



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, May 16, 2006

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

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

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Ken Farner, Chris Zukin, Gary Grossman, Dick Elkins, and Nikki Lesich

Absent members: Dan Ericksen

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

PLEDGE OF ALLEGIANCE

Zukin lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

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

APPROVAL OF MINUTES

Vice Chair Zukin asked if there were any corrections or additions needed for the minutes of September 20, 2005. Grossman moved to approve the minutes as submitted and Farner seconded the motion. The motion passed unanimously, Ericksen absent.

PUBLIC COMMENT

None.

PRESENTATION/UPDATE:

James Martin updated the Committee on the progress and future plans for the Flour Mill property. The option contract expires the end of March 2007. Martin explained that the first few months were spent working with the State to determine what businesses would provide "qualifying" jobs for the State grant that would contribute \$1,000,000 toward the Brewery Grade intersection project. Martin said it became clear the State was looking for a "Google type" of job creation for the property. Next has been the silo or tower situation. When they are removed the vertical building will require major building reinforcement. This situation makes the mill building more of a liability. This project is not about real estate development but is about business development. This project will go ahead in phases. The first phase will utilize Taylor Street for access and will primarily be manufacturing jobs. Spring of 2007 is the planned ground breaking date. Martin said there are a lot of issues remaining to be solved.

Mr. Elkins told Martin he likes his honesty and candor.

Ms. Lesich mentioned the fact that Precision Auto uses the right-of-way for business activity.

Mr. Farner asked if there is a statute of limitations on the conditions of a Site Plan approval. Farner said he remembers that Precision Auto was told not to park vehicles they are working on in the right-of-way. Durow said he would look into the conditions of approval for Precision Auto and have Code Enforcement follow-up.

Durow updated the Committee on the street portion of the East Gateway project. The Urban Renewal budget has the grant match for the Brewery Grade intersection should that need arise. There is also money set aside for the Canon Packer project. If the funding becomes available, Durow said he would proceed with a three-way intersection and add the mill access point at a later date.

Lesich asked how the odors from the cherry vats and visual impact of the Cherry Grower's piles of fill will be addressed. Durow said there is not much the City can do.

Urban Renewal Consultant Update: Durow told the Committee that Jeff Tashman is working on the numbers for the remaining 9 years until the end of the Agency. Projects that need to be finished include: 1st Street, 3rd Street, 4th Street, East Gateway and West Gateway. Durow said the Agency will run out money long before it runs out of projects. The Agency can be reestablished or extend the life of the current one.

Lesich and Elkins recommended advertising Urban Renewal successes by putting signs on the Urban Renewal Projects. Lesich said this was something that was done in the past.

Durow updated the Committee on the Urban Growth Boundary Amendment Project by consultant Winterbrook Planning. Topics covered will include; transportation, housing, UGB and NSA boundary amendment process, economic development opportunities, population projections, and buildable lands inventory. The Land Use Needs and Location model created by

RARE Planner, Erik Rundell, has been getting rave reviews. This model has created a solid background of information for the Consultant to expand upon and justify. There will be a project workshop with the Planning Commission on 5/25/06, which is open to the public.

FUTURE MEETINGS

The next scheduled meeting is June 20, 2006.

ADJOURNMENT

The meeting was adjourned at 6:30P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Chris Zukin, Vice Chair