

AGENDA

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

March 21, 2023

5:30 p.m.

City Hall Council Chambers

313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/86259459367?pwd=Z0Nnd3E4bkxBUVhXQkRKTKJCdEJ6QT09>

Meeting ID: **862 5945 9367** Passcode: **292293**

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

1. CALL TO ORDER
2. ROLL CALL / INTRODUCTIONS
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. ELECTION OF OFFICERS
6. APPROVAL OF MINUTES – February 21, 2023
7. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
8. DISCUSSION ITEM
 - A. Urban Renewal Incentive Program Amendments
 - B. Urban Renewal Plan Updates, Summer 2023
9. STAFF COMMENTS / PROJECT UPDATES
 - A. Tony's Building
 - B. First Street parking lots
 - C. Budget Meeting: April 11, 2023
10. BOARD MEMBER COMMENTS / QUESTIONS

11. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/

Paula Webb, Secretary

Community Development Department

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

February 21, 2023

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: Tim McGlothlin, Dan Richardson (arrived at 5:35 p.m.), Shanon Saldivar and Ellen Woods

BOARD ABSENT: Staci Coburn and David Peters

STAFF PRESENT: Director and Urban Renewal Manager Joshua Chandler, City Attorney Jonathan Kara, Executive Assistant Nubia Sanchez

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Long led the Pledge of Allegiance.

APPROVAL OF AGENDA

Chair Long recommended moving Item 11. A. Urban Renewal Annual Financial Reports for Fiscal Year 2021/2022 to follow Public Comments.

It was moved by Saldivar and seconded by Woods to approve the agenda as amended. The motion carried 4/0; Long, McGlothlin, Saldivar and Woods in favor, none opposed, Coburn, Peters and Richardson absent, two positions vacant.

ELECTION OF OFFICERS

City Attorney Kara stated he was unable to determine who would fill the position of representative for the Wasco County Commission.

Board Member Richardson joined the meeting at 5:35 p.m.

Board consensus was to reschedule the Election of Officers to the next meeting.

APPROVAL OF MINUTES

It was moved by Saldivar and seconded by Woods to approve the minutes of December 20, 2022 as submitted. The motion carried 5/0; Long, McGlothlin, Richardson, Saldivar and Woods in favor, none opposed, Coburn and Peters absent, two positions vacant.

PUBLIC COMMENT

None.

DISCUSSION ITEM

Urban Renewal Annual Financial Reports for Fiscal Year 2021/2022

Director Chandler stated the City of The Dalles provides financial reports annually to the Board. The City and the Urban Renewal Agency are both audited.

TKW, LLP prepared the audit. Elaine Howard Consulting prepared the financial report. The financial report must be completed prior to December 31 of each year. The financial report must be noticed twice and distributed to all taxing districts prior to March 1, 2023.

This is the second year TKW, LLP prepared the audit. The audit will go out for competitive bid next year.

STAFF COMMENTS / PROJECT UPDATES

First Street Project

The City, along with ODOT, has mutually terminated the contract for the First Street project. The City, with design consultant KPFF Consulting Engineers, has since re-scoped the project. The project was approved to go forward at the last City Council meeting [February 13, 2023]. Once signed, the new contract will go into effect March 1, 2023. The new scope includes previously unfinished tasks and additional tasks determined necessary by Staff.

URAB Incentive Program

Staff, with outside counsel, is reviewing refinements to the program. Director Chandler hopes to return with this as an Action Item at the March meeting.

Two applications were received, one of which is waiting on land use approval. If the Board has no objection, Director Chandler intends to move forward with the second application prior to redline approval. This application is for the Soda Works Building at the corner of E. Second and Monroe Streets [800 E. Second Street). The Brownfields program flagged this building.

The property owner is working with Development Inspector Jim Schwinof and the City's consultant, Stantec. The Brownfields program provided funding to consider hazardous material abatement and demolition. The estimate is specifically for demolition; currently, there are no plans for redevelopment.

Director Chandler noted the Incentive Program states, “funding can be provided for demolition *and* redevelopment.” Chandler requested consensus from the Board to fund demolition without redevelopment.

Board Member McGlothlin was in favor of demolition.

Board Member Saldivar noted the Agency’s intent is to add to the tax rolls. She asked if, even though the building was in poor condition, demolition would decrease the tax revenue. Director Chandler replied he could not speak to taxes, but added the building was borderline condemned.

Chair Long agreed the building was a blight, and was in favor of funding demolition.

Downtown Development Updates

Director Chandler said there is interest in developing a grocery store in the old Chronicle building [315 Federal Street]. The applicant has applied to the Incentive Program, but must first secure land use approval.

At the former Griffith Motors site [523 E. Third Street], a large scale, mixed-use structure is under consideration. This developer also plans to apply to the Incentive Program.

The Pioneer Building (corner of E. Second and Washington Streets) will be redeveloped. The second floor will be converted into eight residential units. This developer will also apply to the Incentive Program.

The Dalles Inn is also under consideration for development; this developer may also apply to the Incentive Program.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member McGlothlin stated the Oregon Motor Motel [200 W. Second Street] is in development. Many comments have been received regarding the development. McGlothlin added the City does not have approval or oversight for the project. Legislative action has permitted the project to move forward.

Board Member McGlothlin requested the status of the Mill Creek Trail. Director Chandler replied that it is an Oregon Department of Transportation (ODOT) project scheduled eight to 10 years out. Board Member Woods agreed, stating the primary focus recently was on Sorosis Park and the Skate Park.

Director Chandler stated the Agency committed \$300,000 to the Mill Creek project; the funds will remain as a line item in the budget.

