

AGENDA

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

September 21, 2021

5:30 p.m.

VIA ZOOM

<https://zoom.us/j/93778036905?pwd=cGs1c2xQdk5Fd2tSME4zb2VLUGtFZz09>

Meeting ID: **937 7803 6905** Passcode: **986888**

Dial: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – August 17, 2021
6. PUBLIC COMMENT
7. DISCUSSION ITEM:
 - A. Environmental Protection Agency/The Dalles Coalition Brownfield Grant: Site Reuse & Revitalization Program
 - B. Discussion about the upcoming URA Strategic Planning effort
8. STAFF COMMENTS / PROJECT UPDATES
 - A. Project Updates (First Street Streetscape Project, Rec Building Redevelopment, and Tony's Building Clean-up/Demo)
9. BOARD MEMBER COMMENTS / QUESTIONS
10. ADJOURNMENT

This meeting conducted via Zoom.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

August 17, 2021

5:30 p.m.

VIA ZOOM

- PRESIDING:** Gary Grossman, Chair
- BOARD PRESENT:** Diana Bailey (arrived at 6:29 p.m.), Tracy Dugick, John Fredrick, Darcy Long-Curtiss, Dan Richardson, Kathy Schwartz
- BOARD ABSENT:** Diana Bailey, Staci Coburn, Tim McGlothlin,
- STAFF PRESENT:** Urban Renewal Manager Alice Cannon, City Attorney Jonathan Kara, Finance Director Angie Wilson, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Grossman at 5:31 p.m.

PLEDGE OF ALLEGIANCE

Chair Grossman led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Long-Curtiss and seconded by Dugick to approve the agenda as presented. The motion carried 6/0; Dugick, Fredrick, Grossman, Long Curtiss, Richardson and Schwartz voting in favor, none opposed, Bailey, Coburn and McGlothlin absent.

APPROVAL OF MINUTES

It was moved by Long-Curtiss and seconded by Dugick to approve the minutes of May 18, 2021 as submitted. The motion carried 6/0; Dugick, Fredrick, Grossman, Long Curtiss, Richardson and Schwartz voting in favor, none opposed, Bailey, Coburn and McGlothlin absent.

PUBLIC COMMENT

Chair Grossman welcomed Kathy Schwartz to the Urban Renewal Board. Board Member Schwartz said she looks forward to serving on the Board; she is committed and passionate about urban renewal. Manager Cannon welcomed Board Member Schwartz.

Manager Cannon provided brief project updates:

First Street Project – Cannon stated the project is moving along. Staff is waiting on ODOT to determine if the environmental reviews will go through the short process versus the longer process. Manager Cannon will be signing a contract for under sidewalk work, which will allow the project to remain on schedule and under construction in 2023.

Recreation Building– Interior work continues. Once forms are poured for the exterior wall, the plywood will be removed from the facade. Vinyl signs with elevation drawings will be posted on the façade to provide information to the public.

Board Member Long-Curtiss suggested small improvements, such as replacing or removing loose paper, could make a big difference.

Manager Cannon expects work to be done in late 2021 or early 2022. Manager Cannon has authority to extend the agreement to January; anything past that date must return to the Board for approval.

Tony’s Building – Demolition was unanimously approved by the Historic Landmarks Commission. There is a need for further archeological assessment of the property.

Strategic Planning – Create goals, path forward for life of Agency. Take project list and create priorities – Sept and October meetings.

Incentive Programs – Dust off and update, particularly looking at additional housing units.

Long-Curtiss has received contact from downtown residents that must move their cars during the day. Parking availability is scarce. Long-Curtiss suggested revisiting a downtown parking structure. Manager Cannon suggested a review of the policy, stating City Council would make a decision, not the Urban Renewal Board.

Long-Curtiss said another approach would be additional designated spaces for downtown residents; the Board should look with an eye to the future.

City Attorney Kara stated it is not a policy of the Agency to restrict parking, it is a general ordinance of the City. Discussing potential development or entering DDAs with developers interested in developing a parking garage that would eventually send Agency land into private ownership and place it on the tax roll, is within the spirit of the Urban Renewal Agency.

BOARD MEMBERS COMMENTS / QUESTIONS

None.

EXECUTIVE SESSION

Pursuant to Item 9. A. of the Urban Renewal Agency Board Agenda dated August 17, 2021, which cites ORS 192.660(2)(f), the Board adjourned to Executive Session at 5:50 p.m.

Chair Grossman reconvened the Open Session at 6:29 p.m.

