

**Columbia Gateway Urban Renewal Agency Advisory Committee  
Tuesday, October 20, 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 5:34 PM.

**ROLL CALL**

Members Present: Gary Grossman, Greg Weast, Phil Lewis, John Willer, Jennifer Dewey, Linda Miller

Members Absent: Steve Kramer, John Nelson, Atha Lincoln

Staff Present: City Attorney Gene Parker, Project Coordinator Daniel Hunter, Administrative Secretary Carole Trautman, Interim City Manager Julie Krueger

Others Present: 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**

It was moved by Weast and seconded by Miller to approve the agenda as submitted. The motion carried unanimously; Kramer, Nelson and Lincoln absent.

**APPROVAL OF MINUTES**

It was moved by Weast and seconded by Miller to approve the September 29, 2015 minutes as submitted. The motion carried unanimously; Kramer, Nelson and Lincoln absent.

**PUBLIC COMMENT**

None

**ACTION ITEM** – Recommendation Concerning Urban Renewal Funding for a Gitchell Building Cost Analysis and Feasibility Report

Project Coordinator Hunter presented highlights of the staff report. He emphasized that the options to address the issues observed on the building were to either relocate the structure, or reinforce the structure at the current location and install a sump pump. Hunter stated that the City staff determined in 2009 that the building was unsafe to enter except to change out HVAC filters by the City Maintenance Crew. KPFF was contacted to provide estimates and feasibility for both options, and they responded with a cost estimate not to exceed \$5,000.

Willer asked for clarification on what the past and current plan was for the building. Hunter advised that the plan had been to find someone to redevelop and occupy the building with the understanding that the south 12 feet of the building could not be used due to a railroad right of way.

Weast commented that one issue is that there are those in the community that speak reverently of the building, and if the City tried to get rid of the building, it would be a real challenge. Willer said he loved old buildings, but if the public knew how much money had already been spent on the building and how much would be needed to maintain the building, there may be a fair amount of people that would think it was time to get rid of it. Hunter explained that the demolition cost was estimated at \$38,000, and the cost estimate to renovate it (minus the south 12 feet) was around 1.5 million dollars.

Miller said she loved old buildings too, but \$300,000 has already been spent and 1.5 million dollars more is needed to renovate it.

It was moved by Weast and seconded by Willer to recommend to the Agency Board to approve the expenditure of \$5,000 to KPFF for a cost analysis and feasibility report of the Gitchell Building. The motion carried unanimously; Kramer, Nelson and Lincoln absent.

**ONGOING URBAN RENEWAL PROJECTS UPDATE:**

The following report was presented by Project Coordinator Hunter:

- Wonderworks Children's Museum - In April of 2015, Wonderworks was granted a one-time, six-month extension to submit a contractor's bid. Their new deadline to submit a bid is November 7, 2015.
- Lewis and Clark Fountain Sculpture – The sculpture should be completed by the end of this month. Maintenance is working on obtaining an estimate for electrical wiring of lights.
- Windermere Real Estate Façade Improvement – Nearly completed.
- Petite Provence Façade Improvement – Nearly completed.
- The Dalles-Wasco County Children's Library Addition – Contracts were sent out to FFA Architects and the construction contractor.

City Attorney Parker gave the following update:

- Downtown Tony's Building Project – Staff has been working on a Request for Statement of Qualifications because of the prevailing wages issue. Staff will issue the Statement of Qualifications request and work with the best proposer. The document is nearly ready for distribution.

Main Street Program Director Klebes gave the following updates:

- Façade Improvements – Line of Design, Klindts and Route 30 businesses are working on façade improvement design and applications. American Legion is considering a façade improvement and is working with an architect on design. The Clock Tower is considering a façade improvement. The business owner is interested in restoring the Clock Tower. Klebes presented a sample packet of the Moro County Clock Tower renovation, and he will contact the developer of that project as a resource.

FUTURE MEETING

November 17, 2015

ADJOURNMENT

Chair Grossman adjourned the meeting at 5:56 PM.

Respectfully submitted by Administrative Secretary Carole Trautman.

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Gary Grossman, Chairman