Board Member Woods stated irrigation and initial planting at Sorosis Park is complete. An ad hoc committee has formed to raise funds for specific items in the park. Regarding the Skate Park extension, the only company that can complete the “bowl” is experiencing difficulty scheduling the project.

Chair Long noted she had requested downtown updates in an effort to keep the Board informed on all projects, not only Agency projects. She added her appreciation for meeting monthly with Director Chandler.

ACTION ITEM

Urban Renewal Agency Local Contract Review Board Rules – Update

City Attorney Kara stated Wasco County Commissioner Scott Hege had been appointed to the Urban Renewal Agency Board.

City Attorney Kara stated the Agency is a public body in the state of Oregon. According to state law, it must have its own procurement rules, or it is subject to the attorney general's model rules. The Agency's current rules were adopted in 2011. Best practices suggest updating the rules at least twice every decade.

Changes of note include:

- The Urban Renewal Manager's purchase authority increased to \$100,000 before seeking Board approval.
- The emergency spending threshold capped at \$250,000.

City Attorney Kara stated Staff's recommendation is to move to adopt Resolution No. 23-001, a resolution updating the Agency's local contract review board rules effective February 22, 2023.

Resolution No. 23-001 Updating the Agency's Local Contract Review Board Rules

It was moved by McGlothlin and seconded by Woods to adopt Resolution No. 23-001, updating the Agency's local contract review board rules effective February 22, 2023. The motion carried 5/0; Long, McGlothlin, Richardson, Saldivar and Woods in favor, none opposed, Coburn and Peters absent, two positions vacant.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:07 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 Dept



COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

AGENDA LOCATION: 8. A.

MEETING DATE: March 21, 2023

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Joshua Chandler
Community Development Director / Urban Renewal Manager

ISSUE: Urban Renewal Incentive Program Amendments

BACKGROUND

The Columbia Gateway Urban Renewal Agency Board (**Board**) voted unanimously to approve a new Incentive Program (**Program**) in May 2022 to provide funding for building and property owners seeking to improve and develop properties within the Urban Renewal Area (**Area**). This Program replaced all previously established Urban Renewal programs including the Historic District Design and Restoration Program, the Redevelopment of Unused and Underused Property Program, the Civic Improvements Grant Program, the Façade Improvement Grant Program, and the Fire Suppression Grant, incorporating aspects of each into the new program structure. The Program officially launched in the August 2022 and has provided approximately \$128,000 for Area projects for various capital improvements. However, in that time, Staff has identified some shortcomings of the program that have resulted in delays in application review and unnecessary barriers to funding Area projects.

Agency Staff is currently in the process of reviewing Program guidelines and requirements for overall efficiency and clarity, and anticipate presenting any associated modifications at the April 18, 2023 Board meeting. Prior to adoption, Staff is requesting additional guidance and discussion from the Board on the following topics:

- Eligibility. Clearly define specific projects that may or may not be eligible for funding. Projects for consideration may include: roof repairs, mechanical replacements, fire suppression systems, or safety upgrades.
- Funding Limit. Consideration on removing the \$700,000 funding cap for eligible projects and rely only on State funding restrictions. System Development Charges are exempt from these funding restrictions.
- Additional Funding. Currently, mixed-use projects with more than 50 dwelling units are eligible for additional funding. Should this unit number be adjusted to allow for more funding? Once a project receives funding through the Incentive Program, is the property owner still eligible for additional Urban Renewal funding at a later date?
- Terminology. Clearly define specific terminology for use within the Program guidelines. Some of these terms may include: Reuse, Maintenance, Mixed-Use, Like-for-Like, or Upgrades.
- Infrastructure Upgrades. To include both interior and exterior systems.
- Manager's Authority. Clearly define the role of all Agency staff in their authority to implement, administer, and manage the Program, including authority to interpret the Program and any Program governing documents.
- Lien information. To include additional information, requirements, and procedures for property liens, as required by the Program.
- Agency Input. To include input from the Board not addressed in the list above.

Staff has included the Program guidelines for reference and will provide a brief summary of discussion topics at the March 21, 2023 meeting.

Attachments

- **Attachment A** – Urban Renewal Incentive Program Guidelines



URBAN RENEWAL INCENTIVE PROGRAM GUIDELINES

The Dalles Urban Renewal Agency has funding available for building and property owners seeking to meet community goals through improving, rehabilitating, and developing properties located within the Columbia Gateway/Downtown Urban Renewal Area (refer to Map of Eligible Area). The Agency aims to incent redevelopment of unused and underused land and buildings to meet the goals of the [Columbia Gateway/Downtown Urban Renewal Plan](#), including investments that increase property values, place underused properties into productive condition, and bring new opportunities for business and residential growth to the area.

Incentive Program Grants

Commercial Projects	Mixed-Use Projects	New Residential Projects
up to \$50,000 ▶ 50% matching grants to fund smaller building upgrades, tenant improvements, and similar types of rehabilitation projects building community vitality and prosperity. ▶ For smaller property rehabilitation projects constructing of real physical improvements and meeting Agency priorities, Plan goals, and Incentive Program eligibility specifications.	up to \$150,000* ▶ 70% matching grants to fund transformational mixed-use redevelopment and reinvestment in underused or vacant properties. ▶ For larger and more transformational mixed-use projects constructing real physical improvements and meeting Agency priorities, Plan goals, and Incentive Program eligibility specifications. ▶ *Mixed-use projects with more than 50 dwelling units may be eligible for additional funding.	\$10,000 / new housing unit ▶ SDC credits to assist with costs of building new housing. ▶ The Agency will pay Systems Development Charges (SDCs) for projects adding new housing units (net increase), up to \$10,000 per new unit. ▶ Approved SDC credits will be applied at building permit issuance and will have the same terms and expiration date.

