



COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

Columbia Gateway Urban Renewal Advisory Committee Minutes

**Tuesday, March 20, 2012
5:30 PM**

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

Conducted in a handicap accessible room.

CALL TO ORDER

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

ROLL CALL

Present: Gary Grossman, John Nelson, Scott Hege, Robin Miles, Jennifer Botts

Absent: Chris Zukin, Bill Dick, Richard Elkins, Greg Weast

Staff present: Community Development Director Dan Durow, Mid-Columbia Economic Development District Loan Fund Manager Eric Nerdin, and Administrative Secretary Carole Trautman

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA ITEMS

It was moved by Botts and seconded by Hege to approve the agenda as submitted. The motion carried unanimously; Zukin, Dick, Elkins and Weast were absent.

APPROVAL OF MINUTES

It was moved by Nelson and seconded by Hege to approve the February 21, 2012 minutes as submitted. The motion carried unanimously; Zukin, Dick, Elkins and Weast were absent.

PUBLIC COMMENT

Rose Sherrell, 1107 East Ninth Street, The Dalles, explained that she and others in the community were interested in the bowling alley for ping pong, a place where veterans can come, and a place for education classes for students or others in the community. Ms. Sherrell went to the Community Development Department and was told she could not view the bowling alley because a development company is in the process of taking it over. Ms. Sherrell stated she was

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told by Community Development that she could not talk to the developers. Ms. Sherrell asked the Urban Renewal Advisory Committee members if it would be possible to see the bowling alley.

Vice Chair Grossman asked Director Durow to explain the status of the redevelopment project. Director Durow stated that he was the individual that spoke with Ms. Sherrell in his office, and he explained to her, at the time of her visit, that the Agency was in the middle of negotiations with the developers, and hoped some sort of resolution could be reached soon. Durow also told Ms. Sherrell that, at this point, it would not be advisable to access the building, and that if the purchase of the building did not go forward, she could certainly have access to the building. Durow explained that he did not tell Ms. Sherrell that she could not go into the building, he simply suggested that she wait a couple of weeks to see if there was some sort of resolution to the agreement.

Vice Chair Grossman said that the Urban Renewal Advisory Committee (URAC) recently received a report that there could be a resolution one way or the other within an approximate 30-day window of time. Grossman suggested to Ms. Sherrell that she put her plans on hold for now and see if some sort of a resolution is reached in a few weeks. Grossman also suggested to Ms. Sherrill that she stay in contact with the Community Development Department and see if an opportunity opens up.

Steve Lawrence, 222 West Twelfth Street, The Dalles, clarified that the Memorandum of Understanding (MOU) with the Granada Block developers expired August 1, 2011, and it was never renewed. The original MOU gave developers until March 31, 2012 to develop a disposition agreement, and Lawrence said he did not think that was feasible.

On another note, Mr. Lawrence stated that a group of veterans appeared before the City Council recently to ask for a 15-year extension with a 5-year renewal on the lease of the transportation building. One reason the veterans did that was because of the Granada Block development plan to include a parking structure that may prevent the veterans from using the transportation building. Mr. Lawrence asked the committee to consider including the veterans in negotiations. The local veterans' organization has grown over the years, Mr. Lawrence stated, and part of the reason was the central location of the transportation building. Mr. Lawrence asked committee members to take the veterans into consideration if the matter comes before the URAC in the future.

Scott Hege asked Director Durow if there were plans for a parking structure. Director Durow replied that negotiations were underway with the developers, and all development plans were subject to executive session. Vice Chair Grossman explained to Mr. Lawrence that the URAC had no dealings with executive session matters.

Donna Lawrence, 222 West Twelfth Street, The Dalles, asked Director Durow if there was a sales agreement for the Granada Block. Director Durow answered that the Agency is working on an MOU. Ms. Lawrence stated she believed the bowling alley should be open to anyone who

requested to view properties, and she saw no harm in allowing Ms. Sherrell to look at the bowling alley.

ACTION ITEM: **Wonderworks Children's Museum**, 206 Madison Street, The Dalles; Mid-Columbia Economic Development District (MCEDD) Loan Fund Manager Eric Nerdin presented the staff report. Nerdin stated Wonderworks was requesting a grant in the amount of \$13,650 to be used for an upgrade to the building's electrical system. Nerdin said approximately \$57,000 remains in the Urban Renewal Agency grants fund at this time.

After further discussion, it was moved by Nelson and seconded by Hege to recommend that the Urban Renewal Agency approve the request for a \$13,650.00 grant as submitted; contingent upon obtaining required permits related to completing the upgrade to the electrical system. The motion carried unanimously; Zukin, Dick, Elkins, and Weast were absent.

ON-GOING URBAN RENEWAL PROJECTS

Director Durow presented an update on Urban Renewal projects:

- Dock/Festival Area – Both projects are on schedule. The dock contractor completed the “in-water,” work two days prior to the deadline. Both projects should be completed in June. Grass seed will be planted in the Festival Area; there may be a slight delay in using the Festival Area until the grass seed has had time to mature. There will be a grand opening for both projects in July. The City is in communication with three tour boat companies that have an interest in adding The Dalles to their itineraries.
- Downtown Renaissance Project – The first phase of this project was the Union Street undercrossing, the second and third phases are the Festival Area and the Dock. The Washington Street Plaza and the First Street Streetscape will be the next phase. Another phase would be another undercrossing off of a Washington Street extension that would connect the downtown area to the Riverfront Trail. The intent of the original citizens' advisory committee that formulated the redevelopment project was to “turn” the community around to reconnect the community to the river and to show the “front door” of The Dalles downtown area instead of the “back door.” Another part of that plan is to bring in new businesses and refurbish First Street.

Rose Sherrell asked Vice Chair Grossman for the floor at this point in the meeting. Ms. Sherrell stated that the old ferry that used to be in operation in this area is still intact and is being stored somewhere in the area. Ms. Sherrell said that one reason people do not put things out in the street is because they think it is against the law and because of the expense of liability insurance. The Nez Perce Indians have offered to put an original teepee up for nothing in the area, but they were not allowed to do that, Ms. Sherrell stated. Sherrell also advised that there is a man in town that has 14 old war vehicles from World War I that could be displayed along the freeway, and there were several authentic wagon wheels in The Dalles that could have been used for historical purposes, but the City did not want them.

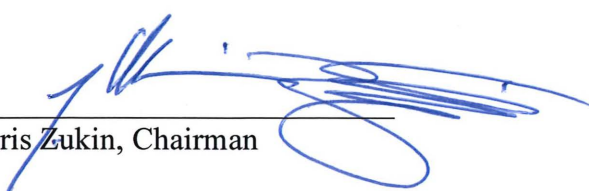
FUTURE MEETING

The next regularly scheduled meeting is Tuesday, April 17, 2012.

ADJOURNMENT

The meeting was adjourned at 6:12 PM.

Respectfully submitted by Carole Trautman, Administrative Secretary.



Chris Zukin, Chairman