

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

June 20, 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: Staci Coburn, Scott Hege, Tim McGlothlin, Dave Peters, Dan Richardson, and Shanon Saldivar, two positions vacant
BOARD ABSENT:
STAFF PRESENT: Director and Urban Renewal Manager Joshua Chandler, City Attorney Jonathan Kara, Secretary Paula Webb

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

It was moved by Saldivar and seconded by Hege to approve the agenda as prepared. The motion carried 7/0; Coburn, Hege, Long, McGlothlin, Peters, Richardson, and Saldivar voting in favor, none opposed, two positions vacant.

APPROVAL OF MINUTES

The minutes were corrected to reflect Dave Peters as absent.

It was moved by Saldivar and seconded by Hege to approve the minutes of May 16, 2023 as amended. The motion carried 6/0; Coburn, Hege, Long, McGlothlin, Richardson, and Saldivar voting in favor, none opposed, Peters abstained, two positions vacant.

PUBLIC COMMENT

Dan Spatz introduced himself. He will join the City as Economic Development Officer in mid-July. Mr. Spatz is currently working in Capital Projects/Community Relations for Columbia Gorge Community College.

CONTRACT REVIEW BOARD ACTIONS

Contract No. CGURA 2023-01 Hazardous Materials Abatement and Demolition: Tony's Building, 401-407 E. Second Street

Director Chandler presented the staff report.

In response to Board questions, Director Chandler replied:

- The anticipated completion date is October 31, 2023.
- The total cost for completion will depend on the results of the archeological review. Chair Long added many Chinese artifacts were discovered on earlier sites.
- In discussion with Stantec, it was noted the area had been the recipient of fill from other areas. The basement pre-dates 1981.

It was moved by Hege and seconded by Richardson to authorize the Agency Manager to enter into the Contract No. CGURA 2023-01 with Konell Construction and Demolition Corp. for Tony's Building property for hazardous materials and demolition in an amount not to exceed \$422,355.00. The motion carried 7/0; Coburn, Hege, Long, McGlothlin, Peters, Richardson, and Saldivar voting in favor, none opposed, two positions vacant.

ACTION ITEM

Intergovernmental Agreement for Mill Creek Greenway Segment Two

Director Chandler presented the staff report.

Scott Baker, Executive Director, Northern Wasco County Parks & Recreation District (NWPRD), 602 W. Second Street, The Dalles

In response to Board questions, Mr. Baker replied:

- The contract from the Oregon Department of Transportation (ODOT) states they have 10 years for completion from the execution of the contract. Execution was almost a full year after award of the grant. The project is moving forward.
- The Project Manager is Paul Singer of ODOT.
- ODOT will cover the project management and review. The contract states ODOT will put the project out to bid. ODOT will perform engineering review.
- ODOT and NWPRD will collaborate, most specifically around value engineering. Since the time the cost estimate was completed, construction costs have increased. The District cannot go over the budget of \$2.9 million, but there are areas where cost savings can be realized if needed.

It was moved by Coburn and seconded by McGlothlin to authorize the Agency Manager to enter into an Intergovernmental Agreement for Mill Creek Greenway Segment Two between the Columbia Gateway Urban Renewal Agency and the Northern Wasco County Parks and Recreation District in an amount not to exceed \$290,352.10.. The motion carried 7/0; Coburn, Hege, Long, McGlothlin, Peters, Richardson, and Saldivar voting in favor, none opposed, two positions vacant.

Board Member McGlothlin left the meeting at 5:55 p.m.

PRESENTATION

Urban Renewal Overview

Director Chandler presented the Urban Renewal Overview, Attachment 1.

Board Member Richardson suggested outreach include successful urban renewal projects over the years with a map/graphic to reflect past and current projects.

Chair Long complimented Director Chandler on a recent press release, as well as distributing information in Spanish.

