



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, August 20, 2019

5:30 p.m.

CALL TO ORDER

Chair Grossman called the meeting to order at 5:28 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, Assistant to the City Manager Matthew Klebes

PLEDGE OF ALLEGIANCE

Chair Grossman led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

PUBLIC COMMENT

Todd Carpenter and Carla McQuade, 216 E. Fifth Street, The Dalles

Carpenter stated they were in attendance for help and support from the Board. Carpenter provided an update on the building, Exhibit 1.

In response to Long-Curtiss' inquiry, Carpenter replied he did not own the building so was unable to insure it; he has a liability policy. City Attorney Parker stated the Agency has property and liability coverage on the building that may be available to offer assistance. An engineer has been scheduled to inspect the property. Carpenter stated a support beam split in several places was the cause of the damage.

Chair Grossman requested the Agency be kept apprised of the information gathered.

Director Harris stated the initial concern was for public safety. Barriers and signs were erected over the weekend. The next phase will be assessment; a determination will be made on whether occupancy should be limited or restricted. Staff will report back to the Board and City Council.

ACTION ITEM

Authorization to Release Request for Qualifications for the Tony's Building property, 401 E. Second Street (1N 13E 3 BD Tax Lots 2200 and 2300)

Chair Grossman stated he received input from Board Members with concerns the motion made was a combination of an RFQ and RFP; the RFP was not specific enough. Grossman asked for the rationale used. Harris replied the Letter of Interest, as part of a multi-phase approach, would provide a broad conceptual development proposal. That, along with a statement of qualifications, would allow staff to go through the initial selection phase. The next phase would be a Request for Proposals.

Further Board discussion included the BOLI issue. City Attorney Parker said it would depend in part on the proposal, and whether or not public funds were requested. Parker said language could be added to advise applicants that issue would need to be addressed.

Assistant to the City Manager Matthew Klebes said results of the last process with the building are detailed in the RFQ. The intent was to cast a wide net.

Board Members stated concerns with the RFQ

- It unnecessarily narrowed the scope of applicants and did not reflect the spirit of earlier discussion
- The purpose was to gather a wide range of applicants, able to both start and finish a project
- Evaluation criteria was weighted toward developers
- Return the property to the tax rolls

Board Member Fredrick moved the Tony's Building RFQ/RFP include provision to retain the property on the tax rolls. Board Member Miller seconded the motion. The motion passed 8/0; Baker, Coburn, Delaney, Fredrick, Grossman, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Kramer absent.

Chair Grossman asked if there was a way to broaden the language in terms of attracting or defining the proposal. Baker suggested removal of restrictive language, "At a minimum," and the five year time limit for experience.

Board Member Long-Curtiss suggested an inclusive process, something in which a local business could participate. The applicant would provide a description of the plan and follow up with their qualifications. Details would be finalized in the ENA.

Board consensus was to revise the RFQ.

DISCUSSION ITEM

City of The Dalles Brownfield Integrated Planning Grant

Assistant to the City Manager Matthew Klebes reported on the Brownfield Integrated Planning Grant.

The City received a \$25,000 grant from Business Oregon to develop an Integrated Planning Grant. The Urban Renewal district was used as the focus area to develop an inventory of

properties. The technical memorandum identified opportunistic sites for assistance. This information will assist the City in efforts to obtain an EPA Coalition Assessment Grant.

The Assessment Grant helps with specific sites for assessment, planning, testing, and determination of steps necessary to correct the site and potential costs. Based on this information, additional sources of revenue or financing in the form of loans or grants can be identified.

The City will issue an RFP to obtain a consultant to assist with the grant application. Contingent on successful award, the consultant would help the City execute the grant. The grant would provide \$600,000 over a three year period.

Two additional partners are necessary for the Coalition Assessment Grant; both the Port of The Dalles and Wasco County are interested. The RFP will be issued this fall; the grant deadline is in December.

STAFF COMMENTS

The next regular meeting date is September 17, 2019. A consultant presentation of the Downtown Visioning Plan is tentatively scheduled for City Council on October 14, and will be presented to the Board at the October 15, 2019 meeting.

