

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

May 21, 2024

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
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 20, 2024
6. 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.
7. PUBLIC HEARING:
 - A. Adoption of the Fiscal Year 2024/25 Budget for the Columbia Gateway Urban Renewal Agency
8. RESOLUTION:
 - A. Resolution No. 24-003 – A Resolution Adopting the Fiscal Year 2024/2025 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor
9. DISCUSSION ITEMS:
 - A. Columbia Gateway Urban Renewal District Fiscal Analysis, Part II
 - B. Columbia Gateway Urban Renewal Plan – Projects
10. BOARD MEMBER COMMENTS / QUESTIONS
11. STAFF COMMENTS / PROJECT UPDATES
12. 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 20, 2024

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, Walter Denstedt, Scott Hege, Tim McGlothlin, Dan Richardson (arrived at 5:34 p.m.), and Marcus Swift
- BOARD ABSENT:** Shanon Saldivar, Ben Wring
- STAFF PRESENT:** Director and Urban Renewal Manager Joshua Chandler, Economic Development Officer Dan Spatz, Finance Director Angie Wilson, 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 Hege and seconded by Coburn to approve the agenda as prepared. The motion carried 6/0; Coburn, Denstedt, Hege, Long, McGlothlin, and Swift voting in favor, none opposed, Richardson, Saldivar and Wring absent.

ELECTION OF OFFICERS

Board Member McGlothlin nominated Darcy Long for Chair. Board Member Hege seconded the nomination.

Board Member Richardson arrived at 5:34 p.m.

There were no other nominations. The nomination carried 6/0; Coburn, Denstedt, Hege, McGlothlin, Richardson, and Swift voting in favor, none opposed, Saldivar and Wring absent, Long abstained.

Board Member Hege nominated Marcus Swift for Vice Chair. Board Member McGlothlin seconded the nomination. There were no other nominations. The nomination carried 7/0; Coburn, Denstedt, Hege, Long, McGlothlin, Richardson, and Swift voting in favor, none opposed, Saldivar and Wring absent.

APPROVAL OF MINUTES

It was moved by Richardson and seconded by Denstedt to approve the minutes of January 30, 2024 as submitted. The motion carried 7/0; Coburn, Denstedt, Hege, Long, McGlothlin, Richardson, and Swift voting in favor, none opposed, Saldivar and Wring absent.

PRESENTATION

Audit FY 2022-23

Finance Director Angie Wilson presented the Urban Renewal Agency Annual Audit FY 22/23, prepared by KDP Certified Public Accountants, LLP. Director Wilson stated it was a good, clean audit. Director Wilson made the following comments:

- A correction was made to the beginning fund balance due to a change in bond premiums.
- The Agency's total net position increased by \$865,186. The increase is attributed to the increase in property tax revenue, interest income and the beginning fund balance correction.
- The Agency's total liability has decreased by \$780,992, primarily due to debt service payments of \$575,000.00 and the beginning fund balance correction.
- The Agency's current assets increased from 2022, primarily because the Blue Building was paid off early and the increase of property tax revenues.
- Long-term liabilities decreased approximately \$100,000.
- The Agency's net position went up from \$3,396,400, and from \$2,531,214.
- The general government expense in 2023 was \$554,000; the amount in 2022 was \$245,590. This is due to the capital project for the Mill Creek Greenway.

Annual Financial Report

The Annual Financial Report was prepared by Elaine Howard Consulting, LLC. Economic Development Officer (EDO) Spatz asked if there were any questions, noting the numbers largely correspond with the audit.

The Annual Report comes out every year and is distributed to all the taxing districts.

There were no questions.

PUBLIC COMMENT

Lindsey Giamei, 116 E. 2nd Street, The Dalles

Ms. Giamei stated The Dalles Main Street Board now consists of approximately 80% new members. The Board is working hard to revitalize the organization. As a Board Member, Ms. Giamei was asked to attend Urban Renewal meetings and liaise between the Agency and The Dalles Main Street. She offered to share information and answer any questions.

Chair Long offered to meet monthly with Ms. Giamei to touch base.

ACTION ITEMS

Tony Zilka Incentive Program Request: 201/203 Washington Street

EDO Spatz presented the staff report. He stated this is an Incentive Program item in addition to a request for a larger share of funding, following up on a DDA between the Agency and Mr. Zilka for the Blue Building. Mr. Zilka is requesting funding to renovate the basement, ground-level and upper floor of the historic Washington Hotel (commonly known as the Blue Building), located at 201-203 Washington Street. His request qualifies for all Incentive Program components: commercial, mixed use, and system development charges (SDC) compensation to both the City and Northern Wasco County Parks & Recreation District.

