



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, July 21, 2020

5:30 p.m.

CALL TO ORDER

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

ROLL CALL

Present: Diana Bailey, Scott Baker, Staci Coburn, John Fredrick, Gary Grossman, Steve Kramer, Darcy Long-Curtiss, Linda Miller and Tim McGlothlin

Absent:

Staff Present: Urban Renewal Manager Steve Harris, Senior Planner Dawn Marie Hert and Secretary Paula Webb

APPROVAL OF AGENDA

The agenda was amended to include Roll Call and the Mill Creek Update.

It was moved by Baker and seconded by McGlothlin to approve the agenda as amended. The motion passed 9/0; Bailey, Baker, Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

APPROVAL OF MINUTES

It was moved by Miller and seconded by Baker to approve the minutes of June 16, 2020 as presented. The motion passed 9/0; Bailey, Baker, Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

ACTION ITEM

Granada Theatre Disposition and Development Agreement – Satisfaction of Terms, 221 E. Second Street

Chair Grossman stated two Board Members were unclear about the earlier vote [May 19, 2020 decision to accept the terms of the DDA were satisfied upon receipt of supporting documentation for expenditures].

In order to confirm the terms of the DDA were satisfied, a walk-through was performed by Gary Grossman, Scott Baker, Senior Planner Dawn Hert, and Development Inspector Jim Schwinof.

Board Member Long-Curtiss clarified her motion was intended to secure confirmation the DDA was satisfactorily completed.

Board Member Coburn stated her intent was not to check every dollar amount, but generally confirm expectations were met.

Senior Planner Hert stated the walk-through covered the list submitted in Exhibit D (attached). Hert summarized repairs and improvements to the Granada Theatre.

- Marquee is in need of minor work. Mr. Gomez will contact David Benko regarding repairs.
- The café awning will be installed simultaneously with work on HVAC system.
- Lobby work is complete; fire doors will be installed with grant funds.
- Roof is in good shape.
- Basement was cleaned approximately three years ago. The swamp cooler and gas heaters will be removed when the HVAC system is installed.
- New curtains will be installed soon.
- Lights, video and sound were demonstrated.

Hert stated she was satisfied the requirements of Exhibit D were met.

Chair Grossman stated there was substantial conformance with the requirements of the DDA. Vice Chair Baker had nothing to add.

Board Member McGlothlin concluded the terms of the agreement were met.

It was moved by McGlothlin and seconded by Fredrick that conditions of the DDA were satisfied.

Board Member Miller stated she was satisfied that the terms were met.

Board Member Long-Curtiss referred to Hert's summary which stated some items were incomplete, including the fire doors. Decisions made for this DDA set a precedent. Long-Curtiss asked if the Board was requiring that all conditions of the DDA, a legal document, be met, or are we saying just substantially met.

Board discussion included:

- Does the Board require all conditions of the DDA be fully met, or substantially met?
- Was any other Urban Renewal project held to this scrutiny?
- The Board needs to do a better job on DDAs going forward.
- Does this Agency need to exist with special districts or be under City control?
- Mistakes of the past do not justify future mistakes. The Board has a fiduciary responsibility to the Agency.

Board Member Fredrick stated the fire doors were inspected by the Fire Marshall and met code. If not, the Granada Theatre could not host events.

The motion passed 8/1; Bailey, Baker, Coburn, Fredrick, Grossman, Kramer, McGlothlin and Miller in favor, Long-Curtiss opposed.

DISCUSSION

Mill Creek Greenway Project Update

Vice Chair Baker provided an update on the Mill Creek Greenway Project.

The Mill Creek Greenway has been on the Urban Renewal project list since 1990. Segment 1 connects the Riverfront Trail to W. Second Street. Segment 2 connects W. Second Street to W. Sixth Street.

Segment 2 was addressed first due to strong stand alone value and Park District ownership. Although the most expensive and challenging section to construct, this segment will add momentum to bring the Greenway to fruition.

In response to questions, Baker replied the project will cost \$2.5 million before value engineering. A new grant opportunity funded by a tax on bicycle sales will open for projects this fall. The grant requires a 10 percent match.

Segment 2 will be less than one mile. The serpentine trail will be ADA accessible.

Future Agency Activities, Plans and Programs

Chair Grossman stated this was a new Agency with new opportunities for future decisions. He then invited discussion.

