



COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

Columbia Gateway Urban Renewal Agency Advisory Committee

Tuesday, May 19, 2015

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Grossman called the meeting to order at 5:30 PM.

ROLL CALL

Members Present: Gary Grossman, Steve Kramer, John Nelson, Linda Miller, Atha Lincoln

Members Absent: *Greg Weast, John Willer, Jennifer Dewey

Staff Present: Urban Renewal Manager Nolan Young, City Attorney Gene Parker,
Administrative Fellow Daniel Hunter, Administrative Secretary Carole Trautman

Others Present: Mid-Columbia Economic Development District (MCEDD) Loan Fund Manager
Eric Nerdin; City of The Dalles Business Development Director Gary Rains; Main Street
Director Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Grossman noted that Item IX, "Executive Session," would be stricken from the agenda.

APPROVAL OF MINUTES

It was moved by Nelson and seconded by Kramer to approve the April 21, 2015 minutes as submitted. Grossman, Kramer, Nelson and Miller voted in favor; Lincoln abstained; Weast, Willer and Dewey absent. The motion carried.

*Note: Weast joined the meeting at 5:31 PM.

PUBLIC COMMENT

None.

ACTION ITEM – Urban Renewal Property Rehabilitation Façade Improvement Grant
Application – Windermere Glenn Taylor Real Estate

MCEDD Loan Fund Manager Nerdin highlighted the staff report. Staff recommended that the Urban Renewal Advisory Committee (URAC) recommend approval to the Urban Renewal Agency Board of a \$6,626.00 Urban Renewal Property Rehabilitation Façade Improvement Grant to Windermere Glenn Taylor Real Estate for façade improvements and building renovation, as presented, on the building located at 122 E. 2nd Street, The Dalles, Oregon. He stated the application met all criteria and appeared to be a good use of Urban Renewal funds.

Nelson asked for an explanation on the scope of work on the building's façade improvement including the transom window work. Main Street Coordinator Klebes said the façade improvement would include the building's store fronts along both East Second Street and Court Street. He said the original building had transom windows on the front and side portion of the front of the building on the corner, not down the entire length of the building. The faux transom windows would be exterior only. On the interior, the building has a drop ceiling, and it would be cost prohibitive at this time to raise the ceiling for interior transoms. Klebes said it could be a potential project sometime in the future. The awning would remain the same, and tension cables would be added similar in appearance to the Commodore Building awnings. The blue plastic around the building would be removed.

Applicant Kim Salvesen Pauly, 504 Cascade Avenue, Hood River, Oregon, said the existing awning would remain, they were not planning on installing fabric awnings. Cables would be added. The new sign would display the business name and made out of a material that looks like metal that will be backlit.

Klebes stated that architects had established that the scope of work of the project would be fitting with the original intent of the building, and the grant application would receive a review by the Historic Landmarks Commission.

It was moved by Weast and seconded by Miller to recommend approval by the Urban Renewal Agency Board of a \$6,626.00 Urban Renewal Property Rehabilitation Façade Improvement Grant to Windermere-Glenn Taylor Real Estate as submitted. The motion carried unanimously; Willer and Dewey absent.

ONGOING URBAN RENEWAL PROJECT UPDATE

City of The Dalles Business Development Director Gary Rains presented an update on various business developments in the City.

Current potential projects in progress:

- Two vertical housing units
- Two breweries
- Craig Building – MCMC lease
- Market
- Business Incubator

Weast asked if the MCMC lease of the Craig Building would exempt the building from the tax base. Rains said it would exempt about half of the building. Miller asked if the incubator business building owned by MCMC would have retail in it. Rains said it was too early to tell and

was subject to change, but the building, at this time, would not house retail businesses. The businesses growing out of the incubator program would become taxable businesses.

Weast asked where the Craig Building employees would park. Urban Renewal Manager Young said the building was located in the Downtown Parking Exempt area, and MCMC won't be required to create new parking spaces. The City believed there was adequate parking, and if employees park in restricted retail areas, he said to make the City aware of the violations and they would act on it.

Rains said the good news about having the MCMC employees downtown was that their presence would create a need for other kinds of tax based retail businesses to come to the downtown area.

Sign Museum – Contractors, electricians, and PUD have been in the building to assess the various needs. The museum was also making plans to have some historical signs installed in the downtown area if possible.

Rains reported that he heard from three property investors who wished to invest in the downtown area. Some existing business owners were talking about expanding their businesses. He stated that the City was currently working on approximately 148,000 square feet of downtown space with potential businesses that involved at least a letter of intent, a proposal or a proposed lease. Another 20,000 s.f. could be added in the near future, Rains indicated.

Main Street Director Matthew Klebes reported that the Columbia Gorge Real Estate UR grant trellis work had begun, and there were two or three property/business owners progressing toward submitting façade improvement grant requests.

Administrative Fellow Daniel Hunter reported that the bronze casting for the Lewis and Clark Fountain was currently at the foundry and due to arrive around July 1. The fountain's unveiling was set for July 4.

Rapoza representative Michael Leash reported that they were working on the June 30, 2015 requirements for the DDA extension, and they were working with Hilton on the franchise application.

Urban Renewal Manager Nolan Young reported on the following UR projects:

- Thompson Pool – On task for a soft opening on June 13 and a grand opening on June 20.
- Civic – Still moving forward on design work. They have spent about half of their UR grant funds and are working on the development phases for the projects. They are also working on their fundraising.
- Columbia Gorge Real Estate Façade Improvement – They hope to complete the project within the next three weeks.

Steve Kramer requested discussion at the next meeting regarding the UR façade improvement program applicant grant match. He said there was some confusion on the level of financial involvement on the part of the applicants for their grant match. Young said the discussion would be included on the next meeting agenda, and staff would provide the UR background documentation regarding the applicants' match requirements.

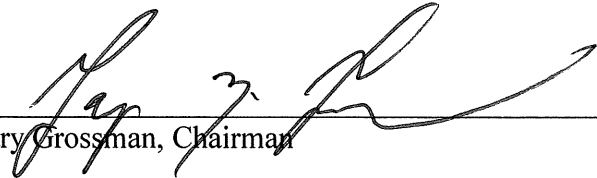
FUTURE MEETING

To be determined.

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:06 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.



Gary Grossman, Chairman