



## **Columbia Gateway Urban Renewal Advisory Committee Minutes**

**Tuesday, October 19, 2010**

**5:30 PM**

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

*Conducted in a handicap accessible room.*

### **CALL TO ORDER**

Chair Ericksen called the meeting to order at 5:31 p.m.

### **ROLL CALL**

Present members: Dan Ericksen Chris Zukin, Ken Farner, Gary Grossman, Jennifer Botts, Dick Elkins, Diana Bailey

Absent members: Benjamin Hoey, Bill Dick

Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, Dan Durow, Community Development Dept. Director, Denise Ball, Planning Tech.

### **PLEDGE OF ALLEGIANCE**

Chair Ericksen led the group in the Pledge of Allegiance.

### **APPROVAL OF AGENDA ITEMS**

Chris Zukin moved to approve the agenda and Gary Grossman seconded. The motion carried unanimously, Hoey and Dick absent.

### **APPROVAL OF MINUTES**

Chair Ericksen asked if there were any corrections or additions needed for the minutes of August 31, 2010. Ericksen asked that the minutes be corrected to read "Vice Chair Zukin called the meeting to order..." . There were no other corrections or changes to the minutes. Gary Grossman moved to approve the minutes as corrected and Chris Zukin seconded the motion. The motion carried unanimously, Hoey and Dick absent.

### **PUBLIC COMMENT**

None.

### Executive Session

- A. Recess to Executive Session in Accordance with ORS 192.660(2)(e) to Conduct deliberations with persons designated by the Governing Body to Negotiate Real Property Transactions. (5:36 pm)
- B. Reconvene to Open Session (6:35 pm). Gary Grossman left the meeting at 6:30 pm.
- C. Recommendation from Executive Session: Chris Zukin moved to recommend that the Urban Renewal Agency continue to negotiate with the Commodore developer for a release of the existing parking lot obligation. The negotiated price should not exceed 50% of the amount of the existing loan with the developer on the Commodore II building. Chair Ericksen, Vice Chair Zukin, or Ken Farner will attend the Urban Renewal Agency meeting and executive session. Ken Farner seconded the motion and it was approved with Zukin, Farner, Ericksen, and Elkins voting for, Botts and Bailey voting against.

### Commissioner Comments/Questions

Dick Elkins thanked Dan Durow and Denise Ball for compiling information relating to the Granada block redevelopment. Diana Bailey asked if she could also have the information and Elkins offered to share the information he received. City Manager Young cautioned Committee Members that this is Executive Session material and extremely confidential. Executive Session discussions do not have “minutes” but are recorded. This information is not presented to the Urban Renewal Agency in written form but it is shared through Staff and the Council Urban Renewal Advisory representative, Bill Dick.

Zukin suggested that new members Bailey and Botts should read minutes from earlier Urban Renewal Advisory meetings to gain historical knowledge of projects and decisions and better understand the purpose of the Urban Renewal Plan.

Young pointed out that Elkins and other Committee members are approached by citizens about Urban Renewal projects but are unable to say much because the discussion would be about the confidential executive session material. Elkins said he has to remember that he is part of committee and needs to voice the decision of the majority of the Committee, not his personal opinion.

### **ON-GOING PROJECTS**

City Manager Young and Director Durow told the Committee:

- The Roundabout LED lighting project for the obelisk is proceeding. The dead planting issue is still under discussion. The landscape contract has a two-year Live Plant requirement.
- The Marine Terminal and Festival Area Plans are finalized. Staff is continuing to work with the Warm Springs Tribe and the Memorandum of Understanding. The Yakama Tribes have signed their MOU. The In-Water Work Period is November 15 through

March 15 and it is critical to have agreement with the Confederated Tribes of the Warm Springs prior to the expiration of the In-Water work period. The funding for the projects has been secured. The Festival project is scheduled to go out to bid in mid-September with the bid award the first part of November. The Dock project is scheduled to go out to bid in late September with the bid award the end of November.

- The Washington~1<sup>st</sup> Street Undercrossing: Projected start date is May 2011. The twin tunnels elevation had to be dropped down and new schematic drawings will be distributed to the Advisory Committee. (Botts left the meeting at 6:57 pm)
- James Martin is moving ahead with the purchase of the Sunshine Mill. Along with the purchase price will be the \$61/foot Roundabout Improvement assessment and the Railroad property purchase. The money will go back into the Urban Renewal Agency account. This is separate from the \$600,000 in loans that have been provided to Mr. Martins' business for building/tenant improvements.
- Third Street Streetscape should be starting this time next year.
- Barbara Bailey's six unimproved lots abutting the Mill Creek Property will be purchased by the Agency for \$12,500 per lot.

#### **FUTURE MEETINGS**

The next scheduled meeting is Tuesday, November 16, 2010.

#### **ADJOURNMENT**

The meeting was adjourned at 7:05 pm.

Respectfully submitted by Denise Ball, Planning Tech.

  
~~Dan Ericksen, Chair~~

CHRIS ZUKIN - ACTING CHAIR

# Roundabout plants raise concerns

■ By Matthew Neal  
*The Chronicle*

Native plants at the roundabout, the Union Street dock, the Sunshine Mill and parking for the Commodore II were all topics of discussion at the advisory committee meeting of the Columbia Gateway Urban Renewal Advisory Committee meeting Tuesday evening.

Community Planning Director Dan Durow and City Manager Nolan Young gave project reports.

They told the committee there is a vexing vegetation glitch at the roundabout. Native plant species, which require the least amount of water, were selected for landscaping the traffic safety implement, since there is no irrigation system at the roundabout. The problem, however, is that the "least amount of water" doesn't translate to "no water" as somebody forgot to do their job.

"The plants are dying and we can't replace them," Durow told the committee. "They were not watered."

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## Renewal

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The construction company or a sub-contractor is supposedly responsible for watering the plants, Durow said, at least until the plants are well-established. Because the contract states the construction company is responsible for the plants, the city cannot water them.

"It's hands-off for us," he said. "All we can do is apply pressure."

Meanwhile, the plants continue to die as the city applies pressure.

Also, the lights for the

roundabout have not yet been installed, but Durow said he met with an engineer recently to get the lights on in the near future.

City Manager Nolan Young briefed the committee on the dock project and the Sunshine Flour Mill project.

Currently, the city is attempting to meet U.S. Army Corps of Engineer's requirements to move the marine terminal and dock project into the construction phase; however, it hinges on a memorandum of understanding with the Confederated Tribes of Warm Springs. The tribes want re-

assurance dock activity won't interfere or disrupt tribal fishing efforts during fishing season. The city signed a MOU with the Yakama Nation in September but still has not been able to reach an understanding with the Warm Springs tribes, who are asking for the same terms as outlined in the Yakama nation MOU.

"We need to move on this issue," Young said. "The plans are complete and the funds are secured. It's critical to move rapidly."

The project's start date is set for November so in-water work can be completed during the annual winter

window allowed for such operations. The project is on hold until Warm Springs agrees with the MOU.

As for the Sunshine Mill, Young said project developer James Martin was moving to buy the property from the Urban Renewal Agency for \$300,000. The money would go back to the Urban Renewal Agency.

After an executive session, the advisory committee also passed a motion by a vote of 4-2 to continue negotiations with Commodore developer Terry Cook to waive the city's parking lot obligation.