Tony Zilka, 319 E. 7th Street, The Dalles

Mr. Zilka was accompanied by General Manager, David Ewing.

Mr. Zilka stated the project is beyond shovel-ready. He received a Brownfield grant which revealed very little asbestos, lead or other contamination was present. The structure is sound.

Board Member Denstedt shared his concern with the sequence of projects for both the Blue Building and the 1st Street Streetscape. He also expressed concern with the location of the railroad right-of-way (ROW).

Chair Long noted these are two completely separate projects, and requested clarification from Director Chandler.

In response to the ROW, Director Chandler stated there is a bit of a swap all along 1st Street between the City ROW and the railroad ROW. Some of the railroad is actually on City ROW and vice versa. The City is in negotiations with the railroad for a potential swap. This will not affect the project itself. The railroad will not move and the street will remain in the same location.

The existing stacked basalt walls will be replaced with gabion walls. Structural engineers will look at all the buildings along 1st Street to ensure each wall design is set to provide a 3" setback from the buildings.

In response to Board Member McGlothlin's inquiry, Mr. Zilka replied the street level is divided. The back half will be residential; the street-facing half will be commercial. Earlier plans included a rooftop venue, which has been eliminated from the current plans. Most residential spaces will be one bedroom, or studios. Monthly rentals are anticipated to be \$1500-\$1800 per month for one bedroom spaces, \$1200-\$1300 for studios spaces.

Board Member Coburn requested how the Agency would ensure completion of the project. EDO Spatz replied the agreement would lock in the Agency's ability to pay for his project.

Board Member Coburn clarified her question, stating we want to be sure, if we are granting money through the Incentive Program, that this project will be completed. What safeguards does this group have to ensure completion? EDO Spatz replied funds are distributed as work is completed. Funds are not distributed in advance, but upon receipt of invoices.

Director Chandler added the City, Agency, and NWPRD is working on an Intergovernmental Agreement for disbursement of SDCs.

Board Member Richardson asked for the anticipated return on investment (ROI). He asked Mr. Zilka for a broad description of his funding.

Mr. Zilka replied a portion would come from cash reserves and liens on other properties.

Board Member Richardson asked Mr. Zilka if he felt there was a high amount of certainty on his side for financing this project. Mr. Zilka replied he had secured commitments from other banks on existing properties he owns. He anticipated being ready in the next three to four months.

It was moved by Hege and seconded by McGlothlin to authorize the Agency Manager to execute and implement the Incentive Program Grant Agreement with A. L. Zilka and Associates Construction, in an amount not to exceed \$271,382.00, as presented.

Board Member Richardson stated he would support the project, but still wanted Staff to return with the return on investment. EDO Spatz stated he will follow up with the ROI.

Board Member Hege thought the Agency's investment on behalf of the community to increase the value and activity there is well worth the investment. Board Member McGlothlin agreed.

The motion carried 7/0; Coburn, Denstedt, Hege, Long, McGlothlin, Richardson, and Swift voting in favor, none opposed, Saldivar and Wring absent.

Eighth Addendum to the Disposition and Development Agreement for the Recreation Building, 213-219 East 2nd Street

EDO Spatz presented the staff report. EDO Spatz noted the progress made, as well as future tasks that must be completed in order to secure a Certificate of Occupancy.

It was moved by Coburn and seconded by Swift to authorize the Agency Manager to execute the Eighth Addendum to the Disposition and Development Agreement between the Columbia Gateway Urban Renewal Agency and Todd Carpenter and Carla McQuade for property known as the Recreation Building located at 13-219 E. 2nd Street. The motion carried 7/0; Coburn, Denstedt, Hege, Long, McGlothlin, Richardson, and Swift voting in favor, none opposed, Saldivar and Wring absent.

DISCUSSION ITEM

Columbia Gateway Urban Renewal District Fiscal Analysis, Part 1

EDO Spatz presented the staff report and introduced Nick Popenuk of Tiberius Solutions. EDO Spatz briefly reviewed Agency projects.

Mr. Popenuk provided a presentation on the Fiscal Analysis, Attachment 1.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member Denstedt asked if the Basalt Commons project had secured a loan. EDO Spatz replied Staff is in constant conversations with the developer. Currently, the developer is waiting for better interest rates and looking for a ground floor tenant.

