



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, November 19, 2019
5:30 p.m.

CALL TO ORDER

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

ROLL CALL

Present: Scott Baker, Staci Coburn, Bob Delaney, John Fredrick, Gary Grossman, Darcy Long-Curtiss, Tim McGlothlin and Linda Miller

Absent: Steve Kramer

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker and Assistant to the City Manager Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Long-Curtiss and seconded by Fredrick to approve the minutes of September 11 and September 17, 2019, as written. The motion passed 8/0; Baker, Coburn, Delaney, Fredrick, Grossman, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Kramer absent.

PUBLIC COMMENT

None.

PRESENTATION

Assistant to the City Manager Matthew Klebes presented an update on the EPA Brownfield Study Grant.

Earlier this year the City completed a study funded by an Integrated Planning Grant for \$25,000 from Business Oregon. The study, focused on the urban renewal area, was to identify and rank potential brownfield sites.

A significant number of brownfield sites were found, which led to the EPA application for a Coalition Assessment Grant. Coalition members are the City, Port of The Dalles, and Wasco County. Three coalition members allow for the maximum grant of up to \$600,000.

Stantec was the consultant selected to assist with the grant application. Contingent upon award, the grant will be used for specific site assessments of properties identified on the previous project, as well as different opportunity sites throughout the community. Determination of mitigation costs specific to a site will lead to additional funding opportunities for property owners.

There is no requirement for the property owner to participate.

Objectives of the study are to maximize use of the lands, increase the tax base, and improve public health conditions.

EXECUTIVE SESSION

Chair Grossman read the rules for Executive Session. Grossman asked the Board if there was any objection to Mayor Rich Mays, Brian Lauterbach and Matthew Klebes attending Executive Session. There were no objections.

Pursuant to Item VI. A. of the Urban Renewal Agency Board Agenda dated November 19, 2019, which cites ORS 192.660(2)(e), the Board adjourned to Executive Session at 5:39 p.m.

Chair Grossman reconvened the Open Session at 6:03 p.m.

Board Member Long-Curtiss moved to approve the proposal of TD Fitness Club, LLC, for the purchase of the Tony's Building located at 401 E. Second Street and authorize preparation of a formal sale/purchase agreement and an Exclusive Negotiating Agreement and Development and Disposition Agreement, if necessary. The motion was seconded by Coburn and passed 8/0; Baker, Coburn, Delaney, Fredrick, Grossman, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Kramer absent.

ACTION ITEM – A Community Vision for The Dalles Downtown

Director Harris presented the staff report.

Board discussion included:

- Scheduling a work session to define goals
- Use of the vision statement to inform discussion
- Difficulty for property owners to operate rentals in the community
- Where the socioeconomics of the homeless, unemployed and under employed fit into the plan

Director Harris said there were discussions between City staff and community partners on services available downtown and the impacts on surrounding properties.

House Bill 4006 identified The Dalles as severely rent burdened. Approximately 650 rental households in The Dalles pay more than 50 percent of their income for housing. Last year the City hosted a public meeting on HB 4006. Results of questions posed at that meeting were reported to City Council. Another public meeting will be held early next year.

An additional strategy included adoption by City Council of code amendments for housing development standards. The new code includes accessory dwelling units and a new housing category, cottage clusters.

In anticipation of the public meeting on HB 4006, staff will bring to City Council a "best management practices manual," a summary of what other Oregon communities are doing to address the cost of housing, rentals and development. The Urban Renewal Plan, as written, focuses on commercial, industrial and retail uses; the Plan is missing housing as a primary focus.

Board consensus was to take no action.

INFORMATION ITEM – Economic Opportunities Analysis and Action Plan

Director Harris presented the staff report. There was no discussion.

STAFF COMMENTS

Director Harris stated controlled demolition on the Recreation Building was completed and the building had been weatherized. Staff awaits a determination from the insurance company on the coverage of the loss and the final engineer's report to determine the cause. Upon receipt of the reports, staff will meet with Mr. Carpenter regarding future plans.

The next regular meeting is scheduled for December 17, 2019. At this time, there are no items scheduled. City Attorney Parker said the ENA for the Tony's Building may be ready for this meeting.

Director Harris referred to Board comments at the October 17, 2019, meeting regarding the life of the Agency. He requested direction from the Board regarding dissolution of the Agency. Dissolution is a City Council action. All financial obligations must be satisfied and/or transferred as part of that action. If the Board wished to pursue this action, Harris said staff would report back on the steps required by State law. The Agency has an adopted budget for this year. Included within that are obligations on various properties, loans and interest rate buy downs.

Acting as a representative for Mid-Columbia Fire and Rescue (MCFR), Board Member Delaney stated he was speaking for his Board, another taxing district within the community. Funds which would normally fund MCFR, approximately \$186,000 per year, are funding the Urban Renewal Agency.

Board Member Baker said small districts fund a disproportionate burden of Urban Renewal compared to cities, counties and school districts which have additional funding sources.

Board Member Delaney asked at what point MCFR could expect a return for districts.

Board consensus was to schedule a work session to review goals, accomplishments, and next steps.

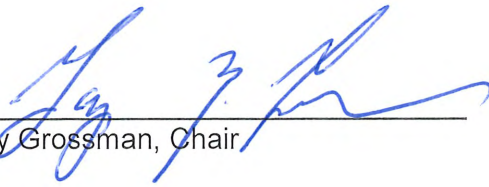
BOARD MEMBERS COMMENTS OR QUESTIONS

None.

ADJOURNMENT

Chair Grossman adjourned the meeting at 7:23 p.m.

Respectfully Submitted
Paula Webb, Community Development Secretary



Gary Grossman, Chair