

RESOLUTION No. 08-060

A RESOLUTION APPROVING MINOR AMENDMENT NUMBER NINE (9)
TO THE COLUMBIA GATEWAY DOWNTOWN PLAN, ADDING THE
PROPERTY OWNED BY THE UNION PACIFIC RAILROAD AND THE
OREGON DEPARTMENT OF TRANSPORTATION TO THE WASCO
WAREHOUSE & MILLING COMPANY REDEVELOPMENT 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; and

WHEREAS, the Columbia Gateway/Downtown Plan, Section 601, project number 14, is the Redevelopment of the Wasco Warehouse & Milling Company Property, also known as the Flour Mill property, which includes the purchase of the property as part of the redevelopment definition; and

WHEREAS, the Agency purchased the Flour Mill property from Cereal Foods Processors for the redevelopment of property and subsequently found that the Union Pacific Railroad and the Oregon Department of Transportation had interest in property thought to have been part of the original purchase; and

WHEREAS, on July 9, 2007, the Agency held a public hearing to receive comments from the land owners and/or any interested citizen as to the purchase of the property. No objections were raised by any member of the public or by any owner at the public hearing or in writing prior to the hearing. Hearing no objections, the Agency directed staff to prepare a resolution to purchase the properties as prescribed in the Plan.

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 additional land to be acquired from the Oregon Department of Transportation and the Union Pacific Railroad to project #14, Redevelopment of Wasco Warehouse & Milling Company property. 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 ODOT and Railroad property to the Wasco Warehouse & Milling Company project 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. The additional land added to the project property 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 additional land added to the Wasco Warehouse & Milling Company project satisfies the following four general criteria for acceptable urban renewal projects, as found and determined in Resolution 03-052 adding the project to the Plan as a minor amendment:

1. The Wasco Warehouse & Milling Company project addresses 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 Wasco Warehouse & Milling Company project is 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

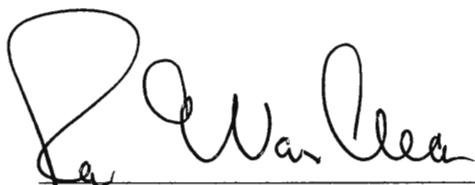
Dalles citizens; #4 - Encourage the growth of existing employers and attract new employers to The Dalles that compliment the existing business community; #5 - Implement the objectives and activities of the Columbia/Gateway/ Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.

3. The Wasco Warehouse & Milling Company project provides 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 Wasco Warehouse & Milling Company project has the potential to increase the assessed value of the property, which should generate increased taxes, and should produce a reasonable return on any investment made by the urban renewal agency.

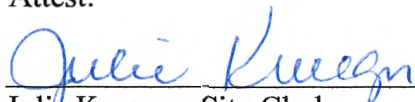
Section 2. This Resolution shall be effective as of January 28, 2008.

DATED THIS 28TH DAY OF JANUARY, 2008



Robb E. Van Cleave, Chair

Attest:



Julie Krueger, City Clerk

Voting Yes: Kovacich, Wood, Broehl, Dick, Van Cleave, Wilcox

Voting No: None

Absent: None

Abstaining: None