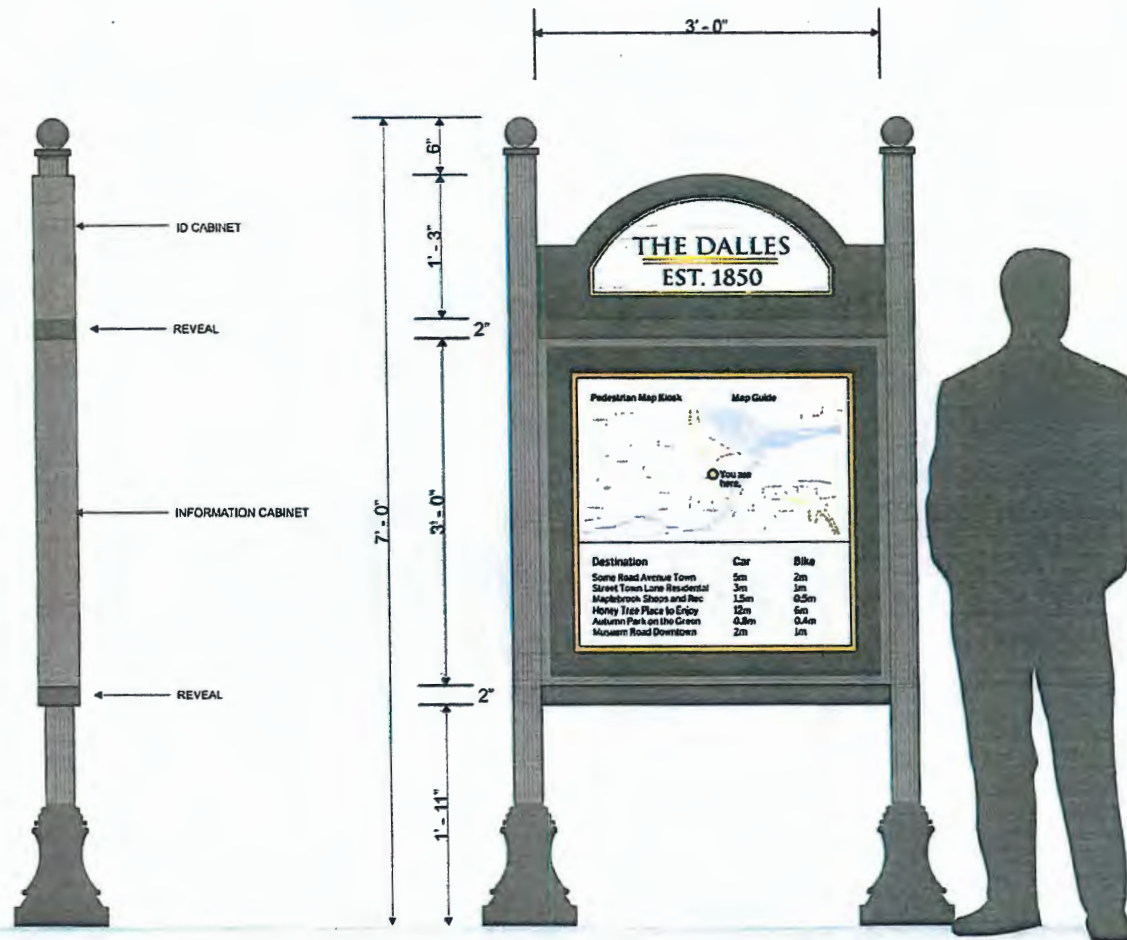




Orange River  
Main Street

SCALE: 1" = 1'-0"

# OPTION B NON-ILLUMINATED



## DESCRIPTION OF WORK

MANUFACTURE AND INSTALL (TBD)  
DOUBLE FACED INFORMATION KIOSK'S

SQ FT 12.75

QTY

TBD

ID FACE FRAME ASSEMBLY  
ALUMINUM CONSTRUCTION  
PAINT MATTE BLACK  
APPLY DIGITALLY PRINTED HIGH  
PERFORMANCE GRAPHICS FIRST  
SURFACE