Board Member Hege referred to the Annual Financial Statement. He expected percentages for tax levies to be the same, or approximately the same. He asked why it varied so much, and requested additional context. EDO Spatz replied it may, in part, be due to geography. He will follow up with Elaine Howard.

STAFF COMMENTS / PROJECT UPDATES

EDO Spatz stated:

- Work continues on the Foley building.

-
- Conversations continue with the owner of the Mint Building; something may come forward within the next two months.
 - Neon Sign Museum – We will be taking care of an underground storage tank assessment through the Brownfield Program.
 - Staff is awaiting word from the Environmental Protection Agency (EPA) on a proposed \$500,000 grant.
 - The Mid-Columbia Economic Development District recently received authorization from the EPA to proceed with their grant of \$1,000,000.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:47 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____
Darcy Long, Chair

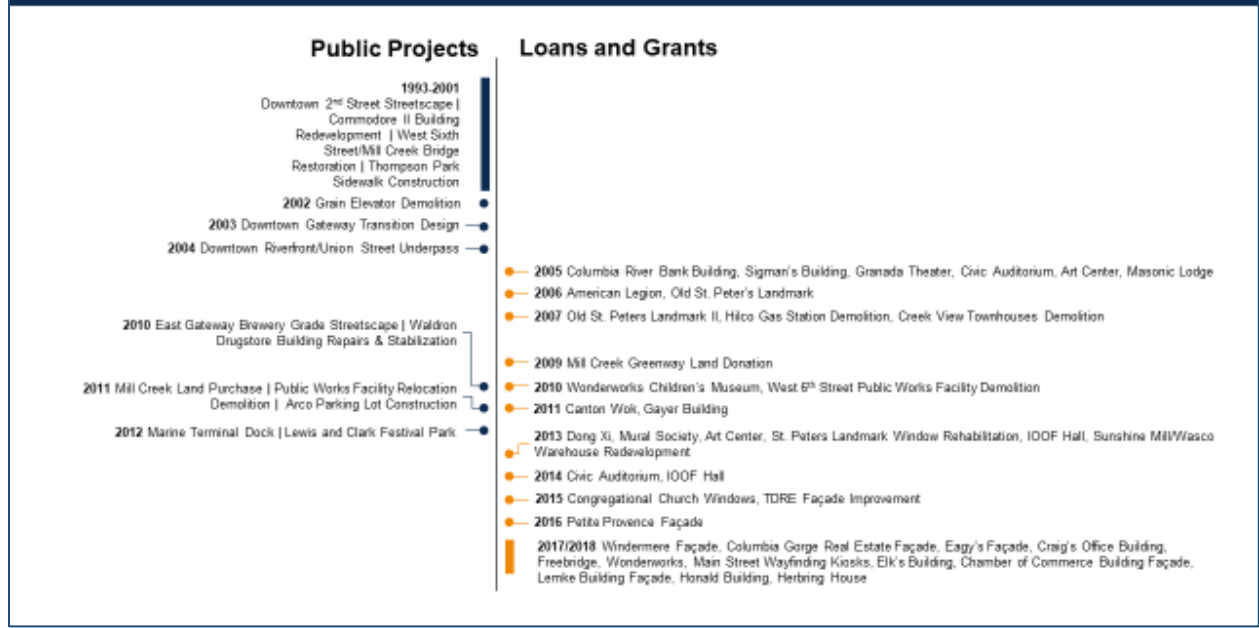
ATTEST: _____
Paula Webb, Secretary
Community Development Department