Board Member Hege asked if increases in the tax base are tracked. Director Chandler replied a financial report is required yearly. In addition, the consultant with Tiberius Solutions stated a separate report could be created with that data. If funding becomes available, Director Chandler plans to return to the Board this winter with a financial update. City Attorney Kara added the raw data is available.

Board Member Saldivar complemented Director Chandler on the presentation, and appreciated the historical information provided.

Chair Long noted state-wide, the CGURA is one of the only stand-alone agencies. This Board performs well and quickly with a streamlined process. Chair Long added the Board is currently short two members, a community member and a representative for NWPRD. If you have suggestions, please pass them on to Director Chandler.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler stated staff is excited to bring on a new Economic Development Officer. Mr. Spatz' first day will be July 17, 2023.

Director Chandler is also excited about the Tony's project moving forward. He intends to contact Konell Construction by end of week to set up a pre-construction meeting. The City's new Facilities Maintenance Supervisor, Matt Caldwell, and Construction/Development Inspector, Randy Seibel, are working on steps to shut down the building, street, and sidewalk.

Director Chandler suggested the Board work on next steps while demolition is underway. He felt the City should go straight into a Request for Proposal (RFP) to line up a project.

BOARD MEMBER COMMENTS / QUESTIONS

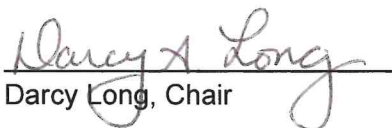
None.

ADJOURNMENT

Having no further business, the meeting adjourned at 6:24 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

URBAN RENEWAL OVERVIEW

JUNE 2023

What is Urban Renewal?

Financing program that allows cities/counties the use of property tax to facilitate economic growth in designated areas and fund capital projects that would otherwise remain unfunded

Authorized under Oregon Revised Statute 457

Used throughout Oregon

Cities/counties adopt a Plan with goals and projects, UR provides an avenue to fund these projects

Specifically used to address “blighted” areas, as defined by statute

Acknowledgement of past practices



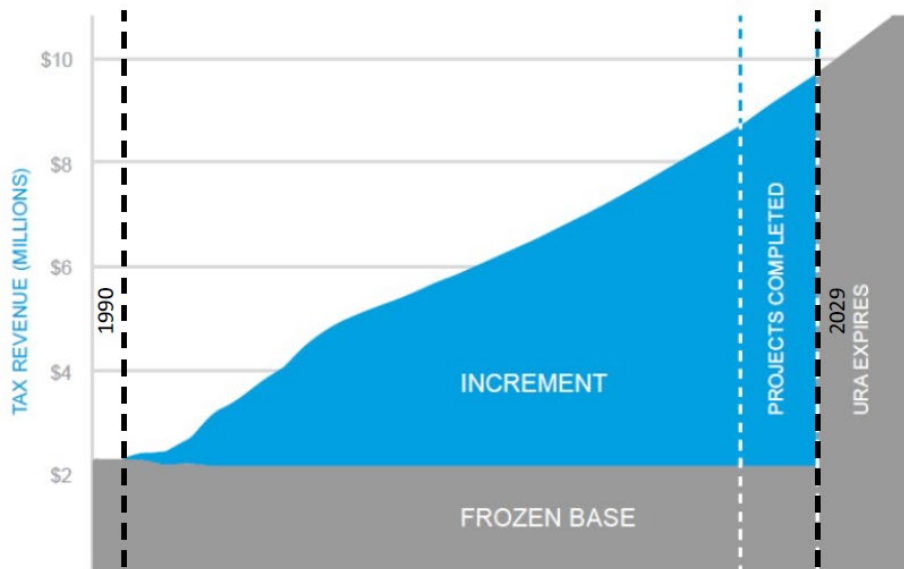
How does it work?