Eligible Projects

Minimum requirements

To be considered for Incentive Grant funding, projects must:

- 1) Meet Urban Renewal Plan goals (refer to [Plan section 4.01](#)).
- 2) Propose to rehabilitate Area buildings, reinvesting in Area property, and/or redevelop the Area.
- 3) Satisfy at least one of the Incentive Funding Priorities noted below are eligible to apply and may receive an Incentive Program Grant. The Agency may prefer to fund eligible projects addressing more than one Incentive Funding Priority with a greater likelihood of Grant award.

Urban Renewal Plan Goals

Proposed projects must meet and seek to advance the goals and objectives of the [Columbia Gateway / Downtown Urban Renewal Plan](#). The Incentive Program is specifically designed to incent redevelopment of unused and underused land and buildings, including investments that: increase value of properties, place unused and underused properties in productive condition, assist with opportunities for properties to be developed, redeveloped, rehabilitated and conserved, and other related redevelopment goals of the Plan.

Incentive Funding Priorities

In addition to the Urban Renewal Plan goals, the Agency established the 2022-2023 Incentive Funding Priorities. Projects that include one or more of the Funding Priorities noted below are eligible to apply and may receive an Incentive Program Grant. The Agency may prefer to fund eligible projects addressing more than one Incentive Funding Priority with a greater likelihood of Grant award.

[Eligible projects must comprise one or more of the following:](#)

- a. Restoration, reuse, or upgrades to historic buildings, including adapting historic or culturally significant existing buildings in the Area to new uses.
- b. Improvements leading to use and activation of ground-floor storefronts in the Area, which may include tenant improvements/build out, and core building improvements.
- c. Permanent improvements for upper floors of existing Area buildings to make the space usable (if not currently in use) or to allow for a higher and more valuable use.
- d. New mixed-use development incorporating residential units into the Area.
- e. Addition of new residential units into the Area.
- f. Safety and accessibility improvements in combination with other reinvestment activities adding value to the Area, such as installation of fire suppression and seismic reinforcement systems, ADA access improvements, elevator installation, and architectural lighting.
- g. Infrastructure upgrades (in association with other permanent building improvements) supporting the City's environmental/sustainability goals and adding property value to the Area.
- h. Quality exterior improvements or rehabilitation intended to restore or improve Area building exteriors and façade elements (such as doors, windows, porches, balconies, etc.).
- i. Demolition and redevelopment of blighted properties in the Area.
- j. Other permanent improvements and redevelopment aligned with Area and Agency goals as approved by Agency staff and Board.

Ineligible improvements

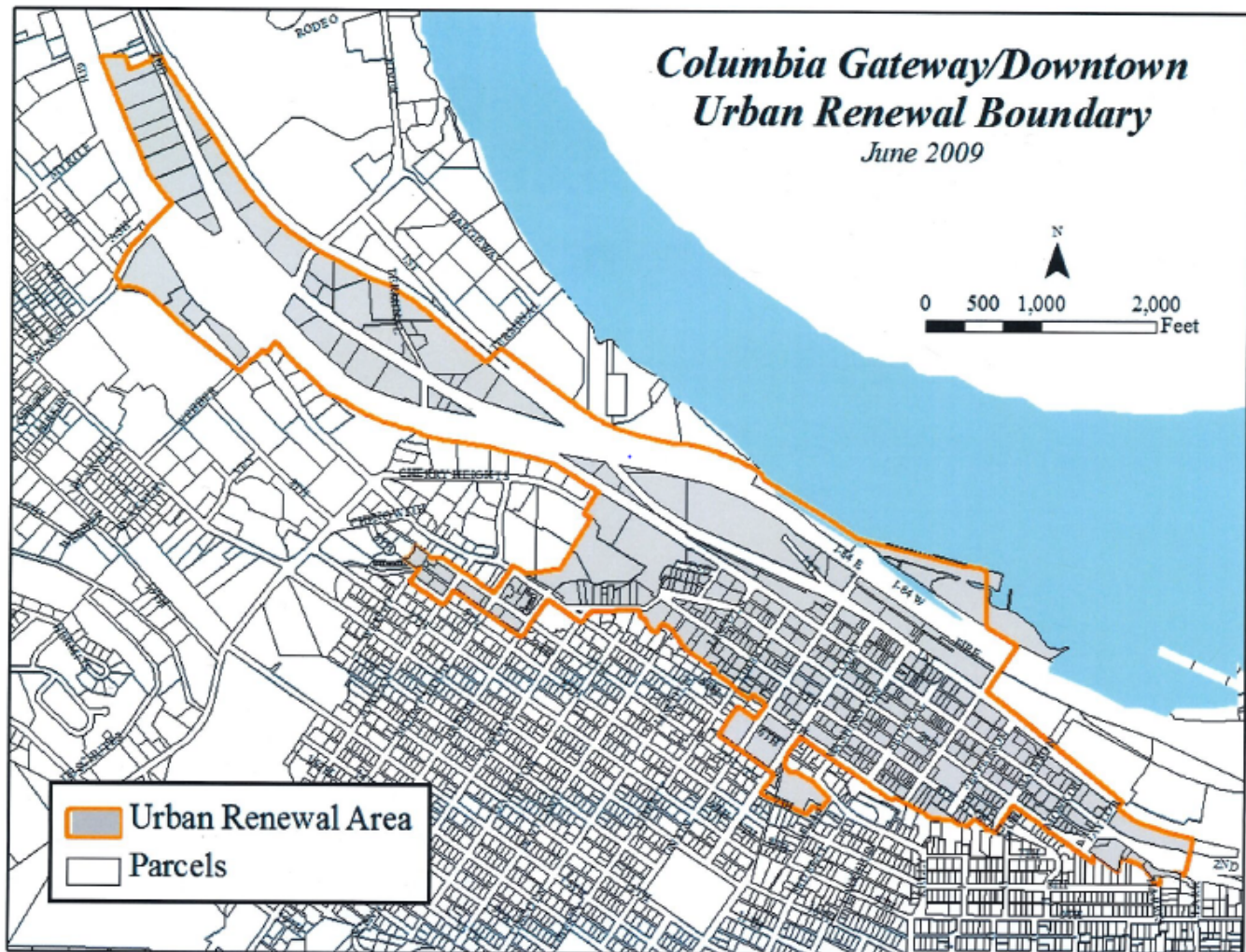
Incentive Program funds must be applied toward permanent and physical improvements or design or engineering work leading to permanent and physical improvements. Work that does not require a building permit and that does not improve the property value is an indicator of ineligibility. Examples of expenditures ineligible for Incentive Program funding include general cleaning and maintenance, replacement of building materials, equipment or property acquisition, financing costs or debt, and other similar operating expenses.

