



IMPROVING OUR COMMUNITY

## COLUMBIA GATEWAY URBAN RENEWAL AGENCY

---

### CITY OF THE DALLES

# MINUTES

## COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Via Zoom

**Tuesday, September 15, 2020**  
**5:30 p.m.**

### **CALL TO ORDER**

Chair Grossman called the meeting to order at 5:34 p.m.

### **ROLL CALL**

Present: Diana Bailey, Scott Baker, Staci Coburn, John Fredrick, Gary Grossman, Steve Kramer (arrived at 5:39 p.m.), Darcy Long-Curtiss, Linda Miller and Tim McGlothlin

Absent:

Staff Present: Interim Urban Renewal Manager Alice Cannon, City Attorney Jonathan Kara, Public Works Director Dave Anderson and Secretary Paula Webb

### **APPROVAL OF AGENDA**

It was moved by Long-Curtiss and seconded by Coburn to amend the agenda to include Item VIII. B. Mill Creek Greenway Grant Opportunity under VII. Action Item, creating Item VII. B. The motion passed 7/1; Bailey, Baker, Coburn, Fredrick, Long-Curtiss, McGlothlin and Miller in favor, Grossman opposed, Kramer absent.

It was moved by McGlothlin and seconded by Fredrick to approve the agenda as amended. The motion passed 8/0; Bailey, Baker, Coburn, Fredrick, Grossman, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Kramer absent.

### **APPROVAL OF MINUTES**

Board Member Long-Curtiss noted a scrivener's error on page four of the agenda packet. The vote for the Granada Theatre DDA passed 8/1, not 8/0.

It was moved by Long-Curtiss and seconded by McGlothlin to approve the minutes of July 21, 2020 as corrected. The motion passed 8/0; Bailey, Baker, Coburn, Fredrick, Grossman, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Kramer absent.

Board Member Kramer joined the meeting at 5:39 p.m.

## **PUBLIC COMMENT**

Debra Liddell, PO Box 1329, The Dalles

Ms. Liddell stated, “We are ready to receive the deed to the Granada Theatre.”

Chair Grossman directed staff to initiate the transfer of the Granada Theatre.

Dan Richardson, 3515 Crest Court, The Dalles

Mr. Richardson directed attention to his letter of September 12, 2020.

Chair Grossman stated the letter had been distributed and would be discussed in Item VII. B. Mill Creek Greenway Grant Opportunity.

## **PRESENTATION**

First Street/Riverfront Connection Project – KPFF Consulting Engineers

Peter Craig, KPFF Consulting Engineers, and Wes Shoger, GreenWorks, provided an overview of the First Street/Riverfront Connection Project; Exhibit 1.

Mr. Craig said the early design included a tunnel under the railroad and First Street that would connect to a sunken plaza on Washington Street. Since then, the Lewis & Clark Festival Park was constructed. The tunnel is no longer a project component. The remaining piece is a revitalized streetscape along First Street.

The project is in the process of the 75% review. The City has completed their review and ODOT is in the process of review.

The project will remove parking on the north side of First Street to allow better bicycle movement. Curb extensions will be added on side streets to shorten pedestrian crossings while still allowing parking on the side street. The intent is to create a design similar to Second Street with some revamped street furnishings.

One key aspect of the original design was a protected crossing from the waterfront to downtown. Increased pedestrian safety remains a project goal.

Removal of parking on the north side of First Street will allow for two-way bicycle traffic; parking will remain on the south side.

Mr. Shoger provided information on street furnishings:

- Tree grates will be larger to allow for improved tree health.
- Concrete pavers will be light grey rectangles.
- Bollards be the same style used on Union Street.
- Fencing will match the fencing at Lewis & Clark Festival Park.
- Trash receptacles on Second Street are no longer available; a similar style will be used.
- Bike racks will be the “staple” style.
- Emerald Sunshine Elm trees are better suited to our climate and will be planted in lieu of Maple trees.

Chair Grossman stated this has been a primary project for the Agency.

Interim Manager Cannon stated she would coordinate further with ODOT to get the project on track.

## **ACTION ITEMS**

### **Consideration of ENA Extension with TD Fitness Hub, LLC for the Redevelopment of the Tony's Department Store Building, 401-407 E. Second Street**

Interim Manager Cannon recommended authorization of the extension of the Exclusive Negotiating Agreement (ENA) with TD Fitness Hub for the property located at 401-407 E. Second Street with an effective date of August 9, 2020. The extension would be for 120 days to mid-December.