Urban Renewal does not increase taxpayers rates, but rather reallocates tax revenues from taxing districts to UR fund

Under State School Fund, school districts have negligible impact from UR

Use of Tax Increment Financing

- *Frozen Base = Taxable assessed value prior to UR formation; taxing districts still receive this base throughout life of district*
- *Increment = Increase in assessed value following adoption; distributed to UR fund*

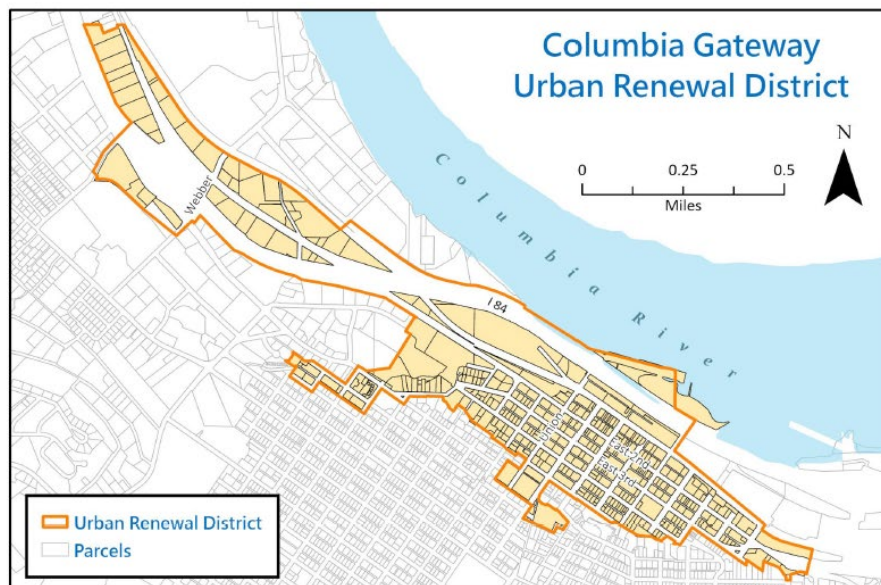


Elaine Howard Consulting LLC

Urban Renewal in The Dalles: *Columbia Gateway Urban Renewal Agency*

MISSION

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.



Urban Renewal in The Dalles: *Columbia Gateway Urban Renewal Agency*

Plan Adopted / Area Established

- August 23, 1990
- Ordinance No. 90-113

Plan Amendments

- 16 total
- Most recent: April 2018
- Substantial:
 - 1990, 1998 – Reduced size of Area
 - 2009 – Increased size of Area and Maximum Indebtedness

Total Area (as amended): 318 acres



Urban Renewal in The Dalles: *Columbia Gateway Urban Renewal Agency*

Urban Renewal Agency Board – consists of nine members

- 3 City Councilors
- 2 Citizens
- 1 member from each: Mid-Columbia Fire and Rescue, North Wasco County Parks & Recreation, Port of The Dalles, Wasco County

Support Staff

- Community Development Director (UR Manager)
- Community Development Secretary
- City Attorney
- City Finance Director
- Economic Development Officer



Plan Goals

- 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. *Insure 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;*



Plan Goals

- 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;*



Plan Goals

- 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.*



Plan Projects

1. Downtown Streetscape Improvements
2. Downtown / Riverfront Access
3. Grain Elevator Demolition
4. Commodore Building Redevelopment
5. Penney's Block Redevelopment
6. Downtown Parking Structure and Surface Lots
7. Civic Auditorium Remodel and Reconstruction
8. Mill Creek Bridge Reconstruction (West 6th St.)
9. Mill Creek Greenway Property Development
10. Gateway Project.
11. Redevelopment of Armory Property / Public Works Site
12. Thompson Park Sidewalk
13. Property Rehabilitation Grant and Loan Fund Program
14. Redevelopment of Wasco Warehouse & Milling Company Property
15. East Gateway/Brewery Grade Street Reconstruction
16. 3rd Place Street Improvements
17. Redevelopment of Properties Located Within the Block Bordered By Washington and Court Streets, and 1st And 2nd Streets
18. Thompson Park Pool Project
19. Redevelopment of The Elks Lodge Building



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New Project: UR Incentive Program

Adoption (orig.)

