



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

**Columbia Gateway Urban Renewal Advisory Committee
Minutes**

**Tuesday, March 15, 2011
5:30 PM**

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Hege called the meeting to order at 5:33 p.m.

ROLL CALL

Present members: Richard Elkins, Gary Grossman, Bill Dick, Jennifer Botts, John Nelson,
Mike Elmore, Scott Hege

Absent members: Chris Zukin, Ken Farner

Staff present: Dan Durow, Community Development Dept. Director; Gene Parker, City
Attorney; Brenda Green, Administrative Secretary; Carole Trautman,
Administrative Secretary

INTRODUCTIONS:

Director Durow introduced new staff members to the committee: Brenda Green, Administrative
Secretary, and Carole Trautman, Administrative Secretary.

Director Durow also introduced new committee members: Mike Elmore, Scott Hege,
and John Nelson.

SELECTION OF CHAIR PERSONS

Bill Dick moved to elect Chris Zukin as Chairman of the Urban Renewal Advisory Committee
(URAC) and Gary Grossman seconded. The motion carried unanimously, Zukin and Farner were
absent.

Richard Elkin moved to elect Gary Grossman as Vice Chairman of the URAC and Bill Dick
seconded. The motion carried unanimously, Zukin and Farner were absent.

PLEDGE OF ALLEGIANCE

Vice Chairman Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Bill Dick moved to approve the agenda and Scott Hege seconded. The motion carried unanimously, Zukin and Farner were absent.

APPROVAL OF MINUTES

Vice Chairman Grossman asked if there were any corrections or additions needed for the minutes of December 21, 2010. Bill Dick moved to approve the minutes as submitted, and Richard Elkins seconded. The motion carried. Elkins, Grossman, Dick, and Botts voted in favor; Nelson, Elmore and Hege abstained; and Zukin and Farner were absent.

PUBLIC COMMENT

None

ACTION ITEM

Civic Auditorium and Grant Request by Steve Lawrence

Steve Lawrence presented a pictorial display board of historic Civic Auditorium Theatre functions. Lawrence explained the current condition of the Theatre. He also reviewed what projects had been completed over the last year and what some of the goals were for the future. Lawrence stated that the theatre's biggest need is the engineering study. He pointed out the scope of work compiled by Yankee Design and Building LLC, the key actions, and timelines. Lawrence said the Civic Auditorium could be the economic future of The Dalles because there is no other auditorium of this size between Portland and Pendleton. Lawrence further stated this project first needs \$50,000 to complete the engineering survey. Secondly, Lawrence suggested the URAC, the Council, and others should consider being partners in this project.

Director Durow discussed two points in regards to financial requests. 1) The Urban Renewal Agency (UR Agency) is committed to a number of projects, and it is overcommitted. It needs 2-3 million dollars more to complete the projects at hand, and it is overcommitted for two to five more years; and 2) The UR Agency has been the biggest partner to the Civic Auditorium because over \$800,000 has been committed to the auditorium thus far. With that kind of an investment in the past, Durow emphasized that the staff and UR Agency wants to see this project succeed.

Bill Dick stated he appreciated Steve Lawrence's presentation and leadership on the project, and if the UR Agency could help in any way, he would like to see the Agency do so within appropriate guidelines. Comments followed by Dick Elkins, John Nelson, and Gary Grossman that they too, appreciate the leadership and hope the UR Agency will support this project.

Director Durow gave an explanation of the history of the creation of the UR Agency. The driving force was to create a better looking downtown, primarily streetscape. Second Street has been completed, but First, Third and Fourth Streets still need to be completed. When

opportunities to generate investments arise, the UR Agency in the past has tried to seize the opportunities for the financial investment benefits and has shifted priorities as opportunities arise. Durow also stated that, with new energy coming from the Civic Auditorium's leadership, funding could perhaps be generated. The Civic Auditorium's fundraising efforts could possibly be matched by the UR Agency. He emphasized he will help the Civic Auditorium leadership to succeed and look for ways to participate.

ON-GOING PROJECTS

Director Durow told the Committee:

- Third Street: The project is delayed for two to three years.
- Third Place Design: The Request for Proposal (RFP) is nearly complete. The design work will begin by summer and carry over to the next fiscal year.
- Granada Block: The Memorandum of Understanding is signed, and the Disposition and Development Agreement is being reviewed by all parties.
- LED Lights on Roundabout: The bid came in at \$20,000. The project should be complete in a few weeks.
- Dock: On hold waiting for communication and agreement from the Warm Springs Tribe.
- Park: The dock and park projects were split in two to determine how much could be spent on each project. There were two different bids. Planning is trying to determine at this time how to proceed.
- First Street/Washington Street Railroad Underpass: The engineering phase is 70% complete. There have been several changes in design plans, but a final design has been selected. Design work should be 30% complete in a month and 100% complete by late spring.
- Mill Creek Trail (2nd to 9th Streets): \$5,000 is available to start on engineering. The staff is working with Friends of Mill Creek on the project.

Vice Chairman Grossman suggested the URAC could visit the Civic Auditorium and the Granada Block properties sometime. The April meeting date could work for those visits.

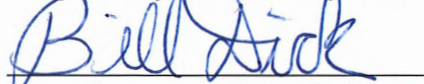
FUTURE MEETINGS

The next scheduled meeting is Tuesday, April 19, 2011.

ADJOURNMENT

The meeting was adjourned at 6:42 pm.

Respectfully submitted by Carole Trautman, Administrative Secretary.



Gary Grossman, Vice Chairman

Bill Dick, Acting Chairman