

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

October 19, 2021

5:30 p.m.

VIA ZOOM

PRESIDING: Gary Grossman, Chair

BOARD PRESENT: Staci Coburn, Tracy Dugick, John Fredrick, Darcy Long, Tim McGlothlin, Dan Richardson (arrived 5:40 pm), Kathy Schwartz (arrived 5:32 pm)

BOARD ABSENT: Diana Bailey

STAFF PRESENT: Urban Renewal Manager Alice Cannon, City Attorney Jonathan Kara, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Grossman at 5:30 p.m.

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 submitted. The motion carried 7/0; Coburn, Dugick, Fredrick, Grossman, Long, McGlothlin and Schwartz voting in favor, none opposed, Bailey and Richardson absent.

APPROVAL OF MINUTES

It was moved by Fredrick and seconded by McGlothlin to approve the minutes as presented. The motion carried 7/0; Coburn, Dugick, Fredrick, Grossman, Long, McGlothlin and Schwartz voting in favor, none opposed, Bailey and Richardson absent.

PUBLIC COMMENT

None.

ACTION ITEM

Authorize the URA Manager to sign Amendment No. 2 to the Personal Services Agreement with HDR Engineering, Inc.

Manager Cannon requested the Board authorize her to sign Amendment No. 2 to the Personal Services Agreement with HDR Engineering, Inc.

It was moved by Schwartz and seconded by Dugick to authorize the Urban Renewal Manager to sign Amendment No. 2 to the Personal Services Agreement with HDR Engineering, Inc. to continue providing project management services for the First Street Streetscape Project. The motion carried 7/0; Coburn, Dugick, Fredrick, Grossman, Long, McGlothlin and Schwartz voting in favor, none opposed, Bailey and Richardson absent.

STAFF COMMENTS / PROJECT UPDATES

Manager Cannon provided the following updates:

- Tony’s Building Clean Up/Demolition – The environmental grant was received and Phase 1 is complete. Things are moving along well.
- First Street – On target for construction in summer 2023. The engineer’s report on the field inspection of basalt walls beneath the southern sidewalks along First Street will be submitted to ODOT.

Manager Cannon had discussions with ODOT and the Baldwin Saloon owner regarding encroachment issues in the right-of-way.

Stamped concrete blocks are an affordable way to incorporate historical elements on the First Street sidewalk. Cannon suggested the section of China Town that existed on First Street between Court and Washington Streets could be highlighted. Care will be taken to ensure historical accuracy. Board consensus was in favor of incorporating this part of history into the project.

- URA Incentives – This project will begin in the next two months. Manager Cannon has received interest in incentives for mixed-use development.
- Recreation Building Redevelopment –

Todd Carpenter, 216 E. Fifth Street, The Dalles

The front interior wall will be complete pending an insulation inspection. Rafters from the west side building are being repurposed as tongue and groove flooring for use in the middle building. Plumbing is complete in upstairs and downstairs bathrooms. Sheetrock and painting will be completed within the next weeks. Upper windows of the middle building are waiting on glass for installation. Painting will begin after window installation. Sprinklers are capped and finished in the two east buildings. Once the west building sprinklers are repaired and capped an inspection will be scheduled.

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The engineering drawing set for the west building is delayed. In case of weather delays, Carpenter has requested a grant extension from the State. The bulk of the grant has been spent on the two east buildings.

In response to Board inquiries, Carpenter replied:

- Carpenter is hopeful the ice cream shop will open this year; however, the opening may be delayed by supply chain shortages. The east building will open when a tenant is secured.
- The bowling alley is the structure on the west side of the three storefront buildings. The ice cream and candy shop is in the center. The eastern storefront does not yet have an identified tenant and will be available for rent.
- The old bowling alley (west building) will have outdoor seating with an open air event stage on the ground floor. The basement level will be a family-friendly recreation facility.
- Funding for three street frontages was provided by a “Diamonds in the Rough” Oregon Heritage grant.

DISCUSSION ITEM

URA Strategic Plan Session #1: Urban Renewal Plan Refresher

Manager Cannon provided the presentation (Exhibit 1) and reviewed the project list.