- *Adopted (v1): May 2022*
- *Adopted (v2): April 2023*
- *Program replaces five previously established programs*

Program Types

- **Commercial Projects:** *Up to \$50,000*
- **Mixed-Use Projects:** *Up to \$150,000*
- **New Residential Projects:** *\$10,000 / new housing unit*

Funding committed to date

- *\$144,000 / 4 properties*



Budget (FY 23/24)

Urban Renewal is separate from the City Budget

Two separate funds:

- *Debt Services*
- *Capital Projects*

Beginning Balance: \$5,416,605

- *Debt Services + Capital Projects*

Revenues: \$1,716,898

- *Property taxes + interest income*

Total Resources/Expenditures: \$7,161,327

- *Beginning Balance + Revenues*



Impact of Taxing Districts

Table 5. Impact on Taxing Districts FY 2021/2022

Taxing Jurisdiction	Foregone Revenue to Urban Renewal	Total Permanent Rate Levy Imposed for Taxing District *	Urban Renewal as a Percent of Permanent Rate Levy
Wasco County	395,358	10,642,944	3.58%
Port of The Dalles	18,560	379,913	4.66%
Northern Wasco Park	63,140	920,160	6.42%
Mid-Col Fire & Rescue	195,209	3,495,323	5.29%
City of The Dalles	280,396	3,676,941	7.09%
Columbia Gorge Comm Coll	25,102	671,961	3.60%
Columbia Gorge ESD	43,395	1,154,424	3.62%
North Wasco School District 21	487,280	9,576,301	4.84%
Wasco County Soil Conservation	23,233	625,843	3.58%
4H Extension	23,233	622,691	3.60%
Wasco County Library	63,156	1,641,087	3.71%
TOTAL:	\$1,618,062		

Source: FY 2021/2022 Sal 4a and 4e from Wasco County Assessor
 * represents permanent rate levy amounts in Wasco County only



Bond Debt Services

Fiscal Year	UR Share of Principal	UR Share of Interest	Total UR Share of 2009 FFCO	UR Interest Share – 84.4%
FY23/24	600,000	200,425	800,425	675,559
FY24/25	630,000	171,925	801,925	676,825
FY25/26	660,000	142,000	802,000	676,888
FY26/27	695,000	109,000	804,000	678,576
FY27/28	725,000	74,250	799,250	674,567
FY28/29	760,000	38,000	798,000	673,512
TOTALS	4,070,000	735,600	4,805,600	4,055,926

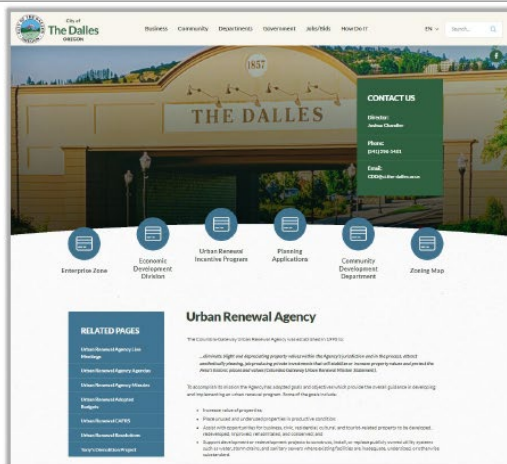
Total Debt Obligations:
 \$4,055,926

This is the remaining balance of a ~\$10.2M bond issued in 2009

If paid in accordance with debt payment schedule, outstanding debt will be paid in full on June 30, 2029



Resources



Urban Renewal webpage:

<https://www.thedalles.org/government/urban-renewal-agency/index.php>

Elaine Howard Consulting:

<http://www.elainehowardconsulting.com/index.html>

ORS 457:

<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=46>