Chair Grossman said the developer has had opportunity to review the project and return under the ENA.

Board Member Long-Curtiss stated one of the Board's main concerns after discovery of significant, expensive problems was that a new RFP would be necessary to be fair to everyone. She wondered if the developer was working toward something reasonable the Board could accept, or if they would ask so much of the Agency that the Board would need to send out for a new RFP to make everyone eligible.

Chair Grossman stated he was unaware of any additional information submitted. The developer was aware their original offer was declined; their intent is to return with something more attractive. Interim Manager Cannon was not aware of additional information but will continue her research.

Grossman said time is of the essence; this back dates to August 8.

Long-Curtiss raised the point that, in the past, justification for an extension was required. She then noted the Agency would be responsible for maintenance through the winter.

Board Member Kramer asked if there was any reason the effective date could not be moved to the current date. City Attorney Kara stated the ENA had to be back dated to the expiration date, August 9, however, the time limit could be extended. Interim Manager Cannon supported Attorney Kara's advice. Chair Grossman noted there was another renewal period available.

Board Member Fredrick asked what was being done to ensure there was no further deterioration of the building over the winter. Public Works Director Dave Anderson stated he thought the heat would be kept on and, if available, the sprinkler system would remain in operation. Fredrick then asked about roof and foundation issues. Director Anderson replied he had no information on those topics, but would follow up after further investigation.

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

### **Mill Creek Greenway Grant Opportunity**

Vice Chair Baker provided background on the Mill Creek Greenway Project.

Oregon started collecting a \$15.00 per bicycle fee; the fund has now grown to \$22 million. ODOT assigned staff to create a grant program to disburse the funds.

The purchase of land for the Mill Creek Greenway along with funding engineering, design and cost estimating work makes this a shovel-ready project. This grant opportunity requires a 10.7% funding match. The Mill Creek Greenway engineering and cost estimating was completed for approximately \$2.5 million prior to value engineering. If hiring someone to project manage, the cost will rise to approximately \$3 million. This is an opportunity to complete the Second Street to Sixth Street segment with approximately \$330,000 of local funding.

The application deadline is approaching quickly. Agencies nimble enough to have a shovel-ready project, able to pounce on this opportunity, are the ones that will be funded. This grant is only

available on a three-year cycle. Another opportunity will be available, but in the meantime, the opportunity for other agencies to prepare will make the process much more competitive.

The Mill Creek Greenway is an opportunity to build a durable piece of infrastructure to increase the quality of life for people in The Dalles.

The Letter of Intent is due October 31, 2020. Vice Chair Baker, working with Bruce Lumper and Dan Richardson in coordination with the City, is willing to prepare the Letter of Intent. Baker referred to Dan Richardson's letter of September 12, 2020; Exhibit 2.

Baker stated whether or not the Board decides to apply for the grant, postponement of the decision to the October 20, 2020 meeting will leave only 11 days for preparation. Vice Chair Baker said he was looking for Board consensus that this is something the Board wants to pursue.

Baker stated the application would be stronger with funding from multiple sources. He encouraged the Board to consider funding up to the full amount and say we would strive to get partner agencies to also contribute. This is an agenda item for the Park District Board Meeting on September 16, 2020. If the Urban Renewal Agency Board decides to fund this project to the full amount, then the Park District will decide the appropriate level of funding [at the Park District Board Meeting]. Contributions from various agencies will show broad community support for the project and increase the chance for success.

Board Member McGlothlin stated he was in favor of moving forward.

Board Member Kramer stated the Agency had contributed a significant amount of money to the project. He was in full favor of moving forward.

Board Member Bailey asked how much of the \$22 million was available to the applicants. Baker replied there were two types of eligible projects: planning projects and construction projects. Construction projects were preferred. \$250,000 – \$4 million per project is available.

Bailey then asked if there were restrictions on community support. Baker replied there were no restrictions on applicants, however, federal funds could not be used to match other federal funds.

Chair Grossman stated he gave a "no" vote to moving this to an Action Item tonight. He was in full support of funding this opportunity, however, currently there was no one taking full responsibility for administration of the grant. Grossman did not see moving forward until that responsibility was resolved.