City Attorney Parker summarized the effects of HB 2174 on urban renewal agencies. The Bill adds a "Public Building Project" which includes public buildings such as fire and police stations and public art. This could affect funding for projects that include a public building. If the Agency were to propose a public project, approval is required by three of the four taxing districts expected to forego the most tax revenue.

HB 2174 does not include transportation infrastructure (a publicly owned parking structure), water, or waste water infrastructure. The Bill also adds new language for what is considered a substantial amendment.

HB 2174 also includes new requirements for Agency annual financial statements.

BOARD MEMBERS COMMENTS OR QUESTIONS

None.

APPROVAL OF MINUTES

It was moved by Fredrick and seconded by Long-Curtiss to approve the minutes of July 16, 2019, as written. The motion passed 8/0; Baker, Coburn, Fredrick, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin abstained, Kramer absent.

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:25 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary



Gary Grossman, Chair

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Recreation building update August 20, 2019

In June and July, we continued work on the demolition of the interior and exterior of the Recreation project now being called the Merchants Landing Restoration Project

Early June I reported that we had completed about 50% of the roof-patching project, which included torch down, demo, and some wood patchwork.

Since that report, we finished the repair of the East end-building roof (the Empress Theater) and sprinkler tested the repairs with no leaks. We also completed the demo of the interior and are ready to submit architectural drawings for permitting the interior and front façade of that building. Shane Kelly with Luna designs has created current layout architectural drawings and is working with our general contractor on the new layout.

The middle building (the Horn Saloon) is about 65% demo, and Eastside Electric came out and installed grounding rods for the PUD so that we could light up the electrical panel. We repaired the wall crack, which ran from the roof of the empress theater to the top of the Horn Saloon, which extended from the exterior of the building to the interior. The PUD came out and green tagged the electrical in August about two weeks ago. As soon as we repair the staircase in the back leading up to the top floor, we can install power, finish the demo, and submit architectural drawings for the interior and front façade. Luna designs has completed current state drawings and is working with our General contractor on the new layout. We also completed the roof repairs on that building but during our sprinkler test, had a small leak on the West end, which we need to fix.

In the Far West building (the recreation/bowling) we completed front wall demo interior as well as some demo to the downstairs and began demoing the exterior. We removed the interior suspended ceiling and completed some roof repair on the east side of the carrier arch. We also started the roof repair on the west side of the carrier arch but discovered a bit of a concerning issues.

On July 15, we submitted our first report to the Oregon State Historic Preservation office for the month of June and asked for 16,395 of reimbursement with a matching contribution of 9,222.38 for June for the project called the Merchants landing restoration project. This has not been received yet.

During roof repair on July 17, we removed the flashing of the carrier arch on the roof and noted that almost all of the supports had cracks. (Pictures attached) At that time, we did not have any building drawings and so I started sending out requests to see if we could find architectural drawings. We felt that the best course of action was to post and shore up the roof from the interior along the 12 x 12 support beam, which was attached to the suspect carrier arch above the roof. At the time, the arch was intact but we felt something need to happen to shore the roof and ensure the longevity of the structure.

In order to move forward without drawings we had to remove the bowling lanes directly under the beam on both floors to identify the structural supports from the basement concrete pads.

The process of removing the lanes took approximately three weeks and once done we scheduled the team to come back out August 20. The plan was to finish the roof repair and inspect the supports to continue the posting project so that we could finalize a plan and work with a structural engineer as to the best course of action and drawings for permit.

On August 9, during Neon nights in The Dalles we had what has been described to me as a 100-year event.

I am not a structural engineer so this has not been verified but approximately 4-6 inches of water poured onto the roof from rain and rain run-off and ran into the valley of the point that was created to drain south to North where the carrier arch is centered on the roof. (Roof design attached below, we found architectural drawings from 1962) in about 45 min, this weight was focused on the center of the recreation building around the carrier arch. The area of the roof occupies approximately a 100 x 75 space, or about 3,750 cubic feet. 7.48 gallons per cubic feet = 28,050 gallons of water. One gallon of water = 8.34 lbs. Therefore, with uneducated napkin math we figure that the roof took on a maximum of 233,000 lbs of weight or 11.6 tons during the event.