INFORMATION CABINET WITH HINGED  
LOCKABLE PROTECTIVE FACE  
ALUMINUM CONSTRUCTION  
PAINT MATTE BLACK  
PROTECTIVE FACE  
CLEAR MAR-GARD ACRYLIC  
GRAPHICS  
DIGITALLY PRINTED VINYL APPLIED  
TO BACK OF FACE

SUPPORTS  
3" DIAMETER FLUTED ALUMINUM PIPE  
SUPPORTS WITH ALEXANDRIA CAST  
ALUMINUM BASE WITH BALL FINIAL

INSTALLATION  
INSTALL AT LOCATIONS TO BE FIELD  
VERIFIED



sales@meyersignco.com  
www.meyersignco.com  
phone: 503 620-6200  
fax: 503 620-7074

Project: Riverfront Interpretive Signs  
The Dalles, Oregon  
Designer: Ross Hilden

Architect: John Singluff  
Date: 2.12.13

CUSTOMER APPROVAL  
DATE: \_\_\_\_\_

LANDLORD APPROVAL  
DATE: \_\_\_\_\_

This is an unapproved drawing created for  
Meyer Sign Company's use and the project  
planned for the specific use of Meyer Sign Company.  
These drawings are not to be shown outside your  
organization nor used, copied, reprinted, or in any form  
without prior written authorization in writing by an officer of  
Meyer Sign Company of Oregon.

Drawn by: Riverfront Interpretive Signs-JS-13179  
Sheet: 2 of 3  
R1



# Welcome to Historic Downtown The Dalles

## ☐ Coffee/Bakery

- 100 Brown's Grounds
- 101 Sprouted Life Bakery
- 102 Mike's Bakitchen Bakery
- 103 Grinders Coffee
- 104 Holsteins Coffee Co.

## ☐ Convenience/Auto

- 200 Hatt's 76 Fuel Stop
- 201 Auto Electric Supply Co.
- 202 Chevron Gas Station
- 203 Gray's Auto Service
- 204 NAPA Auto Parts
- 205 Dalles Auto Parts Inc.
- 206 Columbia Auto Repair Sales
- 207 Pee-wee's Auto Detail
- 208 Jack's Body Shop
- 209 Qwik Change Lube Center
- 210 Shell Station
- 211 Dinty's Market
- 212 Precision Automotive

## ☐ Food & Drink

- 300 Montira's Thai Cuisine
- 301 Burgerville
- 302 Clock Tower Ales
- 303 Tacos Del Rio
- 304 Holistic Essentials Natural Market
- 305 Cottage Café
- 306 Baldwin Saloon
- 307 American Legion
- 308 Pho Saigon Vietnamese
- 309 Vault Bistro and Lounge
- 310 Windy River Restaurant
- 311 Loyal Order of Moose
- 312 4 C's Catering
- 313 Canton Wok
- 314 La Cabana
- 315 La Petite Provence
- 316 Skyline Grill (Food Cart)
- 317 Zim's Braus Haus
- 318 Beachwood Eatery (Food Cart)
- 319 Rivertap
- 320 Tijuana Mexican Restaurant
- 321 Dominos Pizza

## ☐ Health/Beauty

- 400 Hair works
- 401 Pure Yoga
- 402 Salon Chroma
- 403 Hole in the Wall Dance Studio
- 404 Before and After Salon
- 405 Le Harve Beauty Salon
- 406 Venn Salon
- 407 Kelly's Barber Shop
- 408 Merle Norman Cosmetic Studio
- 409 High Hills
- 410 Curves
- 411 Hey Gorgeous
- 412 Camilia Salon
- 413 Zensational Salon
- 414 Bill's Barber Shop
- 415 Images the Salon
- 416 The Pink Poodle Grooming Salon (Pet Care)
- 417 Crossfit The Dalles