Board Member Kramer formally asked that the governance of the current Agency be added to a future agenda. Chair Grossman replied that will be addressed.

Vice Chair Baker asked if staffing for the Urban Renewal Agency would also be addressed. Currently the Agency contributes to 10% of the Director's time – that's not much time. The First Street project has been on the list since 2008; Baker believed that was a direct reflection of not having a dedicated Urban Renewal Manager.

Board Member Long-Curtiss asked to instruct Staff to proceed with the Letter of Intent. The Board could then give final approval of participation at the October 20 meeting.

Chair Grossman replied he was comfortable with Baker drafting the Letter of Intent. Baker replied he was happy to do that, but felt we would be at a disadvantage with a delayed submittal. In absence of a formal motion, he asked if any Board Member had reservations with funding the project.

Board Member Fredrick was in favor of the project. His concern was the effect of the COVID 19 shutdown and the question of what funds would be available in the future. Grossman replied funds were available in Opportunity Driven Funds.

Board Members Fredrick, McGlothlin and Kramer said they were in favor of proceeding. Board Member Bailey said this will provide The Dalles with more outdoor space and a safer space to deal with COVID.

Chair Grossman stated responsibilities could be divided at the next meeting. Interim Manager Cannon shared her concern that currently there was not staff capacity to manage this project as a formal application. She agreed to participate with the Letter of Intent and funding; beyond that further conversation was required.

## **DISCUSSION**

### **Urban Renewal Plan Projects**

Interim Manager Cannon stated Director Harris left a spreadsheet outlining the status of Urban Renewal projects. Compared with the adopted budget, it provides a clear picture of what has been accomplished. Cannon suggested this may be a good time for a post check financial analysis. At a future meeting, Cannon may ask to move forward with a financial analysis. Once completed, this data would help the Agency springboard into goal setting.

Chair Grossman said this would also be the time to review suggestions made by Board Members Baker and Kramer earlier in this meeting. Board Member McGlothlin concurred.

Vice Chair Baker welcomed Interim Manager Cannon. Baker asked Cannon to think of the efficacy of this Agency during the financial analysis. He said we have measured our success based on contributions to projects, approximately \$19 million. Baker was not sure if this was a good measure of our efficacy because it did not include all the contributions of our funding agencies. Over the years, what have the agencies actually spent on urban renewal? It's a much higher number than \$19 million. Baker felt it was important to the Board to have that reference point. Contributions make sense when there is a return on investment. At some point, this tax needs to unfreeze to realize that tax benefit. When we weigh too heavily on projects that don't end with a reassessment of property values, we never get an opportunity to see a return on investment. Baker would like to see our financial health shown in those terms. Which of these projects have triggered a reassessment and which are solely infrastructure projects which are a bit more nebulous.

Interim Manager Cannon stated her intention was to hire professionals to help with this. Cannon will follow up with Elaine Howard.

Chair Grossman stated there is not much institutional history on the Agency Board now; a variety of ways to look at things is extremely important.

## **STAFF COMMENTS**

Interim Manager Cannon stated she made a four to six month commitment to be here. Cannon lives in the Portland area and spends part of her week in The Dalles.

## **BOARD MEMBERS COMMENTS OR QUESTIONS**

Chair Grossman stated there was no need for an Executive Session tonight.

The next meeting is scheduled for October 20, 2020.

Board Member Kramer told Chair Grossman his leadership is exceptional and he appreciated Grossman's efforts.

**ADJOURNMENT**

Chair Grossman adjourned the meeting at 6:38 p.m.

