



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 16, 2019

5:30 p.m.

CALL TO ORDER

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

ROLL CALL

Present: Scott Baker, Staci Coburn, John Fredrick, Steve Kramer, Darcy Long-Curtiss, and Linda Miller

Absent: Bob Delaney, Gary Grossman, and Tim McGlothlin

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker

PLEDGE OF ALLEGIANCE

Vice Chair Baker led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Board Member Fredrick and seconded by Board Member Coburn to approve the agenda as written. The motion passed 6/0; Baker, Coburn, Fredrick, Kramer, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin absent.

APPROVAL OF MINUTES

It was moved by Board Member Long-Curtiss and seconded by Board Member Miller to approve the minutes of June 11, 2019, as written. The motion passed 6/0; Baker, Coburn, Fredrick, Kramer, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin absent.

It was moved by Board Member Miller and seconded by Board Member Fredrick to approve the minutes of June 18, 2019, as written. The motion passed 6/0; Baker, Coburn, Fredrick, Kramer, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin absent.

PUBLIC COMMENT

Don Warren, 214 E. 5th Street, The Dalles

Warren thanked the Board for their efforts. Warren said Action Item VII. A. looks good.

Warren stated in regards to the Tony's Building, he had been tossing ideas around with The Dalles Main Street. Warren said it would be nice to have a "meet The Dalles" thing, or perennial public market. It's a nicely located asset; other people are interested in leasing the building. By leasing, the City gets the income and allows the local market demand to set possible uses. The City retains ownership and keeps options open. Warren said, "Don't limit options or set a timeline."

Mary Hanlon, 315 E. 10th Street, The Dalles

Hanlon strongly encouraged the Board to issue an RFP [Request for Proposal]. Hanlon knew a woman, credited with creating the assisted living model for elderly housing, who is interested in market rate affordable housing in The Dalles. Hanlon encouraged the Board not to miss an opportunity.

Charles Foote, 919 E 18th St, The Dalles

Foote stated his personal interest in purchasing the Tony's Building; his family history in The Dalles dates back to 1952. Foote provided a letter of interest to the Secretary which will be provided to the Board at a later date.

ACTION ITEMS

Consideration of Proposed Amendments to Property Rehabilitation Grant and Loan Programs Administrative Plan and Program Descriptions

Director Harris presented the staff report.

Board Member Long-Curtiss referred to page 7 of the packet, under Façade Improvement Grant Program it states, "Preference will be given to applicants that have not received grant funding within the previous two (2) years." Long-Curtiss requested clarification on the use of "preference".

Harris replied in the past year the Agency did not have any applicants for the program. If someone were to apply toward the end of the fiscal year, there is a caveat that allows someone to apply within that year.

Long-Curtiss confirmed there were no specific deadlines. Harris agreed that was the intent. He said there were specific deadlines for the Civic Improvement Grants, which were typically submitted twice a year.

Board Member Fredrick moved to approve the amendments to the Property Rehabilitation Grant and Loan Programs Administrative Plan and Program Descriptions as recommended by staff. Board Member Coburn seconded the motion.

Board Member Kramer stated he would vote against this. He felt the Advisory Committee should be brought back and City Council should have control.

The motion passed 5/1; Baker, Coburn, Fredrick, Long-Curtiss and Miller in favor, Kramer opposed, Delaney, Grossman and McGlothlin absent.

Tony's Department Store Property, 401-407 East Second Street -- Agency discussion and action regarding disposition of property

Director Harris referred to an email submitted by Chair Grossman stating his preferences for the Tony's Building, Exhibit 1. Harris then directed attention to the comparative market analysis provided by Brian Lauterbach.

Lauterbach explained the analysis. He stated there may be some stipulations in the number provided based on potential roof repairs or asbestos abatement.

Chair Baker asked if there were any additions to the staff recommendations. Board Member Long-Curtiss stated her interest in offering an RFP which would allow the Agency to determine feasibility. The RFP is a more open-ended option than the RFQ [Request for Qualifications]. The RFQ would not eliminate housing, but would allow more options for consideration. An RFP would have specific parameters, it would not be a free-for-all. She stated Chair Grossman was also in favor of that option. Chair Baker stated that summed up Chair Grossman's preferred action.

Board Member Miller asked what difference there was between an RFP and the circulated updated RFQ for non-specified redevelopment opportunity. Long-Curtiss replied an RFQ is for a specific request; an RFP is a request for any proposal. City Attorney Parker stated an RFQ is typically a request for an entity with certain qualifications. An RFP would then be submitted to qualifying entities.

Board Member Miller stated her preference was to circulate an updated RFQ for a non-specified redevelopment opportunity.

Board Member Coburn asked if an RFP could include a request for specific qualifications. Parker replied that could be part of the criteria used to rank applicants. An RFQ process could be used to narrow down applicants.

Board Member Coburn stated her preference was an RFP with the stipulation applicants provide their qualifications and past experience.

Board Member Fredrick stated his preference was to market the building for sale or lease, as is.

Board Members Long-Curtiss and Kramer stated their agreement with Board Member Coburn's preference.

Board Member Miller said she would like to see a qualified proposal from someone with past experience.

Vice Chair Baker asked Director Harris if staff had enough information to draft a proposal. Director Harris replied he would like to reference results of the Downtown Visioning Exercise in the RFP/RFQ. Candidates would have access to that exercise and a greater understanding of the community's desires for downtown.

Director Harris asked if the Board had a particular land use in mind: use as is, retail, or mixed use. He referred to the Tokola project which included the parking lot across the alley, and asked if the Board wanted to include the parking lot or sell only the Tony's property.