Eligible Applicants

- Owners of property within the Area who are current on their property taxes are eligible to apply for an Incentive Program Grant.
- If the primary Applicant is not the current property owner of record pursuant to Wasco County real property records, the Application must also be signed by the property owner to indicate their consent for the Applicant to proceed.
- Projects pursuing or otherwise already subject to property tax abatements, tax or other credits, or other property-related subsidies (Abatements) are ineligible to apply, except developments receiving abatement from The Dalles Vertical Housing Zone are also eligible for any of the Incentive Program Grants outlined herein.

Map of Eligible Area

Properties within the Columbia Gateway / Downtown Urban Renewal Area are eligible for consideration.



Application and Approval Process

The Agency anticipates screening, reviewing, and scoring within 30 days of receiving a complete application package. Applications requiring public review at an Agency Board meeting are intended to be reviewed and scored within 60 days of receipt.

- Step 1. Contact Agency staff to first assess eligibility and funding availability then to discuss the potential project.
- Step 2. Identify overall development program, project elements, scope of work, and estimated costs.
- Step 3. Complete and submit the Application package to Agency staff.
- Step 4. Agency staff will screen for and determine the Applicant's official eligibility for an Incentive Program Grant and clarity and completeness of the submitted Application.
- Step 5. *Less than \$50,000:* For all eligible Applications seeking less than \$50,000 in Grant funding, the Agency Manager shall review and score each Application before making a final approval or denial.
\$50,000 or more: Eligible Applications seeking \$50,000 or more in Grant funding will be reviewed publicly at a regular meeting of the Agency Board where the Agency Board shall score and make a final approval or denial.
- Step 6. Successful Applicants will receive a Letter of Grant Award and Grant Agreement establishing the Grant amount, performance requirements, specific conditions, requirements for reimbursement or SDC credit, and the anticipated Grant disbursement schedule. Note: prior to commencing construction and receiving any grant disbursement, the successful project will be required to obtain all needed land use and building permit approvals.



* Please read prior to applying

General Conditions | Additional Details and Restrictions

Agency's commitment to service. Agency staff are committed to facilitating high-quality reinvestments in the Area by providing customer service and partnership with the development community. We welcome inquiries and can offer information and insights on elements of a successful Application.

Funding availability. Incentive Program Grants will be available on a first come, first served basis. The Agency will publish the annual budget for the Incentive Program no later than July 1 of each year. The Agency reserves the right to withhold release of some of or all the available funding until later in the fiscal year.

Funding limits. Incentive Program funds may be combined with other public programs; provided, however, no project may receive greater than \$700,000.00 total in funding or Abatements from both the City of the Dalles and the Agency. Funds from any other Agency program may not be used to satisfy the fund-matching requirement for Commercial Project and Mixed-Use Project Grants.

Match required for Commercial Project and Mixed-Use Project Grants. Projects awarded Incentive Program Grants for Commercial Projects and Mixed-Use Projects require the Applicant to invest at least 50% of the improvement costs for Commercial Project Grants and at least 30% for Mixed-Use Projects Grants.

Additional funding eligibility for Mixed-Use Projects with more than 50 dwelling units. At the discretion of the Agency Board, Applications for a Mixed-Use Project Grant with more than 50 dwelling units may be eligible for funding exceeding the grant cap of \$150,000 (contingent upon funding availability). The Agency Board's discretion on such eligibility shall be based on the degree herein. Interested Applicants must contact Agency staff prior to applying for additional funding.

Reimbursement basis. Incentive Program funds may only be used for costs incurred (1) after the Grant is awarded and (2) the Grant Agreement is executed by the Agency and Applicant; any costs incurred prior to meeting the aforementioned criteria are ineligible for reimbursement.

15-year restriction on property tax abatements or credits. Except developments abated or subsidized by The Dalles Vertical Housing Zone, projects pursuing or otherwise already subject to Abatements are ineligible for the Incentive Program, including projects pursuing Low Income Housing Tax Credits or abatements tied to non-profit status of users. For all other types of development, any properties receiving Incentive Program funding are restricted from receiving Abatements for 15 years after Grant funds are disbursed. Concurrent with paying out Grant funds, the City will assess a lien against the property for the Grant amount. The Applicant will refund the Agency the full amount of Grant funding disbursed if the property receives an Abatement within the 15-year restriction period. Payment will be due and payable to the Agency immediately upon receipt of the Abatement notification. The lien will be released 15 years after project completion and written notice delivered to the Agency Manager by the property owner.