## ☐ Lodging

- 500 Oregon Motor Motel
- 501 Windrider Inn
- 502 Budget Inn
- 503 The Dalles Inn

## ☐ Services ☐ ATMs

- 600 The Dalles Area Chamber of Commerce
- 601 US Post Office
- 602 Bank of the West
- 603 Washington Federal
- 604 The Dalles Police Department
- 605 The Dalles City Hall
- 606 US Bank
- 607 Don's Cleaners and Laundry
- 608 Hazel Philipp's Travel Agency
- 609 Susan's Custom Sewing
- 610 Community Bank
- 611 Columbia State Bank
- 612 Wasco County Veterans Services
- 613 Wells Fargo
- 614 Social Security Administration

## ☐ Real Estate

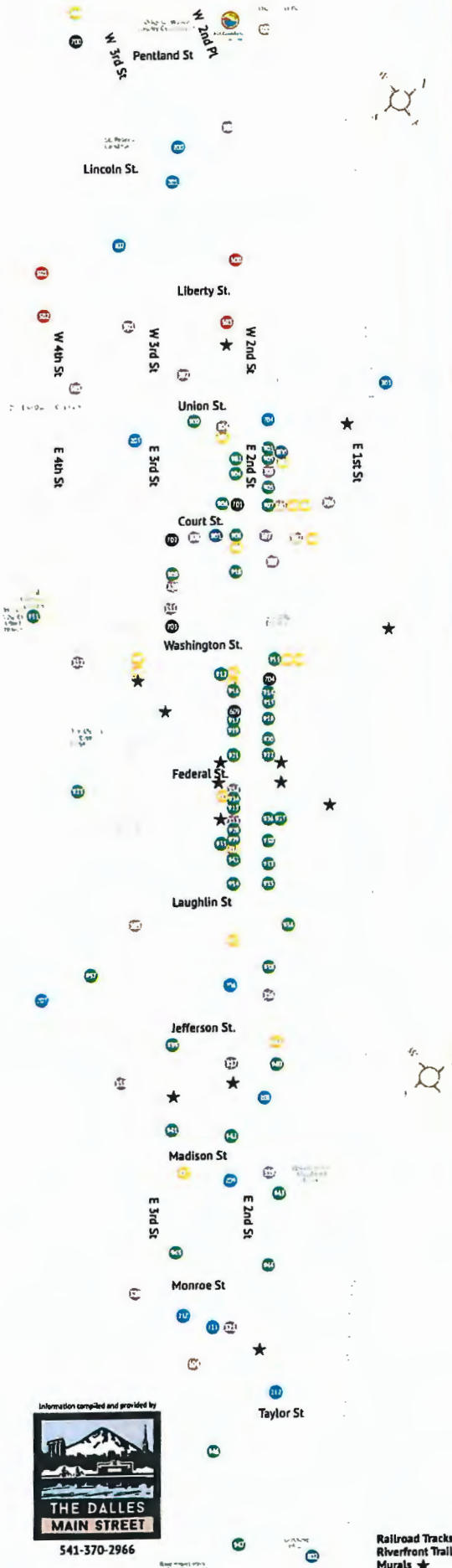
- 700 Keller Williams Realty
- 701 Windermere Real Estate
- 702 Copper West Properties
- 703 Rena Hunley Real Estate
- 704 Columbia Gorge Real Estate