Board Member Fredrick stated the Agency should get out of the business of buying buildings for rehabilitation.

Vice Chair Baker responded, stating if the Tokola project came to fruition, it would have been a fantastic win for the City. Agreements should be written so that the purchase of the building is contingent on project completion. Agreements can be crafted to protect the Agency, get a real return on investment, and raise the value of downtown.

Board Member Miller said it was difficult to make decisions when the condition of the City after the pandemic is unknown.

Vice Chair Baker agreed with Miller. He referred to earlier discussion regarding the view of the Agency in the community and the need for a win. Baker said it would be a benefit to the Agency to focus on the First Street Streetscape project. The Board needs an overall vision of this project. If we are committed and going forth, it would be a great project on which to focus the Board's energy. If it's decided the project no longer has value, take the loss and pay the money back.

Baker said this is a large project that deserves more attention than it has been given.

Board Member Long-Curtiss said the First Street Streetscape project is her number one concern. The project does a lot for businesses, downtown residential, and makes downtown more welcoming. She would like more focus on projects that add value downtown. She would like the contributing tax districts to have an increased tax base after the Agency sunsets.

Chair Grossman suggested the Board schedule a meeting to review the First Street Streetscape project. The request to extend the ENA for The Dalles Fitness Hub was scheduled for the August meeting. He said that would be a timely discussion along with the First Street project.

Board Member Bailey suggested the Agency look at all incomplete projects and prioritize where the Board wanted to go as a group. There are enough incomplete projects; the Board should focus on what can be completed.

Chair Grossman directed Staff to provide the entire project list in order to review goals and projects for this year. The Board agreed.

Vice Chair Baker asked if the KPFF deliverable was due on a certain date, suggesting the Board may want to wait and meet when the deliverable is in hand. Manager Harris replied the City is currently at the 75% plan review stage. The ODOT review is due in mid-August. The City will then go to 90-95%, ready to return in the fall with completion of plans and authorization to go to bid. That date is still six to eight months out.

Vice Chair Baker said he would like to see what has been accomplished, what the Board is working on, and what is next. He then said this project was not urgent.

Chair Grossman said the extension of the ENA for The Dalles Fitness Hub was on the August agenda. There would be no contrary decision on that if moved to September, unless the delay was problematic. Manager Harris replied he would check with the City Attorney to see if it could be administratively extended 30 days.

Board consensus was to cancel the August meeting.

Board Member Kramer shared his concerns regarding the governance of the Agency. He said there are three Council members on this Board and the Mayor is sitting in. Four of the six presiding members of the City Council are participating in this. This list is an inherited list that we're all trying to save face on. Kramer said he had not pushed this hard enough, but is this the right governance for this organization?

Kramer urged the Board to consider this as they move forward. He believed this belonged with the City Council and not special districts. Kramer said if he was the lone wolf on this, he would retract all and move forward with the group.

Board Member Bailey requested clarification. In response, Kramer said the Agency has a fine partnership with the City, but for projects that require an infrastructure partnership a third party has to be brought in. He felt it easier if the City Council made these decisions; it would remove one step from the process and make it easier for the Agency to move on with projects.

Bailey then asked how he would address the oversight of tax dollars spent in the urban district versus the fire district. How would you justify that?

Kramer replied, "Like we did before, with an advisory group. I think that's a checks and balance for government. Right now we, as special districts, have total control over all of this, which I think is a little bit backwards. Because the City Council is ultimately responsible for this, how are the nine of us responsible individually as districts?" He then said there were questions that need to be answered.

Bailey replied she was part of the previous Advisory, and this has evolved since then. She needed to know the history of why that happened and what the feelings were. She felt at times she did not have input as an advisor. She appreciated Kramer being open and making his comments.

Chair Grossman stated this was a thinking point for various agencies. The Advisory Committee was not a perfect world because City Council changed what the Advisory Committee did quite often and the agencies felt they did not have a voice. The structure that exists now is that attempt for a broader voice in decision making, maybe at some loss to connection with the City. We also have, at any point, our own choice to make in terms of the management of the UR Agency as far as staff is concerned. Any of these things can be a discussion point, and something valuable to think through. Has this been a good experience, a mixed experience? Grossman said he has enjoyed his return to the Agency Board because there are more decisions made, and felt they had a strong decision making body in this Agency Board. Grossman said he understood Kramer's frustration.