Ineligible improvements: Incentive Program funds must be applied toward permanent and physical improvements or design or engineering work leading to permanent and physical improvements. Work that does not require a building permit and that does not improve the property value is an indicator of ineligibility. Examples of expenditures ineligible for Incentive Program funding include general cleaning and maintenance, replacement of building materials, equipment or property acquisition, financing costs or debt, and other similar operating expenses.

Required compliance with land use and building codes. Applicant projects must comply with the City's zoning, design standards, land use and development ordinance, historic review (as applicable), and municipal code requirements. No person may simultaneously seek zoning and/or land use amendments for the property or project in question.

Investment readiness. Property owners/Applicants must be current on their property taxes to be eligible for Incentive Program Grants. The Agency may request a title report on the property subject to City Attorney review. The Agency may deny Grant funding based on the title report and/or the number of liens on the property. Grant recipients are required to complete a W-9 form as a vendor of the City/Agency and are fully responsible for all taxes associated with the Grant.



COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT

AGENDA LOCATION: 8. B.

MEETING DATE: March 21, 2023

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Joshua Chandler
Community Development Director / Urban Renewal Manager

ISSUE: Urban Renewal Plan Updates, Summer 2023

BACKGROUND

The Columbia Gateway/Downtown Urban Renewal Plan (**Plan**) was adopted on August 23, 1990 by City Council General Ordinance No. 90-1113 and includes fourteen goals and objectives, which provide the overall guidance in developing and implementing an urban renewal program. Since then, the Urban Renewal Agency Board (**Board**) has amended the Plan sixteen (16) times, with the most recent of these amendments in April 2018. Nearly all of these amendments have included minor changes, such as the inclusion of approved projects within the Urban Renewal Area (**Area**), as well as larger amendments including modifications to the size/boundary of the Area (1993, 1998, and 2009) and an increase to the overall maximum indebtedness of the Area (2009).

Over the next few months, Agency Staff will be conducting a review and subsequent update of the Plan as part of a 17th amendment with an anticipated timeline of adoption by summer 2023. These updates will include:

- Statistical/Financial Information. Current figures consistent with the FY 23-24 adopted budget, 2023 Contract Review Board Rules, zoning percentages, dates, and timelines.
- Projects and Activities. To include the new Incentive Program, provide completion and estimated timelines for key projects, and additional updates to the list.

- Reevaluate Goals. To include input from the Board.
- Advisory Committee. Assess the need for a citizen Advisory Committee.
- Staffing Responsibilities. Clearly define the role of all Agency staff in their authority and application review process.
- Formatting/Layout. Overall layout and formatting changes.
- Agency Input. To include input from the Board not addressed in the list above.

Staff has included the current version of the Plan for reference and will provide a brief summary at the March 21, 2023 meeting. At an upcoming meeting, Staff will include a redlined set of the Plan for review including recommendation for Board consideration, as well as encourage participation with upcoming Plan amendments.

Attachment

- **Attachment B** – Columbia Gateway/Downtown Urban Renewal Agency: Plan and Report (Edition: April 17, 2018).

COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AGENCY

“Improving Our Community”

Plan and Report

Edition: April 17, 2023

COLUMBIA GATEWAY/DOWNTOWN PLAN

An Urban Renewal Plan and Program of the City of The Dalles, OR.

Approved by The Dalles City Council on
August 23, 1990
By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
July 23, 1991
By Resolution No. 91-007

Amendment 2 – Substantial Amendment
Approved by The Dalles City Council on
March 15, 1993
By Council Ordinance 93-1161

Amendment 3 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
August 27, 1996
By Resolution No. 96-025

Amendment 4 – Substantial Amendment
Approved by The Dalles City Council on
June 22, 1998
By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22
Adopted by a Vote of the People at the November 3, 1998 General Election

Amendment 5 – Substantial Amendment
Approved by The Dalles City Council on
December 14, 1998
By Council Ordinance 98-1229

Amendment 6 – Substantial Amendment
Approved by The Dalles City Council on
August 9, 1999
By Council Ordinance 99-1232

Amendment 7 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
May 14, 2001
By Resolution No. 01-040

Amendment 8 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
November 10, 2003
By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
January 28, 2008
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by The Dalles Urban Renewal Agency on
June 22, 2009
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
April 12, 2010
By Resolution No. 10-068

Amendment 12 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
May 10, 2010
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
May 12, 2014
By Resolution No. 14-001

Amendment 14- Minor Amendment

Approved by The Dalles Urban Renewal Agency on
February 9, 2015
By Resolution No. 15-001

Amendment 15- Minor Amendment

Approved by The Dalles Urban Renewal Agency on
March 23, 2015
By Resolution No. 15-002

Amendment 16- Minor Amendment

Approved by The Dalles Urban Renewal Agency on
April 17, 2018
By Resolution No. 18-002

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Part 2: Plan Exhibits

Amended Exhibit 1	Narrative Legal Description
Amended Exhibit 2	Map of Urban Renewal Area
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Amended Exhibit 4	Zoning Map Designations
Amended Exhibit 5	Parking lot for Commodore redevelopment
Amended Exhibit 6	Wasco Warehouse Milling Company
Amended Exhibit 7	Union Pacific Railroad Property Acquisition
Amended Exhibit 8	The Dalles Skateboard Park Project
Amended Exhibit 9	Block Redevelopment between Washington and Court and E. 1 st and 2 nd Streets

Attachment

Report: Columbia Gateway/Downtown Plan, Adopted Report June 2009

Section 100 – Introduction

The Columbia Gateway/Downtown Plan (the “Plan”), as amended, governs the 318.12 acre Columbia Gateway/Downtown Urban Renewal Area (the “Area”) of the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness allowed under the Plan. The Area consists of a single geographic area with an amended certified 1998/99 base year assessed value of \$24,866,020.