On Saturday when I visibly looked at the roof, most of the water had drained off. On Sunday, morning when I went into the building no visible issues other than a bit of leakage on the west side of the building were visible.

During the week, the team noted that there was some noises coming from the bowling area, and so we asked them to stay out of the bowling side of the project until the following week when we could begin bracing. When I inspected it Friday afternoon it appeared that the ceiling had come down visibly about 2 to 6 inches in the area about 20 feet from the South wall where the 12 x 12 support beam was held up.

On Saturday afternoon 8/17, I went into the building again to inspect it and noted that the rafters had dropped about 3 feet from their position and it appeared that the 12 x 12 support beam had started separating. I could hear audible creaking and decided to leave the building.

I called my contractor, asked if he could send someone up immediately, and then decided to go back into the building to determine if internal framing on the edges held up the roof or if it was attached to the wall of the buildings to the east and west of it. My concern at that point was the safety of the customers in the Bank Building. When I reentered the building, I heard water spraying and noted that at the rear of the building the ceiling had dropped far enough to snap a sprinkler pipe running east to west across the back of the building.

I called Ridgeline plumbing who told me to call the city emergency number. The city came down (I apologize but I was a bit stressed and did not catch his name but he was very helpful) and turned off the sprinkler system at the road, and noted that he would be letting the fire marshal know and left. I then conferred with a friend of mine and we decided to call the PUD and ask them to disconnect power from the building so that if the building ceiling did come down we would not start any kind of electrical fire.

As the PUD guys and I were standing in the front, we noted that the South face (2nd street side) of the building had bowed out considerably and when we walked behind the building, we noted that the carrier arch support on that end was visibly cracked. We decided to call the emergency number again and asked the on call person if we should close down the sidewalk in front of the recreation building. He decided that out of an abundance of caution and safety he would close down the sidewalk and the first lane of traffic between Court and Washington as well as the alley behind the recreation center. With the sidewalk closed, we also closed the Last Stop Restaurant.

On August 18, I went down to look at the building and it appeared to have moved again. I got a drone onsite to take some overhead images of the situation. I convinced my general contractor to come up a day early to look at it and help make a determination.

I had sent a couple emails to Steve Harris at the city notifying him of the incident as well as a text to Dawn Hurt asking for a response back. Steve emailed me back on Sunday and noted that he had sent a

message out to the city manager about emergency resources and that I should contact Wasco County for possible inspections.

I did contact Wasco County and they do not inspect unless there is permitted work, so they suggested we get a structural engineer involved.

On Monday 8/19, the city put up a jersey barrier along 2nd street and re-opened the sidewalk on both sides of the Recreation. They noted that a Structural engineer should be involved and asked me to be the point of contact for that. I have reached out to Tennyson Engineering and they will be onsite Wednesday 8/21/19.

My General contractor and team went into the building to post the beam on Monday to help it stop its decent and we discussed several possible options to move forward late Monday night. We also moved a 30 yard dumpster to 2nd street in order to have a place to demo the roof if needed. The city left access for a boom truck if needed to relieve the pressure off the roof.

At this point, we have a couple possible options to discuss but I am concerned about the structural integrity of the bank building as well as the survivability of the bowling alley end of the project as the roof flexes and settles. I am also concerned about the city liability if we do not act fast with a decision. Unfortunately, the storm forced us (together with the city) into a decision that may include the demolition of the building or at the very least the demolition of the existing roof and a new buildout of the entire roof structure.

When we took this on, it was a joint effort with the city to save, restore and use the buildings known as the recreation center with its existing structure. I am solution oriented, and I am very focused on helping downtown, but due to this unfortunate flooding event, Carla and I are struggling to see an upside with the amount of money we have spent and intend to spend.

