



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA
COLUMBIA GATEWAY
URBAN RENEWAL ADVISORY COMMITTEE

Conducted in a Handicap Accessible Meeting Room

Tuesday, November 17, 2009

5:30 pm

City Hall Council Chambers

313 Court St.

The Dalles, OR

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Approval of Minutes of: July 21, 2009
- VI. Public Comment for items not on the agenda
- VII. Action Item: Review of Task Force Decision on Events/Festival Area and Recommendation to Urban Renewal Agency
- VIII. Updated Budget Review (attached)
- IX. Update on additional Urban Renewal projects
- X. Next Regularly Scheduled Urban Renewal Advisory Meeting: December 15, 2009
- XI. Adjourn



Columbia Gateway Urban Renewal Advisory Committee Minutes

**Tuesday, November 17, 2009
5:30 PM**

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Zukin called the meeting to order at 5:30 p.m.

ROLL CALL

Present members: Ken Farner, Bill Dick, Dick Elkins, Chris Zukin, Benjamin Hoey, Diana Bailey
Absent members: Dan Ericksen, Gary Grossman, Jesse Birge,
Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, Dan Director, Community Development Director, Denise Ball, Planning Tech.

PLEDGE OF ALLEGIANCE

Acting Chair Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Diana Bailey moved to approve the agenda and Ken Farner seconded. The motion carried unanimously, Ericksen, Grossman, and Birge absent.

APPROVAL OF MINUTES

Acting Chair Zukin asked if there were any corrections or additions needed for the minutes of July 21, 2009. Diana Bailey said she believed that Ben Hoey abstained from voting on the motion to approve the painting of the American Legion building. Mr. Hoey said he voted in favor of the motion. Diana Bailey moved to approve the minutes as submitted and Ken Farner seconded the motion. The motion carried unanimously, Ericksen, Grossman, and Birge absent.

PUBLIC COMMENT

None.

ACTION ITEM/RECOMMENDATION

Urban Renewal Advisory Committee
Minutes – November 17, 2009

Director Durow presented the Staff Report regarding the Task Force selection of the preferred Festival Area design.

Ken Farner asked if the ownership would remain with the City and City Manager Young said it would. Young added that Northern Wasco County Parks and Recreation District will have a maintenance agreement with the City for upkeep of the area. Revenues generated will come back to the City.

Diana Bailey asked who will decide what activities will take place at the Festival Area. City Manager Young said the City's partners, The Chamber of Commerce and/or Northern Wasco County Parks and Recreation District, will most likely schedule the events but that decision hasn't been made yet.

Diana Bailey moved to recommend to the Urban Renewal Agency approval of the Festival Area preferred alternative and direct Staff to advise KPFF to prepare the 30% Design plans. Ken Farner seconded the motion and it passed unanimously, Ericksen, Grossman, and Birge absent.

BUDGET UPDATE

The bond sale has been completed and an additional \$8,000,000 has been added to the Agency revenues from the note proceeds. That money will cover capital projects by the City and funds have been designated for specific projects.

Bailey asked if the money earns interest while it is not being used and Young said it does earn interest. The majority of Urban Renewal funds are used for projects with a small amount being spent on administrative costs. City Manager Young and City Attorney Parker do not charge any of their time to Urban Renewal however.

Young and Farner had a brief discussion on the Debt Service for the bond. Young said that the future looks bright.

ON-GOING PROJECTS

The contract has been awarded for the Waldron Drug Building preservation and moth balling project and the project will start fairly soon.

The East Gateway/Brewery Grade project is progressing well. Brewery Grade will be open before Thanksgiving. In the spring, the north half of the newly built roadway will take the east/west traffic and the south half of the roundabout will be constructed.

Current plans show the Festival Area being completed first with the Commercial Dock and Washington Street/1st Street projected for construction within six months to a year. The dock design is continuing and permit issues are being discussed. Geotechnical challenges are also being studied.

Third Street signals are being designed. The intent is to begin Third Street construction following completion of the Brewery Grade Roundabout. A local improvement district will be created and the property owners will most likely be charged \$61.00 a linear foot, the same as Second street. Second Street had over 90% property owner agreement in the project and the City is hopeful Third street property owners will be equally in favor.

Dick Elkins pointed out that he has been on the Urban Renewal Advisory Committee over 13 years and one of his goals was to make sure Third Street was completed during his lifetime.

The Wasco Warehouse Demolition project has advertised for bids and there will be a mandatory walk through tomorrow, November 18th.

Durow also gave an update on the progress being made by James Martin with the mill building development.

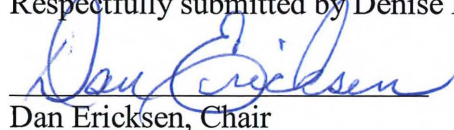
FUTURE MEETINGS

The next scheduled meeting is Tuesday, December 15, 2009 but there is nothing on the Agenda at this time.

ADJOURNMENT

The meeting was adjourned at 6:32 P.M.

Respectfully submitted by Denise Ball, Planning Tech.



Dan Ericksen, Chair

AGENDA STAFF REPORT

URBAN RENEWAL ADVISORY COMMITTEE

DATE: November 10, 2009

TO: Urban Renewal Advisory Committee

FROM: Dan Durow, Urban Renewal Manager

THRU: Nolan Young, City Manager

ISSUE: Downtown/Riverfront Connection Project: Task Force Recommendation for Events/Festival Area Design.

BACKGROUND:

In 2006, the City Council adopted Resolution No. 06-027 concurring with the mayor's appointment of a Washington Street Downtown Riverfront Connection Task Force. This task force was established for the purpose of providing recommendations to the City regarding the development of the Washington Street Downtown/Riverfront Connection Project.

The Task Force has met many times since 2006 and has provided Staff and KPFF consultants with vital input as this project has progressed through the design and engineering phase.

On October 21, 2009, the Task Force held a meeting that focused primarily on the Event/Festival Area design. Four alternatives were presented dealing primarily with parking, restrooms, and greenspace. Nine of the ten Task Force members were present. Following the presentation and discussion, the Task Force members preferred two of the four alternatives. KPFF was directed to take certain design elements from each of the two preferred alternatives and create a fifth alternative.

The fifth alternative was emailed to all Task Force members and their consensus was for approval. Suggestions regarding the placement of some of the landscaping were noted, which would not substantially alter the overall layout of this design. The narrative of the consultant and a drawing of the approved design for the festival area are attached.

BUDGET IMPLICATIONS:

Projected costs for the Festival Area range from \$1.8 to \$2.2 million. The project is not currently budgeted. Grant Funds are being pursued as part of the Marine Terminal Project.

RECOMMENDATION:

Staff Recommendation: **(Suggested motion)**move to recommend to the Urban Renewal Agency approval of the Festival Area preferred alternative and direct Staff to advise KPFF to prepare the 30% Design plans.

ALTERNATIVES:

Alternative 1: Suggest substantial changes to the Festival Area preferred alternative and direct Staff to have KPFF prepare a revised drawing for review.

Alternative 2: Decline the request and direct Staff to have the Task Force choose a different design alternative.