Manager Cannon stated the Tony’s Building is located on the northeast corner of Federal and E. Second Streets. The property has been owned by the Agency for a number of years. The Board directed Staff to pursue demolition of the building. The Historic Landmarks Commission unanimously approved demolition of the building. Environmental clean-up is required prior to demolition and will be costly.

The City is the recipient of an EPA grant for environmental assessment. The urban renewal area is the focus area of the grant. The City will share these opportunities with property owners to ensure their properties can be properly evaluated for clean-up and learn of possible barriers to redevelopment. This grant will fund the environmental assessment and provide opportunity to apply for grants from other sources through DEQ, EPA or Business Oregon to take advantage of the actual clean-up work. Funding is available to all property owners throughout the City.

Manager Cannon requested Board authorization to proceed with the first steps of applying for this grant, which later could open opportunities for additional funds from other agencies to support the clean-up of the Tony’s Building prior to demolition.

It was moved by Schwartz and seconded by Richardson to direct Staff to enter into the application phase of the EPA Brownfield Grant for the eventual demolition of the Tony’s Building. The motion carried 7/0; Bailey, Dugick, Fredrick, Grossman, Long Curtiss, Richardson and Schwartz voting in favor, none opposed, Coburn and McGlothlin absent.

ADJOURNMENT

Chair Grossman adjourned the meeting at 6:33 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:

Gary Grossman, Chair

ATTEST:

Paula Webb, Secretary
Community Development Department



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 7. A.

DATE: September 21, 2021

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Alice Cannon, Community Development Director/Urban Renewal Manager

ISSUE: Environmental Protection Agency/The Dalles Coalition Brownfield Grant:
Site Reuse & Revitalization Program