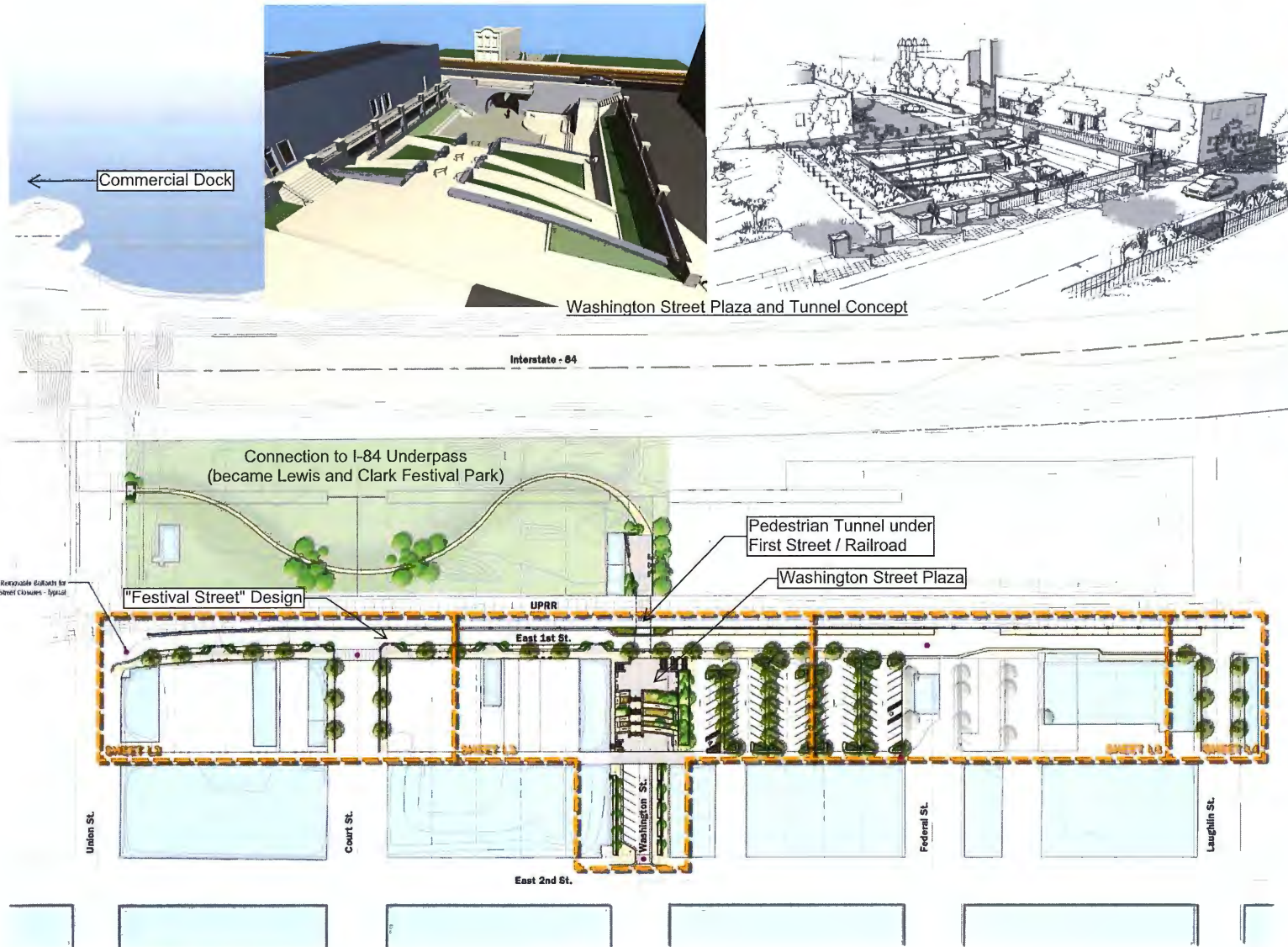
Respectfully Submitted  
Paula Webb, Community Development Secretary



