



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, February 21, 2012

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

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

ROLL CALL

Present: Chris Zukin, Gary Grossman, Richard Elkins, Bill Dick, John Nelson, Scott Hege, Robin Miles

Absent: Jennifer Botts, Greg Weast

Staff present: Nolan Young, City Manager; Dan Durow, Community Development Dept. Director; and Carole Trautman, Administrative Secretary

PLEDGE OF ALLEGIANCE

Chair Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

It was moved by Nelson and seconded by Grossman to approve the agenda as submitted. The motion carried unanimously, Botts and Weast were absent.

APPROVAL OF MINUTES

It was moved by Grossman and seconded by Dick to approve the November 15, 2011 minutes as submitted. The motion carried unanimously, Botts and Weast were absent.

PUBLIC COMMENT

None

QUARTERLY UPDATE ON ON-GOING URBAN RENEWAL PROJECTS

Director Durow and City Manager Young co-presented this portion of the update on Urban Renewal projects:

- Granada Block – The Urban Renewal Agency (Agency) is still in negotiations with the developers and continues to be hopeful. The hotel itself will be a nationally-named hotel with a conference facility. The Agency is working out the details, and hopefully the negotiation phase will be completed soon. The development team, as a whole, has extensive experience in hotel management and development. The development team will need to have financial resources in order before signing the Memorandum of Understanding (MOU), and financials will be disclosed in the Disposition and Development Agreement that follows. The original MOU expired in February of 2011, but there has been progress during the past year in spite of various delays such as adjoining properties, cost estimates, archaeology, etc. Currently the URA does not have an MOU with the developers but hopes to have an MOU within the next 30-60 days. The Agency currently has two tenants in the Granada Block, but it would not be prudent to obtain more tenants because of Urban Renewal regulations that would require the Agency to help pay for tenants' relocation costs. A consultant sent a letter to the tenants stating that they may be asked to leave in the future. At this point in time the tenants have not been officially notified to leave.
- Gayer Building (Second Street)– Mr. Gayer did a great job working on the second floor, a first-class project.
- Griffith Motors (W. 6th Street) – Had a demolition loan/grant whereby, under the Agency's regulations, if a new building is built within three years of the loan, the loan becomes a grant. The mortgage will close out soon.
- Civic Auditorium (4th Street) – Civic managers have spent most of the \$40,000 Agency money, most of which was spent on remodeling the gymnasium area.
- Dock Project – Is mostly on schedule. Contractors need to be "out of water" (no work in or under the water) by March 15, 2012, and there are approximately ten pilings remaining to be installed. Contractors cannot work below the normal water level of the river after March 15 because of salmon issues. Contractors are working seven days a week and they may have to work some nights due to past equipment failures. At this point the City does not believe the contractors will need to request an extension.
- Festival Area – Some walls on the festival building are going up, and the completion target date is June of 2012. There will be a celebration of its completion in conjunction with the Jammin' July Fest on July 14, 2012. The City is hoping to invite some cruise lines, dinner cruise lines, and congressional delegations to the event. The property usage is designed in such a way that if the wastewater treatment plant needs to expand, a portion of the festival area property could be used. The festival building is strategically located a

good distance from the treatment plant. The walls had to be redone because they had air pockets in them.

- Roundabout – The vegetation has been an issue for some time. The City managed to get good replacements before winter set in. ODOT still has \$13,000 to help get the plants established. The City relieved the general contractor and subcontractor of the two-year establishment period, and the City has taken it over, which ends in September of 2012. The City is in negotiations with N. Wasco Parks and Recreation District to take over the plant management. There is also an agreement in place with the general contractor to replace any plants that do not survive.
- Flour Mill/Warehouse – The City has seen good progress on this project. Sunshine Mill Winery (SMW) is now storing materials inside the warehouse. Approximately \$75,000 of the Agency's money has been spent on the warehouse renovation which was granted by the Agency in lieu of the demolition project of the warehouse. James Martin is considering acquiring a larger machine to fill the Copa da Vino products. SMW did a considerable amount of research on the refurbishing of the outside of the building, and it has been a large project. The Agency made \$100,000 available to SMW to work on the exterior, and so far money has been spent to come up with a solution to have SMW employees do the washing. The Agency authorized the purchase of a machine that would clean the exterior, and expenses for labor and a few supplies. Beyond that, Mr. Martin has not developed a specific painting plan, and after winter he can begin working on the cleaning. Mr. Martin is still planning on leasing out areas in the milling building, and he installed a sprinkler system that would serve all of the floors.

It was suggested by various URAC board members to publish a newspaper article on the progress of the winery and other Agency-funded projects. Director Durow stated it would be good to point out Urban Renewal project accomplishments and the additional dollars these projects have brought into the community.

City Manager Young retired from the meeting at 6:04 PM. Director Durow continued with the on-going project updates:

- Flour Mill Underground Storage Tank (heating oil tank) – The testing for contaminants has been completed. Test results showed there were contaminants in the water and some contamination below. Last fall the consultant retested, and she believes the recommendation can be to close the site without any further action. The consultant will most likely ask the Department of Environmental Quality (DEQ) for a "No Further Action" letter.
- Washington Street/1st Street Project – The City now plans on reducing the project to the installation of one tunnel instead of two. The modification will save \$1,000,000. This project will have the same design as 2nd Street. The City hopes to have the engineering completed by June and take the project to bid. The total cost will be around eight million

dollars, and the City needs to obtain about one to two million additional dollars in grant money to fund the entire project.

- Mill Creek Greenway Trail – The City has been working with the Soil and Water Conservation organization and the watershed council who have asked for an additional \$100,000 to complete the engineering (two bridges and the trail). The City will need to determine if any monies are available.

FUTURE MEETING

The next regularly scheduled meeting is Tuesday, March 20, 2012.

ADJOURNMENT

The meeting was adjourned at 6:23 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.



Chris Zukin, Chairman