This Plan consists of two parts: Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

Section 110 – City / Agency Relationship

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 90-1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ordinance Number 98-1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance No. 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to six members, including the Mayor and the five City Councilors, and these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic.

The relationship between the City of The Dalles, an Oregon Municipal Corporation and The Dalles Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City's supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

Section 200 – Definitions

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. AGENCY means The Dalles Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.

202. AREA means that geographic portion of the City which encompasses the Columbia Gateway/Downtown Area — an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.

203. BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - 1. Defective design and quality of physical construction;
 - 2. Faulty interior arrangement and exterior spacing;
 - 3. Overcrowding and a high density of population;
 - 4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - 5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- C. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;
- F. The existence of property, lots, or other areas, which are subject to inundation by water;
- G. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

- H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
 - I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
204. CITY means the City of The Dalles, Wasco County, Oregon.
205. CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.
206. COMPREHENSIVE PLAN means the Land Use Plan of the City of The Dalles including all of its policies, procedures and implementing provisions.
207. COUNTY means Wasco County, Oregon.
208. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.
209. ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.
210. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.
211. REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.
212. STATE means the State of Oregon including its various departments, divisions and agencies.
213. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by The Dalles Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia Gateway/Downtown Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

214. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

215. U.R. means “urban renewal” as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.

216. URBAN RENEWAL ADVISORY COMMITTEE means the committee established pursuant to General Ordinance No. 98-1228, whose duties include review of all projects and expenditures for the Agency to ensure compliance with the Agency’s adopted budget and the Plan; making recommendations to the Agency concerning potential projects to be undertaken, public contracts to be awarded, potential plan amendments, and budget needs, policies and procedures for the Agency; and performance of other tasks and duties as requested by the Agency.

217. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.

218. URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway/ Downtown Area – an Urban Renewal Area of the City of The Dalles, Oregon.

Section 300 – Legal Boundary Description

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Amended Exhibit 1 – Narrative Legal Description of Urban Renewal Area.

302. Amended Exhibit 2 – Graphic (Map) Description of Urban Renewal Area.

Section 400 – Mission Statement, Goals and Objectives of The Dalles Urban Renewal Agency for the Columbia Gateway / Downtown Plan

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, job producing private investments that will stabilize or increase property values and protect the area’s historic places and values.

401. Goals and Objectives

To accomplish its mission, the Agency will develop and implement an urban renewal program, the goals and objectives of which are:

- A. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.
- B. To make strategic investments of urban renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances;
- C. To participate by means of various urban renewal activities (e.g. land acquisition and disposition, rehabilitation loans, etc.) in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:
 - 1. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County; or
 - 2. Increase property values so that the area will contribute its fair share to the costs of public services, provided by the city, county, schools, community college, port and park and recreation district; or
 - 3. Ensure a more attractive, functional and economically viable city; or
 - 4. Conserve historically significant places and properties;
- D. To be responsive to the needs and the concerns of all people of the City of The Dalles in the details of amending and implementing the Urban Renewal Plan using multiple forms of outreach including: town hall meetings, the internet, news releases, and signs on projects; and
- E. To encourage the maximum amount of public involvement and citizen participation in the formation and implementation of the Urban Renewal Plan by explaining and discussing the details of the Urban Renewal process:
 - 1. To the public at town hall type gatherings;
 - 2. To special interest groups, public service organizations, public bodies and the general public by invitation to Agency meetings;
 - 3. By issuing periodic news releases;
 - 4. By cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process;
 - 5. By use of the Internet;

- F. To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking;
- G. To create positive linkages among the two sectors of the Urban Renewal Area - i.e. the Downtown and the West Gateway Area;
- H. To cooperate, coordinate and assist in funding with the program to improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance public use of the Riverfront;
- I. To improve the visual appearance, capacity, and traffic flow of streets that carry the major share of vehicular and pedestrian traffic in areas where development would otherwise be inhibited;
- J. To assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity;
- K. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the Downtown area;
- L. In conjunction with specific urban renewal development or redevelopment projects, supplement existing funding sources to construct, install or replace publicly owned utility systems such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and
- M. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.
- N. To install underground utilities in areas of urban renewal projects including alley rights-of-way in the downtown area.

403. Relationship of the Plan to Local Objectives

This plan is intended to further the objectives of the City's Comprehensive Land Use Plan. Further, this plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, and other public improvements.

404. Consistency with the City's Comprehensive Plan

This plan has been prepared in conformity with the City's adopted Comprehensive Land Use Plan including its goals, policies, procedures, and implementing provisions.

405. Consistency with Economic Development Policy

The Economic Development Goal of the City's Comprehensive Land Use Plan (Goal 9) discusses, among other things, the need to:

- A. Provide family wage employment opportunities for The Dalles citizens.
- B. Diversify the economic base of the community.
- C. Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
- D. Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.
- E. Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
- F. Provide for tourism-related employment as part of the effort to diversity The Dalles' economy.
- G. Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.
- H. Support the maintenance and enhancement of The Dalles commercial historic district.
- I. Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.

The Urban Renewal Plan addresses these goals in conformity with the provisions of the Economic Element.

406. Coordination with the Landmark Commission Policies

In the implementation of this Urban Renewal Plan, and in particular with the Rehabilitation Program project, the Urban Renewal Agency shall coordinate their efforts with those of the Historic Landmarks Commission in the Urban Renewal Area in which the Historic Landmarks Commission has review authority.

Section 500 – Land Use Plan

The use and development of all land within the Urban Renewal Area shall conform to the City's Comprehensive Land Use Plan, the Land Use and Development Ordinance, and any other implementing ordinances of the City.