## ☐ Winery/Brewery

- 800 Moody Tollbridge Winery
- 801 15 Mile Winery
- 802 Sunshine Mill Winery

## ☐ Shopping

- 900 Bohn's Printing and Office Supply
- 901 Savvy Seconds
- 902 Lines of Design
- 903 Fly Fishing Strategies Flyshop
- 904 Sears
- 905 Sign Age
- 906 Born to Bead Wild
- 907 Dalles City Cyclery
- 908 Sigman's Flowers and Gifts
- 909 Rage Graphix
- 910 JCPenney
- 911 The Dalles Art Center
- 912 Hampton Furniture Co.
- 913 The Chocolate Lab
- 914 Adams Design Center
- 915 Breezeway Boutique Antiques
- 916 Aeroprint Inc.
- 917 Gameopoly
- 918 Klindts Booksellers
- 919 Kay Jewelers
- 920 Oregon Trail Games
- 921 MsFitz Store Inc.
- 922 Dreamersion Studios
- 923 Oliver's Flooring Covering
- 924 The Dalles Wedding Place
- 925 Donald's Speciality Shops
- 926 Northwest Music
- 927 Play It Forward Music
- 928 Columbia River Music
- 929 Westwind Frame and Gallery
- 930 Urban Paper
- 931 Yesterday and Today Records
- 932 Michael's Electronic
- 933 Costumes to Suit Your Fancy (Seasonal)
- 934 A's Sewing Shoppe
- 935 Pioneer Electric Appliance
- 936 JD Smith Jewelers
- 937 Sawyers True Value & Just Ask Rental
- 938 Red Wagon Antiques
- 939 Downey Furniture
- 940 Ernie's Lock and Keys
- 941 Salvation Army
- 942 Maupins Stove and Spas
- 943 Help Me Solutions
- 944 Affordable Appliance Services
- 945 Optimist Printers
- 946 OxArc Welding Supply
- 947 Cannon Packer Gift Shop



Railroad Tracks  
Riverfront Trail  
Murals ★



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

**AGENDA STAFF REPORT**

**URBAN RENEWAL ADVISORY COMMITTEE**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
September 29, 2015		

**TO:** Urban Renewal Advisory Committee

**FROM:** Daniel Hunter, Administrative Fellow

**DATE:** September 16, 2015

**ISSUE:** Budget Correction and Library Expansion

**BACKGROUND:** During the budget process, I made an error when totaling the FY14/15 projected expenditures under the Property Rehabilitation line item in the Urban Renewal Budget. This error resulted in a lower budgeted beginning fund balance in FY15/16 for this line item by \$152,297. This amount was not budgeted but is available as needed.

I will work with the Finance Director to make appropriate amendments to the Urban Renewal Budget.

You may be aware that in July we received one bid on the planned Library Expansion. That bid was \$950,120 and the engineer's estimate was \$667,000. Given this difference, we undertook a Value Engineering process with the bidding contractor and the architect. Through that process we were able to get the construction costs down to \$778,719. Because of the changes made, there are additional design costs of \$15,980 and Construction Administration Cost increases \$1,450 from \$27,420. This brings the total for construction and construction administration to \$807,589. The original budget for these two items was \$721,834.

Through discussions with the Library Foundation Board we have come up with a plan to bridge the financial gap. The Foundation is going back to its private donors to secure an additional \$50,000. The Library Director has agreed to provide funds out of his budget of \$53,368.

The Library Foundation is asking the Urban Renewal Agency to provide the additional \$53,368 needed to complete the project. With the budget correction noted above, we have sufficient funds to supply that need.

Therefore, this staff report is provided on behalf of the Library Foundation to seek the Urban Renewal Advisory Committee recommendation to the Agency Board regarding approval of a grant to The Dalles-Wasco County Library Children's Addition in the amount of \$53,368. A copy of the current Library budget and Contractor's Value Engineering Schedule are attached for your information.

**ALTERNATIVES:** By motion, recommend to the Urban Renewal Agency Board:

1. Approval of a grant for completion of The Dalles-Wasco County Library Children's Addition in an amount not to exceed \$53,368.
2. Approval of a grant for completion of The Dalles-Wasco County Library Children's Addition in an amount not to exceed \$53,368 contingent on the Foundation's ability to secure an additional \$50,000 in private donations.
3. Deny the request for a grant.