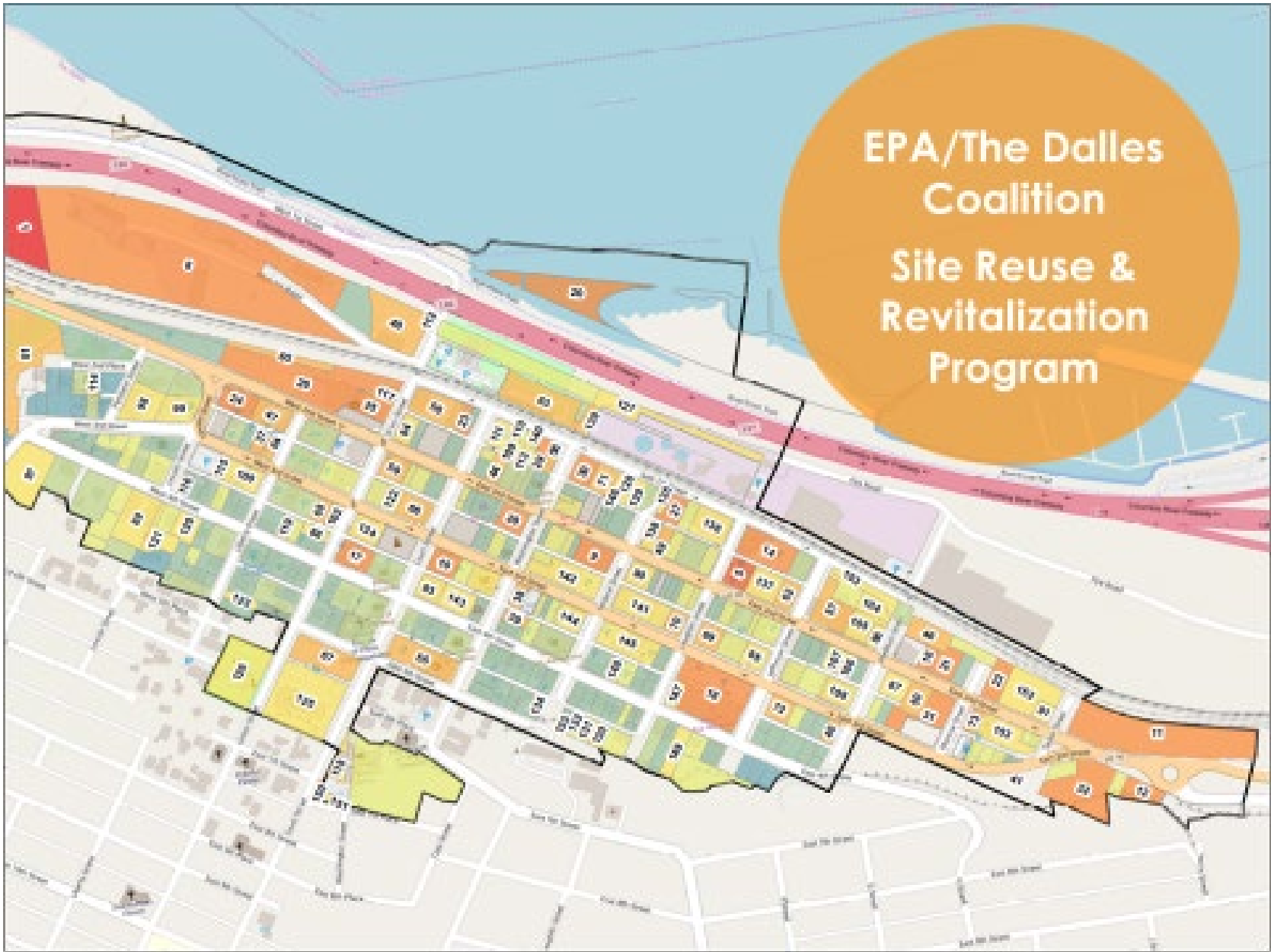
BACKGROUND

Staff will provide an overview of the Brownfield Grant Program and benefits it provides property owners located both in the Urban Renewal Area and throughout the City. URA Board members will have a chance to ask questions about the program, in addition to offering outreach suggestions to the staff and consultant team.

At the August 17, 2021 meeting, the URA Board directed staff to pursue environmental analysis services for the Tony's Building site located at the northeast corner of Second/Federal. Staff expects that the grant to save Agency funds for required environmental evaluation and clean-up prior to building demolition.

BOARD ALTERNATIVES

N/A. Discussion only.



Coalition Members

- Jim Schwinof
Dale McCabe
Alice Cannon



- Carrie Pipinich



- Andrea Klaas

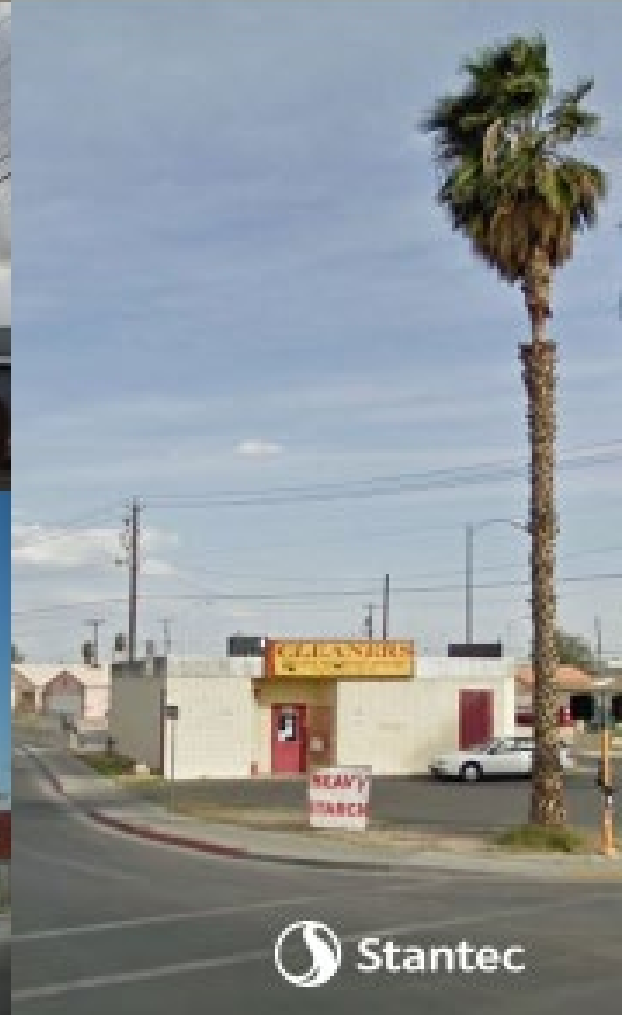


Brownfield Definition:

“Property where expansion, redevelopment, or reuse is complicated by the presence or suspected presence of contamination.”



Contaminated?