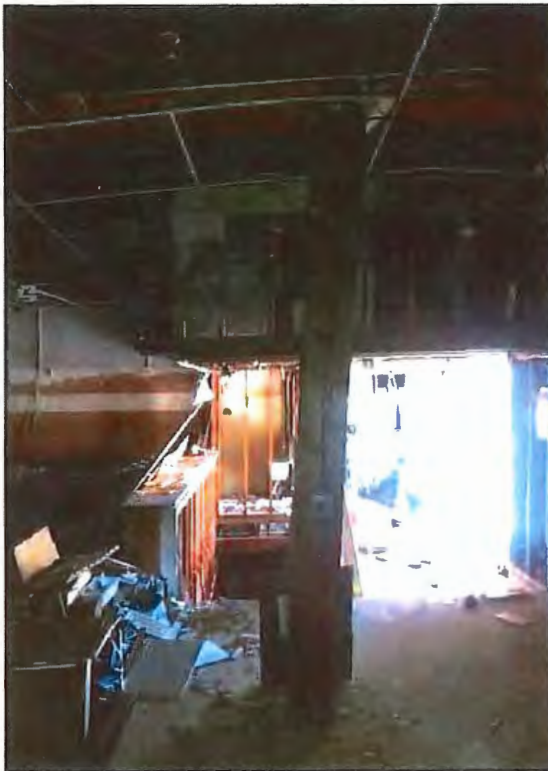
I am no structural engineer, but with the potential liability that exists, I believe it would be in the cities best interest to get involved. Together we should determine if the building can in fact be saved, and if so, how the city will help with a part of the building that has deteriorated to this level, due to an event no one guessed would have happened.

Through June, we have spent approximately 70,000 on demolition and costs associated with the purchase, carrying costs, materials, services, and FTE not including 25,000 on roof repairs of which Urban renewal reimbursed 15,000. This represents about 10k per month, and is escalating at a rate that could put us at a project total of around 700,000 without business infrastructure spend. This spend is coming directly from savings and our other businesses with the large majority coming from Last Stop LLC. This is in addition to the Bank building which has cost approximately 850,000 and will require another 1,000,000 plus to finish the living space upstairs shows a significant investment and love on our part to The Dalles.

We appreciate the opportunity to continue the partnership with the city and hope we can find a quick resolution that is safe and provides a benefit to the city and community.

Attached are some images of the issues this last weekend.

Thanks, Todd Carpenter & Carla McQuade



Steel beam supporting the carrier beam on the roof flexing towards the street as it falls



Carrier arch cracked above roof

	
<p>Carrier arch cracked above roof</p>	<p>Carrier arch cracked above roof</p>
	
<p>Bow looking straight on</p>	<p>Separation of roof from front south side</p>



Separation of roof from bank building



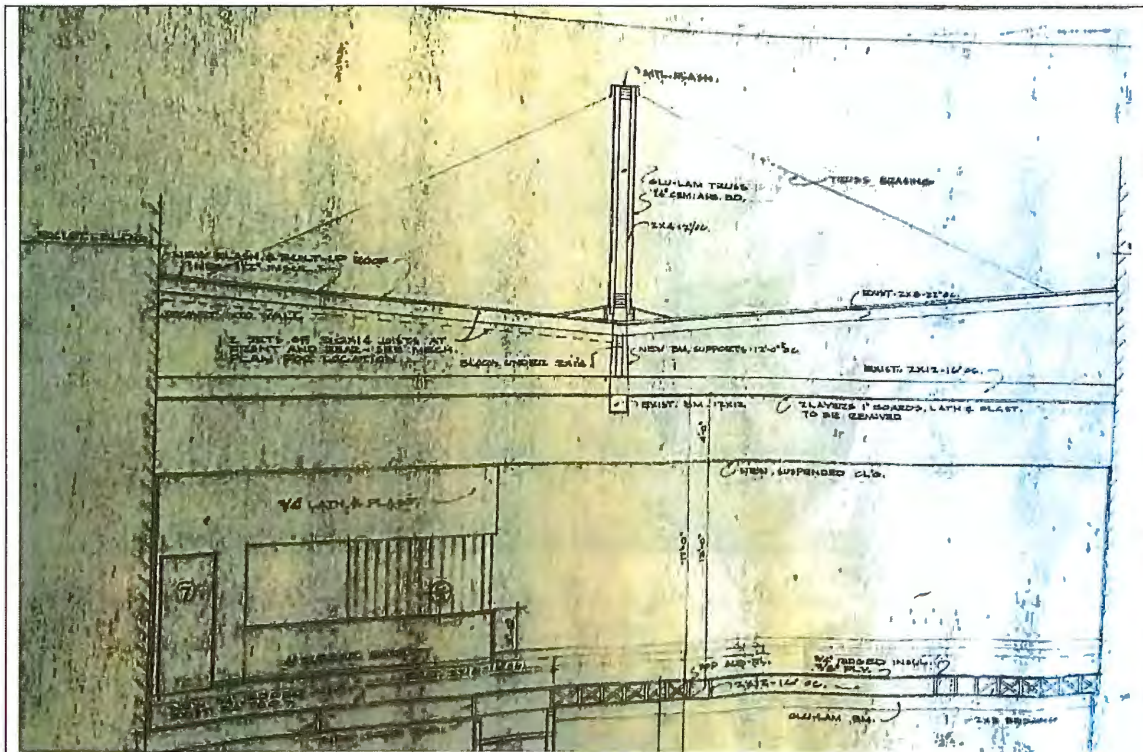
New support to 12 x 12 beam to stop fall