501. Land Use Designations

The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are shown on Exhibit 3 of this Plan. Current zoning districts, shown on Exhibit 4 of this Plan are described in full in the City's Land Use and Development Ordinance (General Ordinance #98-1222) and generally are as follows:

A. Central Business Commercial District, CBC

The purpose is... "To provide an area for commercial uses, along with civic and certain residential uses, and to provide all basic services and amenities required to keep the downtown area the vital pedestrian-oriented center of the community". Approximately 33 percent of the Urban Renewal Area is in this zoning district.

B. Industrial District, I

The purpose is... "To establish areas which provide for a variety of commercial and industrial uses". Approximately 33 percent of the Urban Renewal Area is in this zoning district.

C. General Commercial District, CG

The purpose is... "To provide areas for a wide range of retail, wholesale, and service businesses commensurate with the needs of the marketing region. Approximately 4 percent of the Urban Renewal Area is in this zoning district.

D. Commercial/Light Industrial District, CLI

The purpose is... "To provide an area for commercial uses and certain industrial uses". Approximately 22 percent of the Urban Renewal Area is in this zoning district.

E. High/Medium Density Residential District, RH

The purpose is... "To provide areas where single family detached dwellings, single family attached dwellings, duplexes, town houses, condominiums, and multi-family developments may be constructed under various ownership patterns". Approximately 3 percent of the Urban Renewal Area is in this zoning designation.

F. Parks and Open Space District, P/OS

The purpose is... "To insure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities". Approximately 5 percent of the Urban Renewal Area is in this zoning district.

502. The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including The Dalles Riverfront Plan, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, are incorporated hereby by reference as if they were included in full.

503. The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

Section 600 – Urban Renewal Activities

In order to achieve the goals and objectives of this plan, the following projects and activities, subject to the availability of appropriate funding, may be undertaken by the Agency or caused to be undertaken by others, in accordance with applicable Federal, State, County, and City laws, policies, and procedures and in compliance with the provisions of this plan and the Cooperation Agreement between the City and Agency.

601. Urban Renewal Projects and Activities

Projects and activities listed under this section were recommended by the Urban Renewal Advisory Committee, based in part on project selection criteria. These criteria are as follows:

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

- A. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway/Downtown Plan.
- B. Selected projects must be consistent with the goals, policies, and designated uses of the City's Comprehensive Land Use Plan and implementing ordinances.
- C. Selected projects must be consistent with the development policies of the Historic Landmarks Commission in those areas where the Historic Landmarks Commission has review authority.
- D. Selected projects must, in aggregate, increase property values and tax collections to a level that will produce a reasonable return of the Urban Renewal contribution.

SPECIFIC CRITERIA

Acceptable projects must meet any one or any combination, of the following:

- Increases the value of the property on which the project is located.
- Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- Places unused or underused property in a productive condition.
- Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

- Provides for an adequate amount of properly located off-street parking in the downtown area.
- Creates positive linkages between the two sectors of the commercial areas of the community, i.e. the Downtown and the West Gateway areas.
- Promotes the program to improve the riverfront as determined in The Dalles Riverfront Plan.
- Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- Assists property owners with the rehabilitation of their buildings and property.
- Enhances storm drainage capacity of streets.
- Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- Encourages investment in the core commercial area.
- Promotes housing opportunities in the Downtown area.

The following projects and activities are hereby deemed necessary to:

- Eliminate blighted conditions and influences;
- Stabilize or increase depreciating property values;
- Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;
- Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and
- Further the objectives of this Urban Renewal Plan as set forth in Section 400.

All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of The Dalles.

With monies available to it, the Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

A. Downtown Streetscape Improvements

The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include:

Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. Construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the area.

B. Downtown / Riverfront Access

The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.

C. Grain Elevator Demolition

This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator; the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant.

D. Commodore Building Redevelopment

Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior. (Project numbers 4, 5, and 6 may be combined into one project depending on timing and on how various decisions are made.)

E. Penney's Block Redevelopment

Redevelopment of this Downtown core block may include the demolition of the existing Penney's building and reconstruction of a new commercial building and off-street parking on the same site.

F. Downtown Parking Structure and Surface Lots

Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.

G. Civic Auditorium Remodel and Reconstruction

The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.

H. Mill Creek Bridge Reconstruction (West 6th Street)

The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.

I. Mill Creek Greenway Property Development

A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10 foot wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian/bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in phases.

Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.

J. Gateway Project: West 2nd Street from Lincoln Street to Western Boundary of Urban Renewal, Street and Property Redevelopment, Redesign and Reconstruction. Amended April 12, 2010 by Resolution No. 10-068 Adding Skateboard Park.

The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.

K. Redevelopment of Armory Property / Public Works Site

This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.

L. Thompson Park Sidewalk

This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.

M. Property Rehabilitation Grant and Loan Fund Program

This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:

1. Land Assemblage

The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.

2. Historic Design and Restoration

The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.

3. Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements

The Agency may provide grants and low interest loans for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved. Grants shall be made to for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.

The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall **prepare and adopt a comprehensive rehabilitation loan plan that** sets forth:

- a. Criteria for eligibility;
- b. Interest rates and terms for various loans;
- c. Procedures for recycling the funds as loan obligations are paid;
- d. Procedures for delinquent loan payments or defaults;
- e. Procedures and conditions for which deferred payment loans may be offered;
- f. Procedures for administering and servicing the loan program; and

g. Such other procedures and conditions the Agency deems necessary.

N. Redevelopment of Wasco Warehouse & Milling Company Property

Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.

O. East Gateway/Brewery Grade Street Reconstruction

The existing streets will be realigned and improved and a roundabout installed to help facilitate a better flow of traffic within the Area.

P. 3rd Place Street Improvements

The 3rd Place street improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.