Discussion:

Chair Grossman noted a number of items on the project list should be reviewed, i.e., the downtown redevelopment of Third Street. The plan should be updated.

Board members were interested in hearing an update on the Mill Creek Greenway Project. Board Member Dugick noted the next NWPRD board meeting will include an update on this important project. Staff may invite NWPRD Director Baker to an upcoming meeting. Board Member McGlothlin stated the pool is a great asset to the community. The sidewalk and skate park are complete, as well as the West Sixth Street Bridge. McGlothlin noted the building at the corner of Monroe and E. Second Streets [800 E. Second Street] should be addressed.

Board Member McGlothlin said the Board should recognize accomplishments made in the community such as the Sunshine Mill and Todd Carpenter’s projects. Board Member Long agreed. Mr. Carpenter noted the Sunshine Mill benefited the community through employment and property taxes.

Board Member Richardson agreed with Board Member McGlothlin. Richardson stated the building on Second and Monroe Streets should be addressed; it has been an eyesore for at least 40 years.

Board Member Richardson asked what drove the need for more parking. Has a study had been done to draw on? Would a study be a useful investment in the next few years? Manager Cannon was unaware of a recent plan. Chair Grossman said it was included in the Transportation Plan.

Manager Cannon stated there is cause to review code provisions related to parking to accommodate future development. She felt it was unfair to downtown residents to be prohibited from parking on streets adjacent to their apartments during daytime hours. Increased residential development downtown will increase the need for nearby street parking.

Manager Cannon also shared the need to review the requirement for ground floor retail use in the downtown area.

Board Member Long stated finite land is available downtown. As property is sold or developed, we lose the ability to build a parking structure. In addition, the cost of such a structure will increase over time.

BOARD MEMBER COMMENTS / QUESTIONS

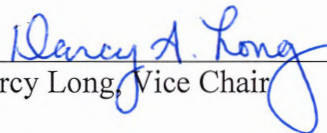
None.

ADJOURNMENT

It was moved by Long and seconded by Dugic to adjourn the meeting. Chair Grossman adjourned the meeting at 6:45 p.m.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Darcy Long, Vice Chair

ATTEST:



Paula Webb, Secretary
Community Development Department



The URA Plan – required by State law

URBAN RENEWAL

“Improving Our Community”

COLUMBIA
GATEWAY/DOWNTOWN
PLAN
and
REPORT



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History of Columbia Gateway URA (from 30,000 feet)

1990:

Original Urban Renewal Plan Adopted

1999:

Plan Substantially Amended to Include Maximum Indebtedness of
\$14.23M

2009:

Plan Substantially Amended to increase MI to **\$29.13M**

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Columbia Gateway UR Plan --has been amended 16 times between 1990 - 2018



Financial Update Completed in January 2021

- Total MI Allowed: **\$29.12M**
 - Total MI Used: **\$22.87M**
 - MI Remaining: **\$6.25M**
 - Current Cash Balance: **\$3.78M**
- = Approximately **\$10M** remaining for projects



TOTAL MAXIMUM INDEBTEDNESS ALLOWED

Mission Statement

“The Mission of the urban renewal agency is to eliminate blight and depreciating property values within the Agency’s jurisdiction and in the process, attract aesthetically pleasing, jobs producing private investments that will stabilize or increase property values and protect the Area’s historic places and values.”

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URA Plan Content



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Goals and Objectives – Continued (Page 25)

- A. Encourage Public Involvement Investments to:**
- A. Increase value of properties in URA
 - B. Place unused and underused property into production
- B. Create programs that will:**
- Encourage the expansion and development of jobs-producing businesses
 - Increase property values to contribute to public services
 - Conserve historically significant places and properties

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Goals and Objectives -- Continued (Page 26)

- C. Ensure parking is available to support uses in the URA**
- D. Link the Downtown and West Gateway Areas**
- E. Connect the Riverfront and Downtown Areas**
- Trails, public dock and riverfront access
- F. Assist with rehab of buildings**

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Goals and Objectives -- Continued (Page 25)

- F. Install coordinated lighting, landscaping and street furniture**
- G. Improve street and utility infrastructure; install underground utilities in alleys.**
- H. Leverage with other funding sources.**

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Project List

- Review Pages 32-37 in URAB Packet

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