Crack in North side of carrier arch support



Bow looking down from bank building



Roof architectural drawing of slope to center existing internal beam and new carrier arch

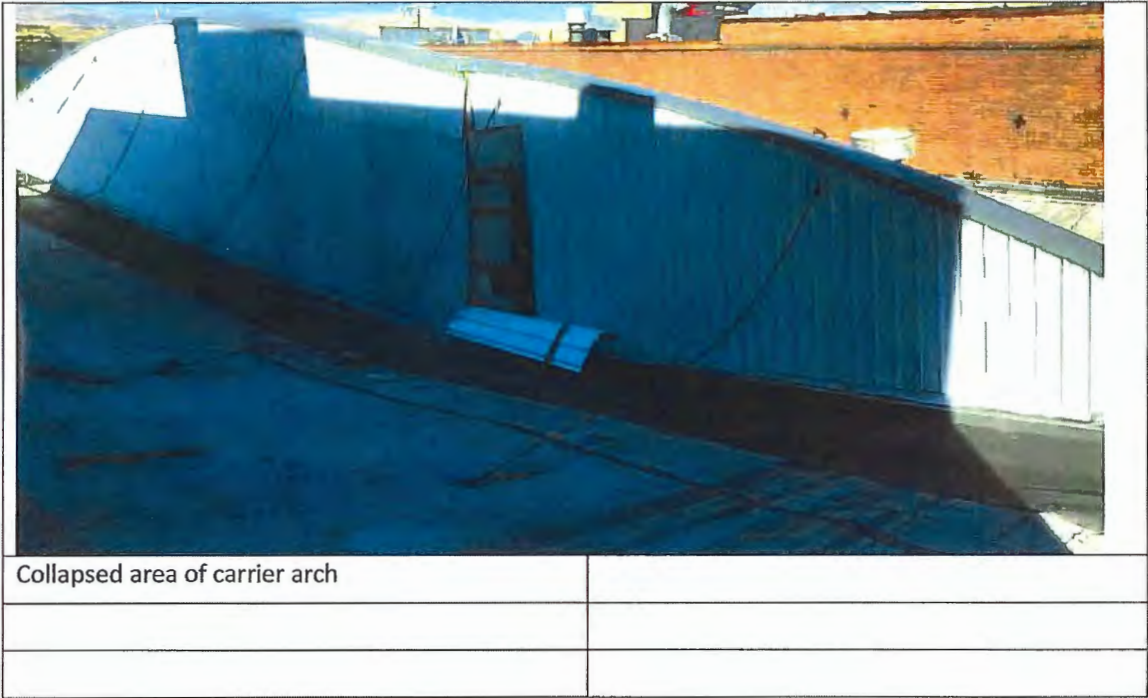
Also shows 2" toe to bank building which appears to have separated cleanly although I'm not an expert



supports to help brace roof from falling



Separation of roof from horn saloon



Collapsed area of carrier arch	