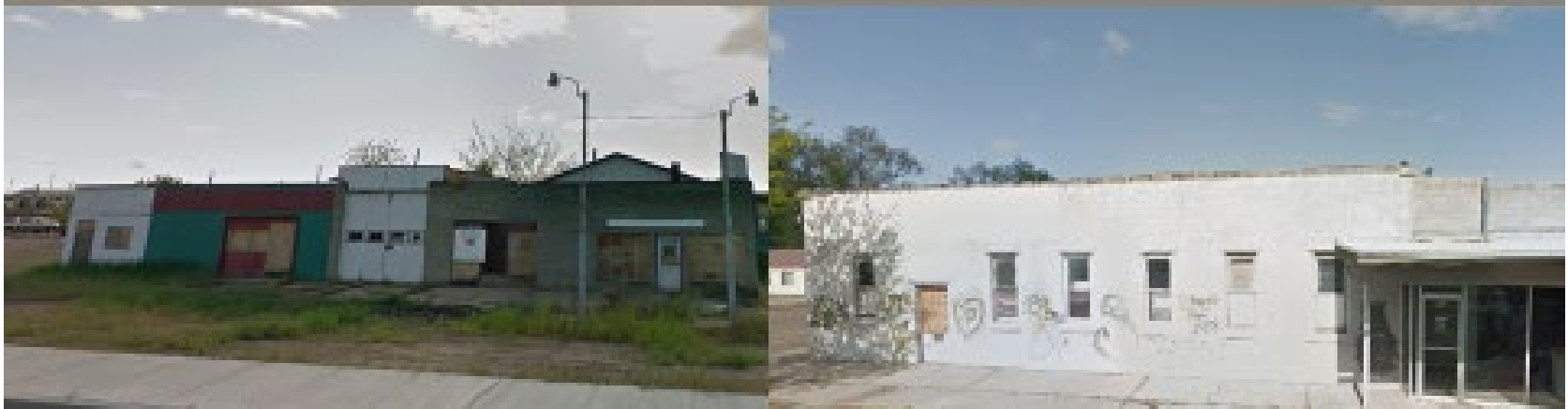


Underutilized?



Why address brownfields?

- Crime, squatting, illegal dumping, vandalism
- Loss of tax base, jobs, property values
- Impacts on neighboring properties
- Threats to public health and the environment



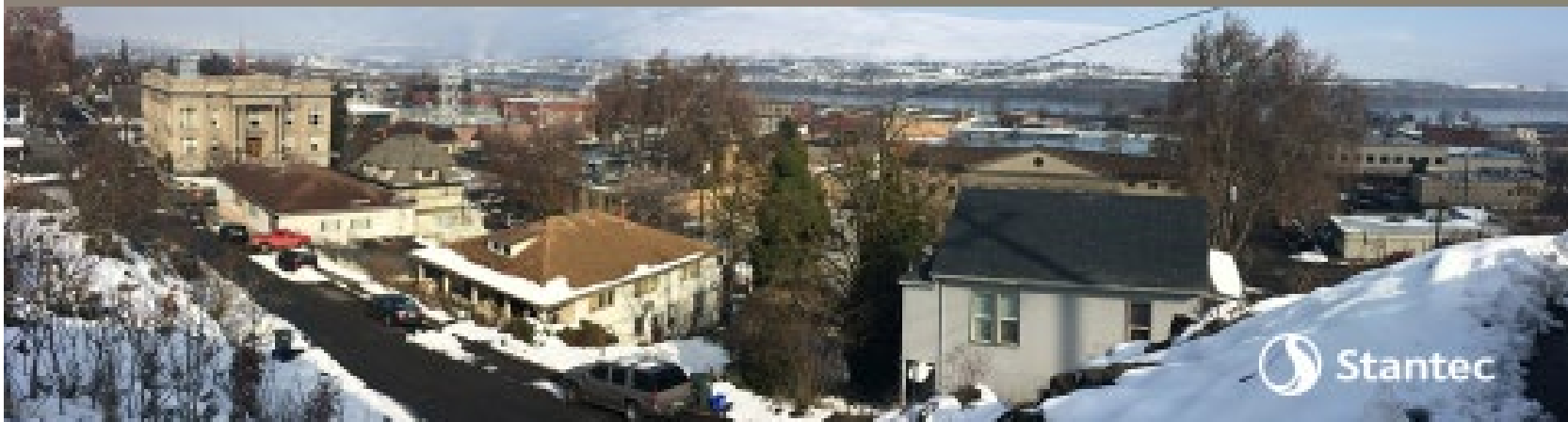
Grant Overview

- Grant Value - \$600,000
- Grant period is 3 years, through September 2023.