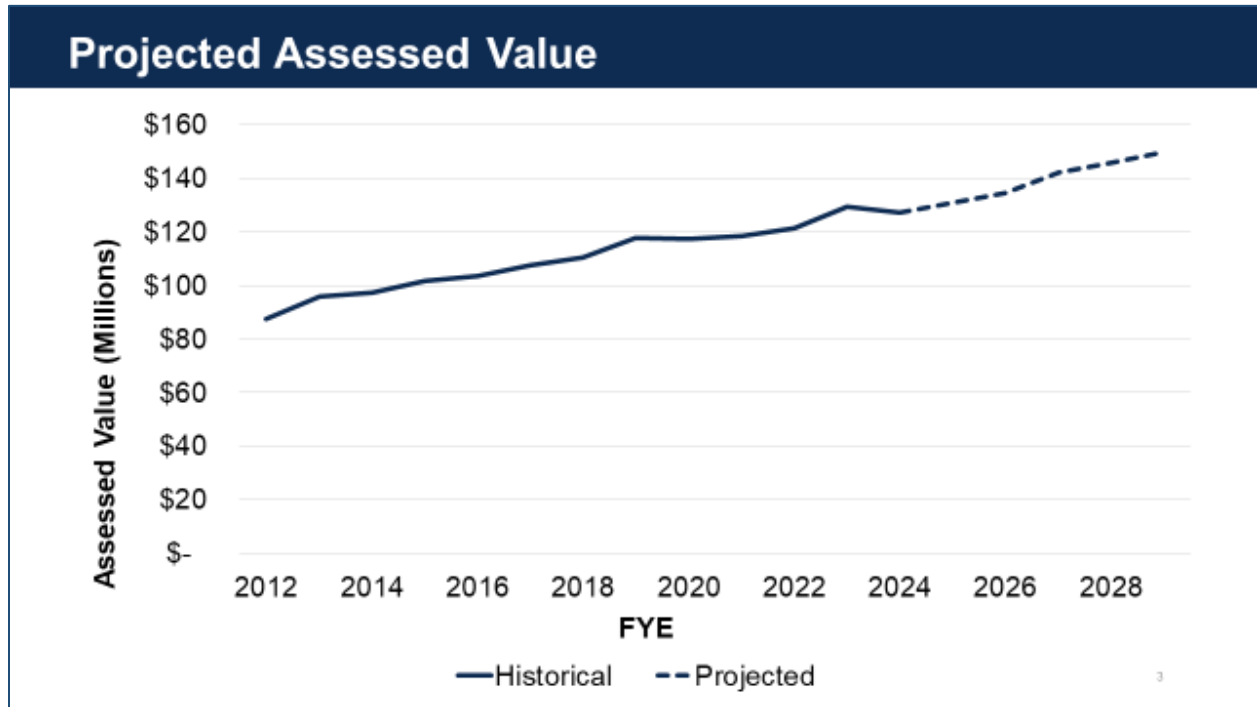
City of The Dalles Columbia Gateway Urban Renewal Area Financial Update