Board Member Kramer thanked Chair Grossman. Kramer then said, "If we're going to have representation for all, then we've got three City Council members sitting and we have only one from the Fire District. I think we're a little lopsided there."

Board Member Miller stated she was on the Advisory Committee. She said, "More times than not, when the Advisory Committee made a recommendation to City Council, it was negated." Miller said she suggested this Board to provide more inclusion with the Districts. We can change

the number of City representatives on the Board. She thought the Board now provided a voice for the Districts.

STAFF COMMENTS

Manager Harris stated his only comment was regarding the August 18 meeting; he will follow up with the City Attorney regarding extension of the ENA.

BOARD MEMBERS COMMENTS OR QUESTIONS

None.

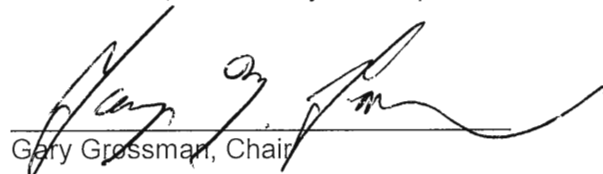
ADJOURNMENT

Chair Grossman adjourned the meeting at 6:26 p.m.

Chair Grossman thanked Manager Harris for his dedicated service to the City.

Vice Chair Baker provided a link to the YouTube video for the Mill Creek Greenway: <https://youtu.be/7gQW2gHG48>.

Respectfully Submitted
Paula Webb, Community Development Secretary



Gary Grossman, Chair

EXHIBIT D

Granada Theatre Budget:

Charles Gomez, Debra Liddell

Topic: Cost breakdown to open theatre doors to public

Exterior presentation upgrades include:

- 1) Window repair and/or replacement(s), box office tile, plaster repairs and painting, address dome issues, freshen up marquee, side wall art designs. \$7,000
- 2) Ice-Cream parlor/retail sales store front prep. Floor and wall coverings, old-fashioned ceiling restoration, sales area and back room storage attention. \$2,500

Café:

- 3) Over-all restoration, floor/walls, seating areas, counter and back bar. \$4,500
- 4) Store front windows and transom windows restoration. \$2,500
- 5) Awning. \$3,500
- 6) Historic presentations and art work. \$1,500
- 7) Health Dept. code conformity. \$3,000

Lobby:

- 8) Over-all restoration & period correct updates and artwork. Lobby needs to be most appealing to guests arriving. \$3,500
- 9) Bar area. \$2,500

Exits:

- 10) All reworked to be fully functional and panic bars installed where needed. This includes entertainers' load-in alley entrance. \$500

Roof:

- 11) Inspection and addressing of any and all issues. \$4,000

Basement:

- 12) Thoroughly cleaned out, disinfected and washed down. \$750

Theatre proper:

- 13) Massive cleaning, floors/walls/ceiling/seats. Curtains to be thoroughly cleaned, if possible, or replaced (this includes grand curtain and wing legs). \$4,500
- 14) Repainting of entire theatre interior. Not that this is totally necessary due to the extensive cleaning but may also need a 'refreshing' for presentation. \$9,500

Mechanical:

- 15) Restrooms, repaired to fully functioning, and fixtures replaced where needed. \$3,500
- 16) Heating and A/C fully inspected, cleaned and serviced. \$7,500
- 17) Electrical service, upgrades and fully separated legs installed, one dedicated to audio, and one for lighting. \$8,500

Production:

- 18) Install state of the art audio, capable of meeting or exceeding all national audio performer contract rider demands. \$90,000
- 19) Install modern theatre lighting, front of house, specials and upstage. Four color washes with specials. \$15,000
- 20) Video presentation projection and screen. Power-point, DVD and movies. \$6,500

Entertainment:

It has always been our philosophy to, "Announce One's Prescience with Authority!" So the grand re-opening of the Granada will have to be grand indeed. After all is 'Grand' found in the very name of the Theatre?

GRANADA

First year operating entertainment budget is slated at \$125,000. This will cover all up-front booking costs which we pay in advance to receive a producer's discount.

As far as we know, we are the only producers that present this 'creative advance down payment to help reduce overhead and booking costs. Cost break down budget:

Total restoration estimate = \$305,750.00

*This does not include purchase price.