



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, March 29, 2005

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

CALL TO ORDER

Chair Dan Ericksen called the meeting to order at 5:30 p.m.

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Dan Ericksen, Jack Evans, Dick Elkins, Nikki Lesich, and Ken Farner

Absent members: Chris Zukin, Randy Carter

Staff present: Dan Durow, Community Development Director, Gene Parker, City Attorney, Steve Schafroth, Consultant, and Denise Ball, Administrative Secretary

PLEDGE OF ALLEGIANCE

Ericksen lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Lesich moved to approve the agenda as amended and Evans seconded. The motion carried unanimously.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of January 18, 2005. There were none. Lesich moved to approve the minutes as submitted and Evans seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

None.

ACTION/RECOMMENDATION

Property Rehab. Grant and Loan Program: Consultant Steve Schafroth presented the Staff Report. Schafroth explained that there are budgeted funds available in other accounts that will not be used this year. A budget reallocation is possible. Schafroth asked if there were any questions.

Lesich said this a perfect example of what Urban Renewal was designed for. Lesich asked if Urban Renewal would have any liability in the DEQ issues on the property.

Durow said this loan does not put Urban Renewal in the chain of ownership so there would be no liability for the DEQ cleanup issue. The biggest risk would be in the event of a default, which could make Urban Renewal the owner and possibly liable for the clean up.

Mark McCavic, 5277 Cherry Heights Road, the applicant, informed the Committee that as soon as the buildings are demolished he would proceed with a level two environmental study. Previously, minor abatement has been performed on the site by placing microbes into the ground. The area under the building remains to be tested. It is possibly that the Hilco fuel site could become a parking lot and the proposed new building would be on the lot to the east that Mr. McCavic purchased from Tony Morin.

Lesich asked McCavic what his time line is and McCavic said his intent is to build a professional medical building. Negotiations are underway and McCavic said he intention is to rebuild immediately.

Farner asked McCavic if he was certain about the cost of the clean up or if there were other financial avenues he could use to help pay for the clean up.

McCavic said there are not financial sources for environmental clean up for a private party but he does feel he has adequate funding to take care of it.

Director Durow said Urban Renewal does not have funding for clean up.

Lesich said any help from DEQ would be a good partnership. The original owners escaped without having to be responsible and now someone else has to clean up the property.

Schafroth said there has been a fair amount of assessment done on this property and that Mr. McCavic does have a good idea of what clean up will be needed for the property.

Lesich moved to recommend to the Urban Renewal Agency that they approve a direct loan under the Blighted Property Loan Program subject to the agency making funds available as indicated in the Staff Report as presented. Farner seconded the motion and it carried unanimously, Zukin and Carter absent.

Durow advised the Committee this request would go the Urban Renewal Agency on April 11, 2005.

DISCUSSION

- A. Masonic Lodge Grant Surplus – Durow informed the Committee that the Masonic Lodge has finished their grant project. Urban Renewal funds were 60% of the cost and the Masons matched with 40%. They have a balance remaining on the grant of approximately \$14,000. The Masons have some exterior brick repair they would like to start on. Durow said he would work with Wally Wolf and bring a proposal back to the Advisory Committee. The Committee agreed that the Mason's should be commended for their match and use of the Urban Renewal Grant. The Committee would like to see the same 60-40 match if at all possible.
- B. Flour Mill Property Update – Durow provided the Committee members copies of the environmental and structural engineering studies. There were no major surprises. There is some soil contamination around the underground oil tank. There is some asbestos that needs to be abated as well as lead based paint, which is orange in color due to the high level of lead. The loading capacity of the six-story milling building would require additional reinforcement to meet current shear loading requirements. The structure is sound. The silo demolition is estimated in the \$250,000 - \$300,000 price range, which is good news. The purchase of the Flour Mill property will be on the Agency agenda for April 11, 2005 as was recommended by the Advisory Committee.

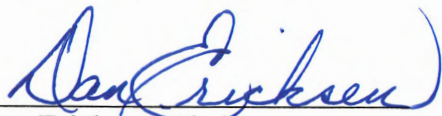
FUTURE MEETINGS

The meeting scheduled for April 19th will not be held due to a schedule conflict (Lip Sync). April 26th will be the next meeting date.

ADJOURNMENT

The meeting was adjourned at 6:20 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Dan Ericksen, Chair