# ATTACHMENT 1

## The Dalles-Wasco County Library Children's Addition Budget

REVENUE		16-Sep-15
Source	Amount	
Toyota Match	\$2,500	
TD-WC Library Foundation	\$12,600	
Ford Family Foundation TAG	\$5,000	
Union Pacific	\$25,000	
Morey Fund of OCF	\$932	
Meyer Memorial Trust	\$250,000	
Ford Family Foundation	\$195,000	
Local Family Match	\$100,000	
Local Contributions	\$138,365	
North Wasco County PUD	\$10,000	
Collins Foundation	\$100,000	
MCMC Foundation	\$10,000	
Autzen Foundation	\$5,000	
^ Continuing Fund Raising Effort	\$156,735	
<b>Revenue Total</b>		<b>\$1,011,132</b>



**EXPENSES****Expense- Fund Raising**

\* Capital Campaign Expenses \$10,000

Sub-Total \$10,000

**Expense-Design**

FFA Design Study \$16,649

FFA 30% Design \$44,721

GeoDesigns \$6,000

FFA 95% C.D. \$64,831

FFA VE Redesign \$15,980

Sub-Total \$148,181

**Expense-Construction**

FFA Construction Administration \$27,420

FFA Two Additional Site Visits \$1,450

Direct Construction Cost - VE \$778,719

Sub-Total \$807,589

**Expense-Contingency**

Construction and Administration  
Contingency \$45,362

Sub-Total \$45,362

**Expense Total \$1,011,132**

Juan Young donation to be requested post construction \$10,000

\*A portion of this expense was paid for by Friends of The Library

^ \$50,000 in continued Foundation fund raising; \$53,368 from the Library Budget; \$53,368 from UR

