

MINUTES

JOINT MEETING OF URBAN RENEWAL AGENCY AND URBAN RENEWAL ADVISORY COMMITTEE

OF

NOVEMBER 21, 2006

5:30 P.M.

**CITY HALL COUNCIL CHAMBERS
THE DALLES, OREGON**

PRESIDING: Agency Chair Robb Van Cleave

MEMBERS PRESENT: Jim Broehl, Rob Kovacich, Bill Dick, Ken Farner, Dan Erickson,
Gary Grossman

MEMBERS ABSENT: Mike Tenney, Chris Zukin, Nikki Lesich, Richard Elkins

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk
Julie Krueger, Police Chief Jay Waterbury, Interim Assistant
Public Works Director Dale McCabe, Community Development
Director Dan Durow

CALL TO ORDER

The meeting was called to order at 5:30

ROLL CALL

Roll call was conducted by City Clerk Krueger; Tenney, Zukin, Lesich and Elkins absent.

PLEDGE OF ALLEGIANCE

Chair Van Cleave led the Pledge of Allegiance.

DISCUSSION REGARDING THE FUTURE OF URBAN RENEWAL IN THE DALLES

City Manager Young introduced Jeff Tashman, Urban Renewal Consultant. Mr. Tashman provided information regarding the purpose of Urban Renewal Plans, including a description of urban renewal, types of projects and programs, tax increment financing, and the limits on use of urban renewal.

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Community Development Director Durow provided a history of urban renewal in The Dalles, saying the Plan had been adopted in 1990 and was a 25 year Plan. Durow reviewed the affect of various ballot measures on the Urban Renewal Program, noting that no money had been collected for projects until after 1999. He talked about mediation with a group of citizens who had desired to dismantle the program and said that part of the mediation agreement had been to end the urban renewal indebtedness by the year 2015. Durow said with that piece in place, Urban Renewal would not have the ability to spend all the money by the conclusion of the Plan life.

In response to a question, Durow said staff did not know at this time whether other affected entities would be in support of extending the life of the Urban Renewal program, but that staff would meet with the entities if it was the direction of the Agency to extend beyond 2015.

The current status of Urban Renewal was reviewed by Community Development Director Durow.

Current Urban Renewal Projects were highlighted by City Manager Young who noted that 16 projects had been completed.

A group exercise was conducted to brainstorm and prioritize current and potential projects for a new district or expanded area. Results were:

Current District

| <u>Project</u> | <u>Number of Votes</u> |
|---------------------------------|------------------------|
| First Street Streetscape | 6 |
| Third Street Streetscape | 2 |
| Fourth Street Streetscape | 0 |
| Flour Mill | 3 |
| Cruise Boat Dock | 6 |
| Washington Street Access | 3 |
| Brewery Grade | 2 |
| East Gateway | 0 |
| Armory Property | 0 |
| Private Property Rehabilitation | 0 |
| Renaissance Festival Area | 4 |
| Downtown Parking Structures | 0 |
| West Gateway | 0 |
| Penney's Block Redevelopment | 0 |
| Mill Creek Greenway | 0 |

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| | |
|--|---|
| Downtown Second Story Rehabilitation | 5 |
| Remove blighted hotels/replace or upgrade | 0 |
| Relocate Public Works Facility | 0 |
| Old Elks Lodge Rehabilitation | 0 |
| Art Center | 0 |
| Civic Auditorium Theater | 0 |
| Granada Theater | 1 |
| Renovation of Granada/Recreation Block | 4 |
| West Second, Webber to Cherry Heights Infrastructure | 1 |

New District/Expanded District

| <u>Project</u> | <u>Number of Votes</u> |
|--|------------------------|
| Blight removal along West Second + infrastructure | 8 |
| Residential local improvement districts east and west | 2 |
| Industrial local improvement district First Street/Bargeway | 3 |
| Commercial area/west side infrastructure | 0 |
| Property assemblage | 0 |
| Create opportunities for increased density in residential areas | 1 |
| Highway 30 East of downtown, blight removal | 1 |
| NWA Property | 3 |
| West residential blight removal and infrastructure | 0 |
| Turn wrecking yards/surrounding property into viable developable sites | 4 |
| Center turn lane on West Sixth, Webber to Chenoweth Loop | 0 |
| Purchase/redevelop Adult Store property | 0 |
| Disguise Cherry Growers settling ponds | 4 |
| Reuse of Stadelman property | 1 |
| Old Brewery property development | 1 |
| Reconfigure Exit 83 off of I-84 | 1 |
| West Sixth and Second Signalizations | 0 |

Jeff Tashman reviewed a memorandum he had provided regarding Plan options. The alternatives discussed were to extend the time of the Plan; extend the time plus increase the indebtedness; extended the time, indebtedness and the area; and creation of a new Urban Renewal Plan.

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Tashman said any proposals to change the time, indebtedness or area would involve extensive conversations with the other taxing entities that would be affected by any amendments to the Plan.

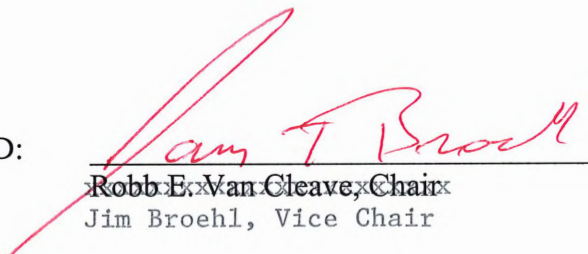
City Manager Young said staff would prepare an information paper to the Urban Renewal Agency and Advisory Committee, recapping the projects, and an additional meeting would be scheduled for sometime in January to determine what direction to pursue regarding the future of Urban Renewal.

ADJOURNMENT

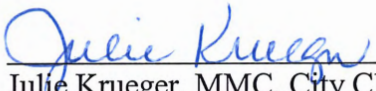
The meeting was adjourned at 7:35 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


Robb E. Van Cleave, Chair
Jim Broehl, Vice Chair

ATTEST:


Julie Krueger, MMC, City Clerk