Grant Activities

- Community Outreach and Education
- Phase I and II Environmental Site Assessments
- Cleanup and Re-Use Planning
- Area-Wide Planning

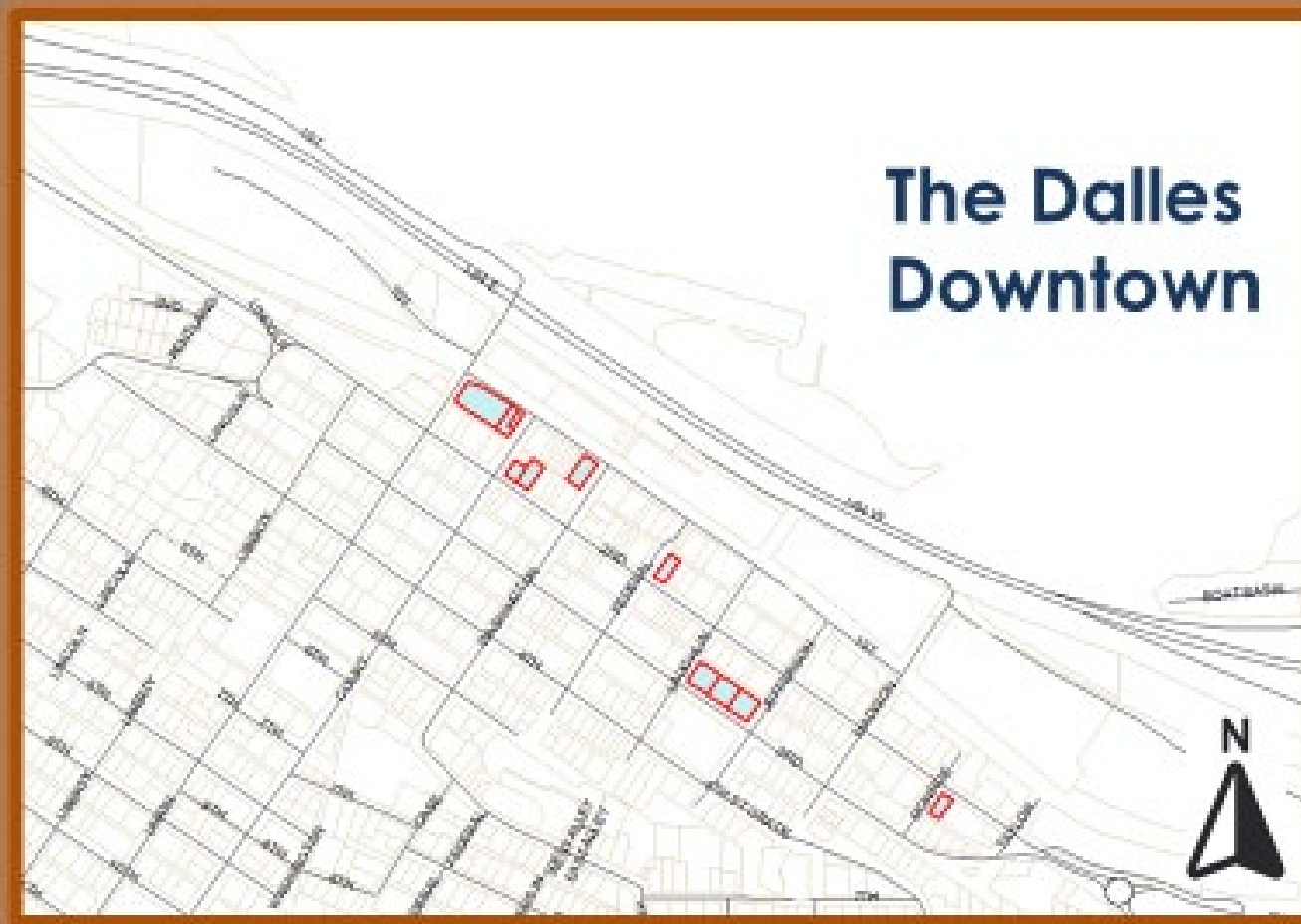


Property Owner Outreach:

- Last Stop Saloon: 209 E. 2nd
- The Workshop: 291 E. 2nd
- Blue Building: 201-205 Washington
- Baldwin Saloon: 205 Court
- Former Griffith Motors Site: 523 E. 3rd
- Former Urness Motors: 200 Union (SE corner of 1st/Union)
- Proposed Dirt Hugger Retail Site: 749 Snipes
- 800 E. 2nd (SE corner of 2nd/Monroe)
- Others



Questions?





IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 7. B.

DATE: September 21, 2021
TO: Chair and Members of the Urban Renewal Agency Board
FROM: Alice Cannon, Community Development Director/Urban Renewal Manager
ISSUE: Discussion about the upcoming URA Strategic Planning effort

BACKGROUND

Staff will open a discussion with the Board about a proposed scope of work and process for the upcoming URA Strategic Planning effort. The discussion will include a PowerPoint presentation with a proposal scope of work and seed feedback and ideas from Board members about additions and subtractions to the scope of work or process.

BOARD ALTERNATIVES

N/A. Discussion only.