Vice Chair Baker replied he would split the question in two parts. He suggested the Board answer the first question before directing staff on the footprint, alley and parking lot.

Board Member Kramer asked if the Agency owned the parking lot. Director Harris replied the parking lot is owned by the City.

Vice Chair Baker summarized the Board's preference to cast as wide a net as possible, taking into consideration the qualifications to complete the project. He stated one criteria may be

whether the candidate was private or public enterprise. Board Member Coburn said inclusion of a timeline would expedite the process.

Board Member Long-Curtiss moved to direct Staff to create a Request for Proposal, which also requests qualifications, for the Tony's property itself. Board Member Kramer seconded the motion. The motion passed 5/1; Baker, Coburn, Kramer, Long-Curtiss and Miller in favor, Fredrick opposed, Delaney, Grossman and McGlothlin absent.

Director Harris asked if the RFP should be brought to the Board for review prior to distribution. Vice Chair Baker replied it should be brought back for review.

STAFF COMMENTS

The next regularly scheduled meeting is August 15, 2019.

Director Harris stated the Hanlon ENA was first approved for 180 days; that time is coming due the first part of next month. Consideration of a 120-day extension will be scheduled for the August meeting. A summary report from Leland Consulting Group on the fiscal economic analysis of that project should be ready for the August meeting.

Director Harris provided an article about small town parking, Exhibit 2.

Blue Building: City Attorney Parker stated a revised draft with legal descriptions for the various properties involved, including the 25' to be conveyed to Mr. Zilka, was sent to Mr. Zilka's representative. Parker hoped to have it wrapped up by August.

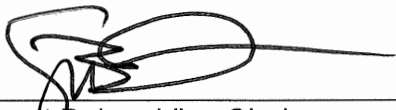
BOARD MEMBERS COMMENTS OR QUESTIONS

None.

ADJOURNMENT

Vice Chair Baker adjourned the meeting at 5:59 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary

A handwritten signature in black ink, appearing to read 'S. Baker', with a long horizontal line extending to the right.

Scott Baker, Vice Chair

Steve Harris

From: Grossman, Gary <gary@bicoastal.media>
Sent: Friday, July 12, 2019 12:01 PM
To: Steve Harris
Subject: Meeting

Good Morning Steve,

As I believe you are aware I will be out of town for next week's meeting.

The primary input I have from reading the Tony's building piece is determining the direction that would be most prudent. As you know I voiced my objection to simply putting the property up for sale as that does not give the kind of control to urban renewal that puts the building to best use.

I would include to primary options to the board. One would be as outlined in the packet...do an RFQ with a very specific objective of vertical housing. The second option would be to go out for an RFP.

At first consideration I feel that the RFP gives a broader picture as to uses for the building. An RFP would include anyone with an interest in vertical housing plus people that may have identified another acceptable use. Rich Mays and I discussed this approach this morning.

I do not want to see us bogged down in any lengthy process if we have interested and financially capable parties. It would be my hope that we would make a decision in this meeting. I might also suggest that either the RFP or RFQ could be advanced as staff recommendations to keep a focus on accomplishing a forward press.

I have also met with Mary Hanlon on her project. I am out of town next week however the following week we should get together for a discussion.

Thanks,

G

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A small town decides parking can't be a bargain anymore

Laura Bliss

Nevada City, California, used to advertise its "bargain" parking meters. Now they're getting more expensive to protect the town against an existential threat.



© Anthony Bolante/Reuters A jeep with an antique bicycle mounted drives down the Broad Street strip in Nevada City.

A lot about Nevada City, California, could be described as quaint. The main drag, Broad Street, is a sloping corridor of Gold Rush-era shops and inns. During the holidays, horse-drawn carriages and gas lamps transform it into a Victorian Christmas fantasy. Last year, to fight wildfire risk, the vice mayor launched a fundraiser for a livestock brush control program, calling it "[GoatFundMe](#)."

But many cities have seen success with raising meter rates and directing the revenue to sorely needed public services. A few hundred miles away in Southern California, Old Town Pasadena is [the poster child](#) of a downtown corridor that used pricier parking fees to beautify the streets and improve infrastructure. "Urban planners tend to focus on policy goals; people care to see the results," Donald Shoup, the UCLA urban economist and renowned parking policy expert, told [CityLab last year](#). Nevada City seems to be putting that philosophy into action.

And its rates are still highly affordable compared with nearby cities — Truckee charges as much as \$1.50, and Sacramento charges between \$1.75 and \$3.75.

Strawser had long advocated for making parking entirely free in Nevada City, since that's how Grass Valley, a larger neighboring town, had long operated. But then Grass Valley [put in a parking program](#) at a dollar per hour in 2018, which took some wind of Strawser's sails. "At that point, I lost my next-door neighbor example," he said. So when Nevada City's city council voted to raise rates, Strawser had a considerable change of heart. He was the one who actually pushed for the dollar amount — double the 50 cents that the city's department of public works initially asked for, and still more than the 75 cents that Minett had thought wise.

Other leaders were pleased. "I've always thought we do not charge enough," another council member, Valerie Moberg, [told a local newspaper](#). And Minett sees the meter hikes as a win-win for the city and residents, in that they'll help save lives in case of fire and free up space downtown. "I want Nevada City to stay sweet, but also keep up with the times," she said. "I thought this was a two-fer."

Laura Bliss is CityLab's West Coast bureau chief. She also authors MapLab, a biweekly newsletter about maps. Her work has appeared in the New York Times, The Atlantic, Los Angeles magazine, and beyond.

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