

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

September 20, 2022

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

PRESIDING: Darcy Long, Chair

BOARD PRESENT: Diana Bailey, Tracy Dugick, Tim McGlothlin, and Kathy Schwartz

BOARD ABSENT: Staci Coburn, Dan Richardson, and Shanon Saldivar

STAFF PRESENT: Interim Director and Senior Planner Joshua Chandler, City Attorney Jonathan Kara, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Long at 5:34 p.m.

PLEDGE OF ALLEGIANCE

Chair Long led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Dugick and seconded by McGlothlin to approve the agenda as submitted. The motion carried 5/0; Bailey, Dugick, Long, McGlothlin and Schwartz voting in favor, none opposed, Coburn, Richardson and Saldivar absent.

APPROVAL OF MINUTES

It was moved by Dugick and seconded by McGlothlin to approve the minutes of July 19, 2022 as submitted. The motion carried 5/0; Bailey, Dugick, Long, McGlothlin and Schwartz voting in favor, none opposed, Coburn, Richardson and Saldivar absent.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Interim Urban Renewal Manager Joshua Chandler introduced Alice Cannon, Consultant, Cannon Service Solutions. Ms. Cannon provided updates on current projects.

Tony's Building – The Brownfield Clean-Up funds to be awarded will come from the next federal fiscal year, which begins October 1. The budgeted amount for demolition is \$750,000. The cost of asbestos abatement will be between \$250,000 and \$400,000. Asbestos abatement will be defrayed by the anticipated Brownfield grant. Cannon has not yet received official confirmation of the award.

Recreation Building – Two of the storefronts are now occupied, one with an ice cream shop, the other with the Apothecary and a party shop. The Development and Disposition Agreement with Todd Carpenter and Carla McQuade for the remaining storefront has a completion deadline of January 18, 2023. The project is on track to meet the deadline.

First Street Project – At the July 19 meeting, the Board consensus was to terminate the agreement with the Oregon Department of Transportation (ODOT). An analysis determined the City could complete the project two years earlier, with a savings of \$800,000, after returning approximately \$300,000 of grant funding spent.

A mutual agreement of both parties is necessary to terminate the agreement with ODOT.

Board Member Dugick requested the timeline for presenting to City Council. Cannon replied either October 10 or October 24, 2022.

Board Member Dugick asked how the First Street Project would meet the Urban Renewal mission and goals. Cannon replied improvement of the infrastructure supports businesses and redevelopment. Infrastructure improvements are specifically listed in the Urban Renewal Plan.

BOARD MEMBER COMMENTS / QUESTIONS

None.

DISCUSSION ITEM

Urban Renewal Grant Program Status Report

Ms. Cannon provided a presentation on the program, Attachment 1.

Cannon said the program launched the first week of August. A mailer went to approximately 325 property owners. A press release was distributed and posted to Facebook. A webpage was developed for the City's website.

Approximately 15 inquiries were received. Four commercial applications were received, all for less than \$50,000.

Next steps include an email outreach campaign, responses to inquiries, and informal pre-application meetings.

Property liens were discussed at the last meeting. Cannon reiterated the Agency needs to ensure its' investments are not removed or demolished in the near future. Review of peer communities

reflect a wide range of timeframes for property liens, ranging from five years to the life of the structure. The Agency's draft grant agreement includes a 15-year lien.

A depreciating lien is not under consideration due to the complexity of administration. Cannon's research found no depreciating liens in peer communities.

Board Member Schwartz said a 10 year lien is sufficient and in line with other communities. She then asked what type of situation would affect the applicant's lien on their title.

Cannon replied if the property were sold, the lien would have been reflected on the title search. The lien would then pass on to the next property owner. If the property owner made changes resulting in removal of the Agency's investment, the property owner must then repay the investment. A tracking system is necessary to ensure removal of liens at the appropriate time.

Cannon noted the loan for the Blue Building [205 Washington Street] was paid off on September 6, 2022. Two remaining loans cover interest payments on the Honald Building and the Gayer Building. One loan remains for the last storefront of the Recreation Building. In 2026, the Commodore II loan comes due. The balloon payment will be more than \$280,000.

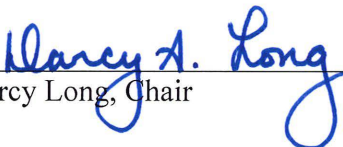
ADJOURNMENT

Being no further business, the meeting adjourned at 6:05 p.m.

Meeting conducted in a room in compliance with ADA standards.


Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED:



Darcy Long, Chair

ATTEST:



Paula Webb, Secretary
Community Development Department