

RESOLUTION NO. 03-049

not adopted

A RESOLUTION APPROVING MINOR AMENDMENT NUMBER EIGHT TO THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY DOWNTOWN PLAN ADDING THE WASCO WAREHOUSE & MILLING COMPANY BUILDING AS AN URBAN RENEWAL PROJECT

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan provides for minor changes to be adopted to the plan which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the plan;

WHEREAS, the Wasco Warehouse & Milling Company Building, also known as the Sunshine Biscuit Company building, is not currently listed as a project in the urban renewal plan;

WHEREAS, on February 19, 2003, an application was submitted to the City's Community & Economic Development Department to demolish the lower western portion of the building; and

WHEREAS, on March 26, 2003, the Historic Landmarks Commission voted to suspend the application for a demolition permit, in the interest of preserving historical values, pursuant to the provisions of General Ordinance No. 94-1194; and

WHEREAS, on April 16, 2003, the Urban Renewal Advisory Committee adopted a motion to recommend to the Urban Renewal Agency that a minor change to the Urban Renewal Plan be approved by adding the Wasco Warehouse & Milling Company building, also known as the Sunshine Biscuit Company building, as an urban renewal project, and to amend the Downtown Gateway/Transition Design contract with David Evans and Associates to complete a reuse and redevelopment study on the building; and

WHEREAS, the Urban Renewal Agency concurs with the recommendation of the Urban Renewal Advisory Committee that approval of the minor change to include Wasco Warehouse & Milling Company building as an urban renewal project, and authorizing an amendment to the contract with David Evans and Associates to complete a reuse and redevelopment study on the building, will provide a mechanism to determine whether a feasible reuse program or project can be established for the building, within the time periods set forth in the City's Historic Landmark Ordinance, including any extension of the 120 period which may be granted by the City Council;

NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Plan. The change shall consist of adding an additional project to the list of Urban Renewal Projects and Activities in Section 601 of the Plan, which

project shall be identified as item #14, Redevelopment of Wasco Warehouse & Milling Company, which redevelopment will include a comprehensive reuse and redevelopment study of the building, including a structural engineering study to determine the best method to preserve the historic portions of the building and the associated costs; a market analysis to determine what uses might occupy the space and potential rental rates or sale values; and a financial feasibility study to identify various grant, loan, and tax savings programs that might be utilized to assist with the preservation costs and reuse activities, and what would need to be done to qualify for these various programs. The change to the Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the redevelopment of the Wasco Warehouse & Milling Company qualifies as a minor change under section 1201 of the Plan, as the project is consistent with the goals and objectives of the Plan, and does not modify the basic procedural, planning or engineering principles of the Plan, for the following reasons:

- A. Identification of the building as an urban renewal project and authorizing the expenditure of urban renewal funds to conduct a comprehensive reuse and redevelopment study of the building is consistent with the following goals and objectives set forth in Section 401 of the Plan:
 - 1. It will assist in making strategic investments of urban renewal funds so that an unused or underused property can be placed in a productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances.
 - 2. It will provide an opportunity for a business property to be developed, redeveloped, improved, rehabilitated and conserved in ways that will:
 - A. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County; or
 - B. Increase property values so that the area will contribute its fair share to the costs of public services, provided by the city, county, schools, community college, port and park and recreation district; or
 - C. Insure a more attractive, functional and economically viable city; or
 - D. Conserve historically significant places and properties.
 - 3. It will assist a property owner in the rehabilitation of their building and property to the extent it will help implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity.
- B. The proposed project satisfies the following four general criteria for acceptable urban renewal projects, as set forth in Section 601 of the Plan:

1. The project would be intended to address the blighted condition described in Section 203(A) of the plan which describes buildings and structures intended to be used for commercial, industrial, or other purposes, which are unfit or unsafe to occupy for those purposes because of obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
2. The proposed project would be consistent with the following goals for Goals #9 of the City's Comprehensive Plan; #2 - Diversify the economic base of the community; #3 - Increase the tax base needed to provide an adequate level of community services for The Dalles citizens; #4 - Encourage the growth of existing employers and attract new employers to The Dalles that compliment the existing business community; #5 - Implement the objectives and activities of the Columbia/Gateway/ Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
3. The proposed project would provide an opportunity to determine the feasibility of renovating or redeveloping a historic structure, which would be consistent with the development policies and the goals of the Historic Landmarks Commission.
4. The proposed project would appear to have the potential to increase the property value of the grain elevator property, which should generate increased taxes, and should produce a reasonable return on any investment made by the urban renewal agency toward a study of the feasibility of redeveloping the property.

DATED THIS 28TH DAY OF APRIL, 2003

Robb Van Cleave, Chair

Attest:

Julie Krueger, CMC/AAE, City Clerk

Voting Yes: _____

Voting No: _____

Absent: _____

Abstaining: _____