CONTRACTOR'S VALUE ENGINEERING SCHEDULE

THE DALLES CHILDRENS LIBRARY

9/4/2015

Value Engineering		CONSPIRE	SCHEDULE OF VALUES	VE AMOUNT	DEDUCTED SCHEDULE OF VALUES	ACCEPT/REJECT AFTER VE MEETING 8/18/15	REV 1 SCHEDULE OF VALUES	VE ROUND #2	REV 1 DEDUCTED SCHEDULE OF VALUES	VE ROUND #3	REV 2 DEDUCTED SCHEDULE OF VALUES	NOTES
TASK												
1	Insurance		5738		5738	N/A	5738		5738		5738	
2	Builder's Risk		1408	-1408	0	Owner Reject	1408		1408		1408	Property insurance to cover builder's risk (by owner)
3	Bond		10988		10988	N/A	10988		10988		10988	
4	General Conditions		135172	-19600	115572	Accepted	115572		115572		115572	Shortened duration with removal of work in existing building
5	Surveying		2015		2015	N/A	2015		2015		2015	
6	Demolition		22413		14648	Accepted	14648		15648		15648	
7	Demo in existing			-2897		Accepted						Delete demo of existing
8	Demo Bearing Wall			-821		Accepted						Delete demo of bearing wall
9	Sawcutting Plumbing in Existing			-4047		Accepted						Delete sawcutting at plumbing trench and new plumbing area
	Restroom Sawcutting							1000				Add Sawcutting at restroom
10	Concrete		70596		64604	Accepted	65104		66144		66144	
11	Corbel at North Side			-500		Rejected						Delete Corbel add Turndown
12	Pourback at Plumbing Trench			-5492		Accepted						Delete Pourback for interior trenching
	Pourback at RR Plumbing							500				Add pourback at restroom
	Sidewalk at Courtyard							540				Add 4' sidewalk at courtyard
13	Structural Steel		13950		3714	Accepted	3714		1830		1830	
14	Steel Columns in Existing L			-1920		Accepted						Delete Steel Columns in Existing
15	Steel Columns in Existing M			-8316		Accepted						
	Steel Gates							-1884				Delete steel gates
16	Carpentry		145192		134351	Accepted	134351		134351		145192	
17	Sheathing and Siding			4000		Accepted				-4000		Delete additional siding and sheathing
18	Simpson strong frame			-14841		Accepted				14841		Add back simpson strong frame
19	Casework		4140	-4140	0	Accepted	0		0		0	Delete Casework
20	Insulation		6250		6250	N/A	6250		6250		6250	
21	Roofing		64320	-11,330	53,990	Accepted	53,990		53,990		53,990	VE Gutters and perimeter metal, delete walk pads
22	Flashing			1,000		Accepted						Add for standard flashing in lieu of stainless steel
23	Doors and Hardware		8824		11824	Accepted	11,824		13,824		8,824	
24	HM doors			3000		Accepted				-3,000		Delete additional HM doors
	Glazing at HM doors						2,000			-2,000		Delete additional transoms
25	Storefronts		51425	-51425	7200	Accepted	7,200		14,667		51,425	Add back in storefronts
26	Bronze Aluminum			7200		Accepted		7,467		-14,667		Delete windows
27	Drywall		21650		21650	N/A	21650		21650		21650	
28	Flooring		25777		0	N/A	13416		13416		13622	
29	Existing Building Flooring			-3535		Accepted						Delete Flooring in Existing Building
30	Patchback at Plumbing Trenching			-5019		Accepted						Delete Patchback at Trench for Plumbing
31	VE Carpet			-3807		Accepted						Based on \$20.50/sy material allowance, same manufacturer
32	Complete Flooring Removal			-13416		Rejected						Delete all flooring
	Walk off Mat									206		Add back in original walk off mats
33	Painting		17750		17750	N/A	17750		17000		17000	
	Painting at Ducts							-750				Delete Painting at Ducts
34	Tackable Wall Panels		7000	-7000	0	3/4 Removal	1750		1750		1750	Delete Tackable Wall Panels (Use FF&E)
35	Signage		625	-625	0	Accepted - RR Remains	0		0		0	Delete Signage (Use FF&E)
36	Folding Panel Partitions		16964	-16964	0	Accepted	0		0		0	Delete Folding Partition
37	Toilet Accessories		2568		2568	N/A	2568		2568		2568	
38	Window Shades		8149	-8149	0	Accepted	0		0		0	Delete Window Shades
39	Fire Protection		14688		14688	N/A	14688		14688		14688	
40	Plumbing		43915		14740	Accepted	16041		29555		29555	
41	Relocating Plumbing Per C300			-27874		Plumb @ Original						Relocate plumbing lines to corner of existing building
42	Delete Sink			-825		Stub-in Plumbing						Delete sink at cabinets
43	Delete hosebib			-476		Rejected						Delete hosebib
	Restroom to original location							13514				Add storm, sawcutting, stub-in, and sanitary through new building
44	HVAC		57762		55262	Accepted	57762		54762		55762	
45	VE Ductwork			-2500		Rejected						VE K27 round duct to Standard Rectangle
	Fabric Duct							-3000		1000		Increase to a 10 year material warranty
46	Electrical		66183		63183	Accepted	66183		66483		67683	
47	Light fixtures			-3000		Further Study						Removing dimmable fixtures and converting to fluorescents
	Light fixture A and AE							-1200		1200		Add back dimmables
	Circuit to pump station							1500				Add for circuit to pump
48	Fire Alarm System		22000	-20000	2000	Pending Codes Approval	2000		2000		2000	Delete fire alarm - need to have plan review with building codes
49	Earthwork		89537		58027	Accepted	58027		58027		58027	
50	C300 Revision			-30430		Partial Accept						VE excavation to C300 revision
51	Unit Paver Prep			-1080		Accepted						Delete prep for pavers
	Sidewalk prep							215				
52	A/C Paving		7955		9390	Accepted	9390		9390		9390	
53	A/C paving patchback (115sf)			1435		Accepted			0			add for new sanitary line
54	Unit Pavers		5166	-5166	0	Accepted	0		0		0	Delete unit pavers
55												
56												
57												
58												

Sub Total \$ 950,120.00 \$ (259,968.00) \$ 690,152.00 \$ 714,027.00 \$ 19,902.00 \$ 733,714.00 \$ 45,005.00 \$ 778,719.00

Total VE \$ 171,401.00

Grand Total \$ 778,719.00