

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

May 17, 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:** Staci Coburn, Tracy Dugick, Lindsey Giamei, Dan Richardson, Shanon Saldivar, and Kathy Schwartz
- BOARD ABSENT:** Diana Bailey, Tim McGlothlin
- STAFF PRESENT:** Urban Renewal Manager and Community Development Director Alice Cannon, City Attorney Jonathan Kara, Secretary Paula Webb

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Long led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Dugick and seconded by Richardson to approve the minutes of April 19, 2022 as submitted. The motion carried 7/0; Coburn, Dugick, Giamei, Long, Richardson, Saldivar and Schwartz voting in favor, none opposed, Bailey and McGlothlin absent.

PUBLIC COMMENT

None.

STAFF COMMENTS / PROJECT UPDATES

Director Cannon provided the following project updates:

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- Director Cannon stated the Agency would receive a Brownfield Cleanup Fund grant for demolition of the Tony's Building. The award will be no less than \$250,000. Staff will prepare a Request for Proposal with the goal of demolition in the fall.
- Staff and the Chamber of Commerce will coordinate a ribbon cutting ceremony to celebrate the completion of the Recreation Building. The ceremony is tentatively planned for June.
- Construction on the First Street project may be delayed if the Agency continues to partner with the Oregon Department of Transportation (ODOT). Cannon will work with the project manager to evaluate the cost of moving forward without ODOT's partnership and return to the Board with additional information.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member Schwartz received a citizen's comment stating a perceived concern that the First Street project is not aligned with the Second Street project. Schwartz also asked if the Agency was working in collaboration with the Beautification Committee.

Director Cannon replied she had been to the Beautification Committee with this project. Previously, irrigation for the trees was removed from the project. Irrigation will now be added. Although the design elements have changed, the goal is a long term sustainable landscape. Director Cannon stated she is open to further conversation on this topic.

Chair Long added she spoke with Director Cannon about intentionally involving the Beautification Committee, inviting them to attend Agency meetings and coordinate projects.

PUBLIC HEARING

Adoption of the Fiscal Year 2022/23 Budget for the Columbia Gateway Urban Renewal Agency

Chair Long read the rules of a public hearing. Chair Long opened the public hearing at 5:41 p.m.

Director Cannon recommended the Board move to adopt Resolution 22-001 for the fiscal year 2022/2023 budget for the Columbia Gateway Urban Renewal Agency, making allocations and certifying a request for maximum tax revenue to the County Assessor.

Chair Long closed the public hearing at 5:43 p.m.

It was moved by Saldivar and seconded by Coburn to approve the 2022/2023 fiscal year budget. The motion carried 7/0; Coburn, Dugick, Giamei, Long, Richardson, Saldivar and Schwartz voting in favor, none opposed, Bailey and McGlothlin absent.

RESOLUTION

Resolution No. 22-001 – Adopting the Fiscal Year 2022/23 Budget for the Columbia Gateway Urban Renewal Agency

It was moved by Richardson and seconded by Coburn to adopt the fiscal year 2022/2023 budget for the Columbia Gateway Urban Renewal Agency, making allocations and certifying a request for maximum tax revenue to the County Assessor, also known as Resolution No. 22-001. The

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motion carried 7/0; Coburn, Dugick, Giamei, Long, Richardson, Saldivar and Schwartz voting in favor, none opposed, Bailey and McGlothlin absent.

ACTION ITEM

Consideration and Approval of Urban Renewal Incentive Program

Director Cannon presented the staff report. The goal is to adopt this program by next month at the latest. Staff's recommendation is to approve the 2022 Urban Renewal Incentive Program Update, and direct Staff to give regular updates on program outcomes at upcoming Board meetings. Cannon noted on page 13 of the Agenda Packet, under "Additional Funding Eligibility," the \$150,000 should reflect \$750,000.

Board Member Saldivar stated this was a great opportunity to shape our downtown. She asked if past recipients had been good stewards of the funds. If not, what changes were made?

Director Cannon replied the previous program had tight limits for grants. There was also a program to reimburse applicant's interest payments, and loans for purchase of the Commodore II and Blue Building. The loans were good examples with higher levels of investment which resulted in positive change for downtown.

Chair Long stated the new Incentive Program revised by the Board reflects the Board's changing priorities, visioning information, and other changes at the City level. Long added this Board is taking quicker action than in the past, and ready for major changes visible to the public.

