



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, September 20, 2005

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

CALL TO ORDER

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

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Dan Ericksen, Ken Farner, Jack Evans, Chris Zukin, Gary Grossman and Nikki Lesich

Absent members: Dick Elkins

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

PLEDGE OF ALLEGIANCE

Ericksen lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Zukin moved to approve the agenda and Farner seconded. The motion carried unanimously, Elkins absent.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of July 19, 2005. Farner moved to approve the minutes as submitted and Lesich seconded the motion. The motion passed with Farner, Lesich, Ericksen, Zukin, and Grossman voting for, Evans abstaining and Elkins absent.

PUBLIC COMMENT

None.

ACTION/RECOMMENDATION:

Property Rehab. Grant and Loan Program

Application from Old St. Peters Landmark Preservation, Inc.

Chair Ericksen asked for the Staff Report.

Consultant Steve Schafroth presented the Staff Report for Old St. Peter's Landmark. This is a request for a grant in the amount of \$65,678.90. Schafroth asked Durow to explain the budget implications.

Director Durow updated the Committee on the budget implications. Durow informed the Committee that the Urban Renewal budget implications go beyond this application. The amount currently in the Property Rehab. Grant and Loan budget, that is uncommitted, is \$21,479. City Manager Young is looking at another project that could require Urban Renewal finances as well as this request from Old St. Peter's Landmark. Director Durow described how \$94,200 could be moved from the Capital Projects budget line to the Property Rehab. Grant and Loan budget line. Durow said he does not believe any capital projects would be affected.

Schafroth described the application review. Old St. Peter's Landmark is the only applicant for this grant cycle. The requested project does qualify for the grant funding.

Evans said he has concerns with the projected costs. The quotes are months old and may not be valid any longer.

Doug Leash, President of St. Peter's Landmark, has not requested new bids. He was told by Iron Works that steel has gone up. Leash said any increases over the bid prices up to \$4000 would be covered by St. Peter's Landmark.

Lesich asked Leash if solar power was ever considered and Leash said no, the receptor could damage the building visually. Lesich asked if all the work was on the exterior of the building. Leash said no, there will be additional an ADA access lift on stairs on the inside of the building.

Schafroth said the program does allow for some kinds of interior work, one of which is ADA access. A lift or elevator on the exterior of the building is not possible.

Lesich asked if Urban Renewal had done other interior grants and Durow said The Columbia River Bank Building was a majority of interior remodeling through the interest rate buy down application and the Art Association building and Civic Auditorium were interior upgrades and ADA access.

Lesich asked how the storage for the lawn mower ties into historical preservation. Leash said the mower is not stowed safely at this time. The proposed storage area will blend in with the

staircase. Lesich asked how much the storage area would cost and Leash said approximately \$7,000. Lesich said this is her only concern on the application.

Leash said this grant will help make the building safer, more usable, and handicap accessible. His group has already raised and invested over \$300,000 to preserve the building.

Evans complimented Leash on all the work and effort his group has put into preserving and upgrading St. Peter's Landmark. Evans pointed out that the applicant is putting an additional \$18,000 into the project as match for the grant they are requesting.

Chair Ericksen pointed out that the project is broken up into enough pieces that something could be left out, most probably the enclosure, should increased costs effect the total project completion. That enclosure could be looked at as a contingency fund. Leash agreed. Lesich said she feels more comfortable with that.

No one spoke in opposition.

Farner moved to recommend to the Urban Renewal Agency that they approve the request for a \$65,678.90 grant as submitted; and to recommend amending the FY 05-06 budget allocation by moving \$94,200 from the Capital Projects line item to the Property Rehabilitation Grant & Loan line item to provide additional funding for the tow identified projects. Zukin seconded the motion.

Discussion: Lesich said she has reservations regarding the mower storage. She agrees with Evans that St. Peter's Landmark Committee has done an excellent job in preservation.

Ericksen pointed out that yard and landscaping maintenance is a large part of the blight Urban Renewal is trying to remove. The equipment needed to keep the property looking nice is a way of keeping blight under control and does have pertinence.

Zukin said the applicant could go down to Sears and buy a \$69.95 metal storage shed and put it in the back of the building but that would not be compatible with the historic appearance of the building. Zukin said it is worth spending more to create a storage area that blends in with the existing structure while providing a safe location for the mower. St. Peter's Landmark is the number one historic landmark in The Dalles.

Lesich said her concern is that Urban Renewal is funding something that does not qualify.

Ericksen called for the vote and it carried unanimously.

Executive Session:

Ericksen called for a recess to Executive Session in Accordance with ORS 192.660(1) (e) to conduct deliberations with person designated by the Governing Body to negotiate Real Property Transactions.

Ericksen reconvened to Open Session. There was no action taken.

FUTURE MEETINGS

The next scheduled meeting is October 18, 2005.

ADJOURNMENT

The meeting was adjourned at 6:55 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Dan Ericksen, Chair
Chris Zukin, Vice Chair