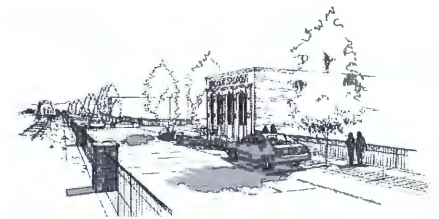
---

Gary Grossman, Chair





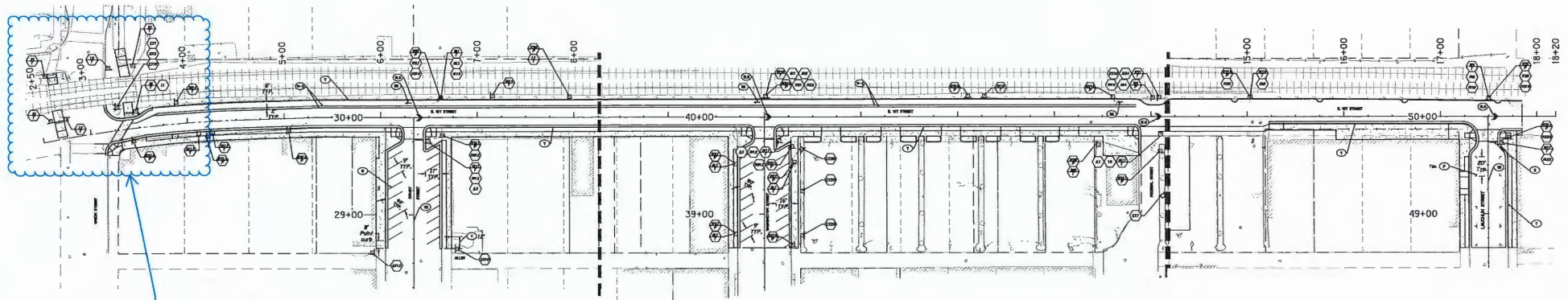
Lewis and Clark Festival Park Concept



First Street "Festival Street" Concept

## Project Overview | *Project History*

### The Dalles Riverfront Connection - Phase 2



Pedestrian rail crossing design  
requires further evaluation



Proposed Street Layout  
Dedicated WB bike lane  
Shared EB bike/vehicular lane  
Removes parking on north curb



Potential Future Layout  
Dedicated 2-way cycletrack  
EB vehicular lane  
Would remove all on street parking

## Project Overview | *Current Design* The Dalles Riverfront Connection - Phase 2





**Tree Grates:**  
Color/Finish: Raw Cast Iron  
Size: 4' wide x 6' length



**Unit Pavers (Sand Set)**  
Material: Concrete  
Colors: Range of light grays  
Pattern: Herringbone with "standard" paver size



**Trash Receptacle Option A (if available)**  
Colors: Downtown dark color standard



**Trash Receptacle Option B**  
Color: Downtown standard dark color



**Bollards**  
Color/Finish: Powder Coated Black or standard dark Downtown color if available



**Fence/Guardrail**  
Color: Black



**Bike Racks:**  
Style: Simple "staple" style (lower attachment bar optional)  
Color: Downtown standard dark color



**Street Trees:**  
Emerald Sunshine Elm  
*Ulmus propinqua 'JFS-Bieberich'*

## Project Overview | Site Furniture Precedent Imagery

### The Dalles Riverfront Connection - Phase 2

To: Columbia Gateway Urban Renewal Agency board members

9-12-20

Dear URA Chairman Grossman and URA board members,

The URA and our community have a singular opportunity to act on building the Mill Creek Greenway via the offering of Oregon Department of Transportation's "Community Paths" grant program. This matter is coming up for discussion at the URA meeting of 9-15-20. I heartily encourage you to support cooperating agency staff, or whomever appropriate, in applying for this grant and committing to the necessary match funding.

The Mill Creek trail idea has, as you know, been on the URA projects list for many years, and is also a desired outcome identified in The City of The Dalles' transportation plan and the Northern Wasco County Parks & Recreation District's plans. The URA has invested in engineering designs for the Greenway: What we need now to make this a reality is funding, and ODOT's grant, if awarded, would make the most costly, challenging and important segment of the Greenway a reality. The cost to the URA, the community, would be about 10 cents on the dollar.

Three years from now, we might have a Mill Creek Greenway – or wishing we did and be thinking about maybe applying for the next round of Community Paths funding. Please seize this opportunity now.

Urban paths are durable infrastructure with immediate returns, not of property taxes but of quality of life. Some might say that's equally important. (I'd suggest urban paths also support property values and property taxes by making The Dalles a more attractive place to live, invest, and do business.) As a longtime resident of The Dalles, I have come to appreciate the value of the Riverfront Trail. It connects community members of all backgrounds to their river, and gives a safe place to exercise, hold community fun runs, meet friends for socially distanced outings, and simply enjoy one's hometown. Mill Creek Greenway will expand these opportunities, and bring them into the heart of our community.

Please support the idea of applying for the Community Paths grant, and, if successful, to making the Mill Creek Greenway at long last a reality for The Dalles.

Respectfully,

A handwritten signature in black ink that reads "Dan Richardson". The signature is written in a cursive, flowing style.

Dan Richardson

The Dalles

Email: danrichardson@gorge.net

Cell: 541.238.2883