Board Member Giamei stated there should be an equal distribution of funds among applicants. Director Cannon noted the budget was increased to \$2M; a supplemental budget could be implemented if necessary.

Board Member Schwartz asked if all grant applications would come before the Board or if some would be reviewed and approved by Staff. Director Cannon replied the original proposal would allow her to approve grants of \$25,000 or less; that figure was increased to \$50,000. Anything over \$50,000 will be presented to the Board for approval. Cannon added Staff would review applications within 30 days; applications requiring Board approval will stay within a 60-day turnaround.

Board Member Saldivar asked if there would be a formal scoring process for applications. Cannon replied the process was still being refined. Applications will not necessarily be scored but will be required to meet funding priorities such as increasing property values, placing unused or underused properties in productive condition, assisting with opportunities for business, civic, residential, cultural and tourist property to be developed, redeveloped, improved, rehabbed and conserved, and supporting development or redevelopment to construct, install or replace publicly owned utility systems. Applications meeting one of these criteria could potentially be awarded funding.

Board Member Saldivar then asked how interested applicants were found. Director Cannon replied she personally knew of their interest in downtown development. She added information was shared with investors, property owners and commercial brokers. Program information will also be shared on social media, the City website, and newspapers.

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Board Member Coburn stated completion of a project was paramount to making sure the project was completed in accordance with the application. In the past, that was not as clear as desired. Coburn asked if this program allowed staff to visit the site and ensure completion prior to final payment.

Director Cannon replied a grant agreement would be attached with each grant. The agreement will include provisions allowing Staff to ensure all milestones are met prior to final payment.

Board Member Coburn stated some community members might be unaware of these opportunities. She wants to ensure funds are available to applicants that were not aware of the opportunity in the first round.

Chair Long invited public comment.

Todd Carpenter, 216 E. Fifth Street, The Dalles

Mr. Carpenter stated he was proud of the work completed by the Board. He felt this progressive program would kick-start development downtown.

City Manager Matthew Klebes, 726 E. 18th Street, The Dalles

Manager Klebes asked if System Development Charges (SDCs) included those outside the City, such as Parks and Recreation. Cannon replied the answer is yes.

Board Member Richardson stated there were three grants available: commercial, mixed-use and new residential. He asked if more than one grant could be applied. Director Cannon replied an applicant could potentially receive all three depending on the mixture of uses.

Board Member Richardson asked if the grants were available per parcel, project or developer. Cannon replied they were per project.

Board Member Richardson asked what the triggers or thresholds are for final payment. Director Cannon replied she would work with the City Attorney and return to the Board with details.

It was moved by Schwartz and seconded by Richardson to approve the 2022 Urban Renewal Incentive Program Update and direct Staff to give regular updates on program outcomes at upcoming URAB meetings. The motion carried 6/0; Coburn, Dugick, Long, Richardson, Saldivar and Schwartz voting in favor, none opposed, Giamei abstained, Bailey and McGlothlin absent.

DISCUSSION ITEM

Presentation of Redevelopment Concept for former Agency-owned property at 201, 203 and 205 Washington Street (previously known as "The Blue Building")

Director Cannon introduced Mr. Tony Zilka who purchased the property at 201, 203 and 205 Washington Street.

Tony Zilka, 205 Washington Street, The Dalles

Mr. Zilka stated he has been working on this project and is excited about what the building will bring to The Dalles. Mr. Zilka, owner of Zilka Construction, has 30 years of experience in construction, and has already worked on multiple projects in the Columbia Gorge. He stated part

of his company will be relocating to this area. This 160-year old building is a cornerstone project.

Mr. Keith Temple, Development Strategist, 2546 NE 17th Avenue, Portland, OR 97212

Mr. Temple provided a presentation, Exhibit 1.

Board Member Saldivar left the meeting at 6:40 p.m.

Mr. Zilka thanked the Board for their time and the opportunity to present a project he is passionate about.

Director Cannon stated Mr. Zilka would like to extend his property onto Agency-owned properties west of his property. These properties currently serve as parking lots. Cannon noted Mr. Zilka's presentation represented an expanded area on the back side of the building.

Director Long replied that Mr. Zilka had asked in the past for additional property. In both instances, the Board had decided against the property sale.


ADJOURNMENT

Being no further business, the meeting adjourned at 6:48 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