

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY MEETING

April 20, 2021
5:30 p.m.

VIA ZOOM

PRESIDING: Gary Grossman, Chair

BOARD PRESENT: Staci Coburn, Mike Cronin, Tracy Dugick, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Tim McGlothlin, Dan Richardson

BOARD ABSENT:

STAFF PRESENT: Urban Renewal Manager Alice Cannon, City Attorney Jonathan Kara, Associate Planner Joshua Chandler, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Grossman at 5:30 p.m.

PLEDGE OF ALLEGIANCE

Chair Grossman led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Long-Curtiss and seconded by Coburn to approve the agenda as presented. The motion carried 9/0; Coburn, Cronin, Dugick, Fredrick, Grossman, Kramer, Long-Curtiss McGlothlin and Richardson in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Kramer and seconded by Coburn to approve the minutes of March 30, 2021 as submitted. The motion carried 8/0; Coburn, Cronin, Dugick, Grossman, Kramer, Long-Curtiss McGlothlin and Richardson in favor, none opposed, Fredrick abstained.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon noted Board Member and Councilor Richardson's request for an update on the First Street Streetscape project as well as a possible change in the lane configuration. Cannon proposed Staff provide an update at the May meeting [May 18, 2021]. Cannon suggested the appropriate place to discuss street design is with Public Works and the City Council, although recommendations can be provided by the Urban Renewal Board to City Council.

Board Member Kramer asked if Councilor Richardson's proposal included infrastructure. Kramer noted he would be interested in that topic. Director Cannon replied the questions focused on bicycle facilities. Modifications would change only the striping, dimensions and curbs would not be affected.

Director Cannon stated tonight's discussion would address two [215 and 219 E. Second Street] of the three storefronts associated with the Recreation Building. New design elements for the remaining storefront at the Recreation Building are tentatively scheduled for the May meeting.

BOARD MEMBER COMMENTS / QUESTIONS

None.

ACTION ITEM

Consideration of Fourth Addendum to the Recreation Building Disposition and Development Agreement, 213-219 E. Second Street

Director Cannon stated the project was delayed by the pandemic but is now moving forward. The developer is confident two storefronts will be completed by the end of this calendar year. The fourth addendum to the Disposition and Development Agreement (DDA) has a delivery date of November 30, 2021. The second and third installment payments of \$7,500 each will be paid, and the Certificate of Occupancy issued, for the east end storefronts [215 and 219 E. Second Street]. Plans for the third storefront [213 E. Second Street] will be presented at the May meeting.

Todd Carpenter and Carla McQuade, 216 E. Fifth Street, The Dalles

Mr. Carpenter provided a short summary. Prior to the pandemic, Carpenter became concerned about the shear wall at the front of the building [213 E. Second Street]. He engaged Tenneson Engineering to provide strength tests. A Fire and Life Safety inspection was also performed. Plans dating from 1959 were discovered, and it was determined undocumented changes had been made.

Mr. Carpenter has submitted permit applications and contractors have been secured for the two east storefronts. He anticipates a build time of 12-16 weeks with work on 213 E. Second Street following the two other storefronts.

Board Member Long-Curtiss stated she had received concern from the community with the appearance of the building during tourist season. She asked if there was a plan, or if the appearance would remain. Carpenter replied the two buildings at the east end were supporting the roofline of the third storefront. A retaining wall is required from the basement up to street

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level, with steel beams to tie in to the roof, to support the roof and façade modifications. Until the retaining wall is in place, the façade cannot be completed. Carpenter anticipates three months until the pour and set of the wall. Once set, they will backfill from the retaining wall to the street sidewall. Unfortunately, the appearance will probably remain through the summer.

Chair Grossman suggested a display of the proposed drawings at the Last Stop Saloon and news articles be provided to inform the community. Director Cannon reiterated a project update would be provided at the May meeting.

Discussion topics included:

- When referring to the “County,” Carpenter referred specifically to Wasco County Building Codes Department.
- Board Member Kramer stated he appreciated Ms. McQuade’s and Mr. Carpenter’s tenacity and motivation to move forward. Kramer said he was 100% in favor of their success.
- Carpenter hoped the east storefront at 219 E. Second Street would include an artisan or craftsman cooperative; the old Horn Saloon would include recreation, family friendly billiards or an arcade.
- A liquor license will be in use only at the Last Stop Saloon.

Board Member Long-Curtiss noted the Fourth Addendum includes multiple “November 30, 2020” references. City Attorney Kara suggested it might be appropriate to entertain a motion, if the Board is otherwise agreeable, to the substance of the DDA as presented, to make a motion to amend it to replace any reference of 2020 where 2021 is more appropriate.

It was moved by Long-Curtiss and seconded by Kramer to authorize the execution of the Fourth Addendum to the Disposition and Development Agreement between the Columbia Gateway Urban Renewal Agency and Mr. Todd Carpenter and Ms. Carla McQuade for property known as the Recreation Building located at 213-219 E. Second Street with changes from November 30, 2020 to November 30, 2021 as appropriate. The motion carried 9/0; Coburn, Cronin, Dugick, Fredrick, Grossman, Kramer, Long-Curtiss McGlothlin and Richardson in favor, none opposed.

EXECUTIVE SESSION

Pursuant to Item 11. A. of the Urban Renewal Agency Board Agenda dated March 30, 2021, which cites ORS 192.660(2)(e), the Board recessed to Executive Session at 5:59 p.m.

RECONVENE TO OPEN SESSION

Chair Grossman reconvened the Open Session at 6:22 p.m.

DECISION FOLLOWING EXECUTIVE SESSION

There was no decision in Executive Session.

The next regularly scheduled meeting will be held May 18, 2021.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:24 p.m.


Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Gary Grossman, Chair

ATTEST:



Paula Webb, Secretary
Community Development Department