Q. Redevelopment of Properties Located Within the Block Bordered by Washington and Court Streets, and 1st and 2nd Streets

The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.

R. Thompson Park Pool Project

The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.

S. Redevelopment of the Elks Lodge Building

The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.

602. Acquisition of Real Property

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. Eminent domain would only be used if necessary for the acquisition of land for public improvements and after the Agency has taken all steps required by law to attempt to acquire the land by voluntary agreement with the property owner.

A. Property Acquisition for Public Improvements

The Agency may acquire any property within the Area necessary for the public improvement projects undertaken pursuant to the Plan by all legal means. The Agency action approving an acquisition will specify the need for the acquisition in relation to the public improvement undertaken.

B. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment pursuant to the Plan, but, except as noted below, only in those cases where the property owner wishes to convey such interest to the Agency. The Agency action approving an acquisition will specify the need for the acquisition to support private redevelopment. The Plan does not authorize the Agency to use the power of eminent domain to acquire property other than in the case described in Section 602.A. above which allows the acquisition of land for public improvements using the power of eminent domain.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for construction and/or maintenance of the public improvement. The Agency may retain such property during construction of the public improvement. The schedule for disposition of land for a public improvement project will be determined based on the timing of the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B. of this Section 602 by conveying any interest in the property. The schedule for disposition of land acquired under Subsection B. of this Section 602 will be determined by the Agency when the Agency determines the acquisition is necessary pursuant to Section 602. B above. These determinations may be made by Resolution of the Agency.

Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Urban Renewal Agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

605. Relocation Activities

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displaces will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 35.500 – 35.530. Payments made to persons displaced from dwellings will be assured

that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. Property Disposition and Redeveloper Obligations

A. Property Disposition

The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

B. Redeveloper Obligations

Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
2. The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;

6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.
7. The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.

607. Owner Participation

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608. Administrative Activities and Services to the Agency

- A. The Agency may hire its own staff or it may obtain its administrative support staff from the City of The Dalles; and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree in writing. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.
- B. Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:
 1. Legal Counsel and Bond Counsel;
 2. Preparation of market, feasibility or other economic studies or plans;
 3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
 4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
 5. Providing accounting or audit services;
 6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;

7. Assisting in -preparation of the annual financial report required under Section 800 of this Plan;
 8. Property acquisition and disposition appraisals;
 9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;
 10. Bond issuance and renewal financing consultants.
- C. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:
1. Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;
 2. Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the River. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and
 3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.
- D. The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
- E. The Agency may invest its reserve funds in interest— bearing accounts or securities consistent with the provisions of City, State and Federal law.
- F. To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.

- G. Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

Section 700 – Financing of Urban Renewal Indebtedness

The Urban Renewal Agency may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. Tax Increment Financing and Maximum Indebtedness

The projects may be financed, in whole or in part, by tax increment financing as provided in Article IX Section 9(1)(c) of the Oregon Constitution and ORS 457.420 through 457.450.

The maximum amount of indebtedness that may be issued or incurred under the Plan, as amended, is \$29,125,583.

702. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency, or the City of The Dalles in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

703. Annual Budget

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval, and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

Section 800 – Annual Financial Statement Required

801. Required Financial Statement

The Agency shall conform to all statutory requirements for reporting financial information.

802. Statement Filed and Published

The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the "The Dalles Chronicle", a newspaper of general circulation in the City, that

the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

Section 900 – Citizen Participation

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Urban Renewal Area and with the general citizens of the City.

In particular, the Agency intends to give substantial weight to the recommendations of the Urban Renewal Advisory Committee established by the Agency. This Committee is charged with reviewing issues, programs and projects related to the Plan and its implementation. Membership on the Committee shall be representative of the interests of the City of The Dalles and of the Area. The Committee may establish such rules and procedures as it deems necessary to conduct its work.

Section 1000 – Non-Discrimination

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

Section 1100 – Recording of Plan

A copy of the City Council's Non-Emergency Ordinance approving this Plan or amendments to this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such Ordinance, this Plan or such amendments shall be recorded by the Agency with the Recording Officer, Wasco County.

Section 1200 – Procedures for Changes or Amendments in the Approved Urban Renewal Plan

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with

the requirements of State and local law. The provisions of ORS 457.085 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions that shall be taken prior to their implementation are as follows:

1201 – Minor Changes

Minor changes shall not modify the goals and objectives of the Plan or any of its provisions. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references.
- B. Clarification of written or graphic Exhibits to this Plan.
- C. Modification in this location of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for in this Plan.
- E. Changes to the scope, cost or location or projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1202 – Amendment to the City's Comprehensive Plan or to any of its Implementing Ordinances

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and the City Council of the City of The Dalles may approve amendments or modifications to the City's Comprehensive Plan or to codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health Safety and other Codes that affect the implementation of this Urban Renewal Plan.

- A. Where such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals – which affect the provisions of this Urban Renewal Plan – shall, by reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.
- B. The City Council shall forward to the Agency copies of such Council actions as are herein above described, and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be

considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203 – Council Approved Amendments

Changes to the Plan that are not minor changes as described in Section 1202 or substantial changes as described in Section 1204 shall be approved by the City Council in the manner described in ORS 457.085(4), (5) and (6) except that the additional notice provisions of ORS 457.120 shall not apply.

Council approved amendments include any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

1204 – Substantial Changes

Substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. An increase in the maximum amount of indebtedness that may be issued or incurred under this Plan as set forth in Section 701 of this Plan; and
- B. Adding land to the urban renewal area that totals more than one percent of the existing area of the urban renewal area.

Section 1300 – Validity of Approved Urban Renewal Plan

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences or parts shall be unaffected by such finding and shall remain in force and effect.