Nick Popenuk
 February 20, 2024



Project Timeline

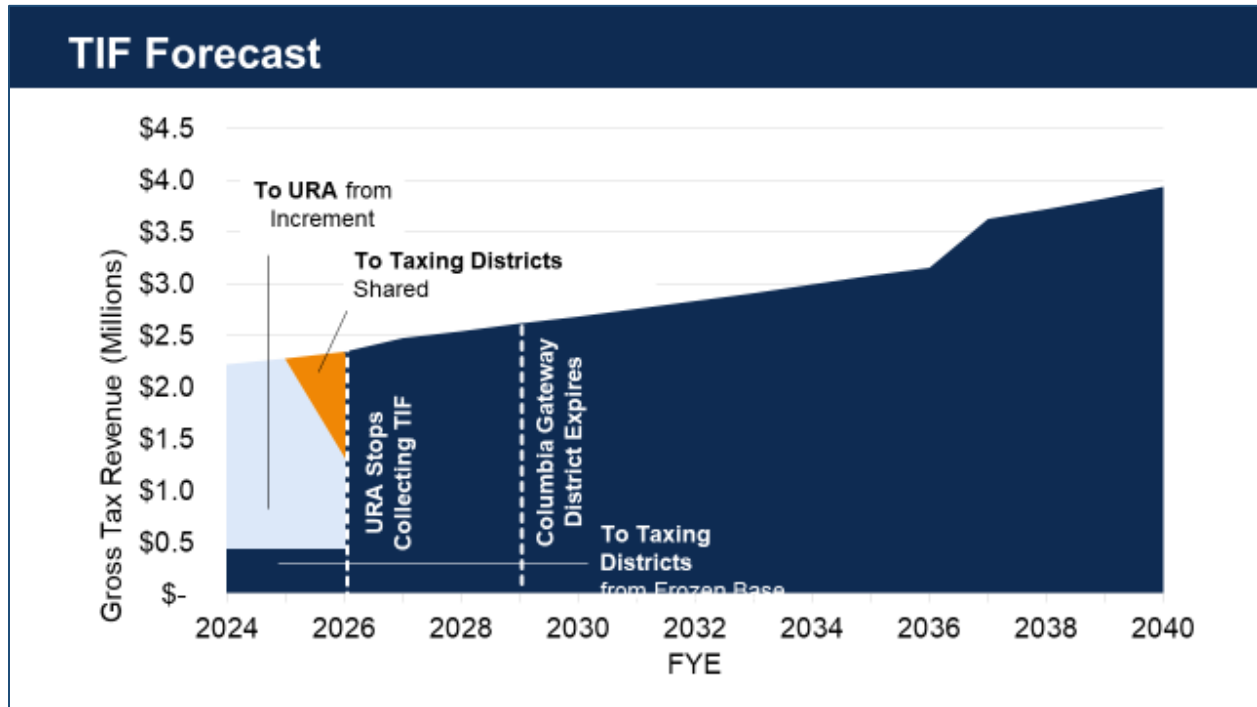




TIF Forecast

FYE	Assessed Value			Tax Rate	Gross TIF
	Total	Frozen Base	Increment		
2024	\$127,294,464	\$25,076,797	\$102,217,667	\$17.4068	\$1,779,282
2025	\$130,795,062	\$25,076,797	\$105,718,265	\$17.4068	\$1,840,217
2026	\$134,391,927	\$25,076,797	\$109,315,130	\$17.4068	\$1,902,827

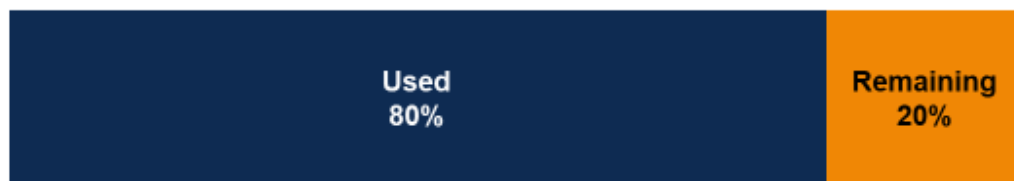
*Not all TIF expected to be needed to repay debt in FYE 2026



- ### Maximum Indebtedness
- 1990 – Plan Adopted without MI
 - 1999 – Amended to Include MI of \$14,227,353
 - 2009 – Amended to increase MI to \$29,125,583
 - Further increases to MI subject to statutory limits

Maximum Indebtedness (MI) Capacity

- Total MI Allowed: **\$29,125,583**
- Total MI Used: **\$23,369,324**
- MI Remaining: **\$5,756,258**



Total Maximum Indebtedness Allowed

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Finance Plan Summary

Continue activities until MI is reached (estimated FYE 2024) and collect TIF until sufficient funds to repay debt (FYE 2029)

- Future TIF Needed: **\$4,300,000**
- MI Reached: **FYE 2024 (or when current funds spent)**
- Total Future Capacity for Projects/Admin: **\$6,000,000**
 - Maximum Indebtedness: **\$5,700,000**
 - "Program Income": **\$ 300,000**

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Cumulative Tax Impacts (FYE 2024 –2026)	
Taxing District	Total Impact
General Government	
Wasco County	\$1,060,000
Port of The Dalles	\$50,000
Northern Wasco County Park & Rec	\$170,000
Mid Columbia Fire & Rescue	\$530,000
City of The Dalles	\$750,000
Wasco County Soil Conservation District	\$60,000
4-H & Extension Service District	\$60,000
Wasco County Library District	\$170,000
<i>Subtotal</i>	<i>\$2,860,000</i>
Education	
Columbia Gorge Community College	\$70,000
Columbia Gorge ESD	\$120,000
North Wasco County SD 21*	\$1,310,000
<i>Subtotal</i>	<i>\$1,500,000</i>
Total	\$4,350,000

Additional Revenue after Columbia Gateway District Closes	
Taxing District	Total Impact
General Government	
Wasco County	\$500,000
Port of The Dalles	\$20,000
Northern Wasco County Park & Rec	\$80,000
Mid Columbia Fire & Rescue	\$250,000
City of The Dalles	\$350,000
Wasco County Soil Conservation District	\$30,000
4-H & Extension Service District	\$30,000
Wasco County Library District	\$80,000
<i>Subtotal</i>	<i>\$1,340,000</i>
Education	
Columbia Gorge Community College	\$30,000
Columbia Gorge ESD	\$50,000
North Wasco County SD 21*	\$610,000
<i>Subtotal</i>	<i>\$700,000</i>
Total	\$2,030,000

Questions?

Nick Popenuk

Tiberius Solutions LLC

503-740-0501

popenuk@tiberiussolutions.com



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AGENDA STAFF REPORT
AGENDA LOCATION: 7. A.

MEETING DATE: Tuesday, May 21, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Angie Wilson
Finance Director

ISSUE: Public Hearing on Columbia Gateway Urban Renewal District Approved Budget for FY24/25 as Required by Oregon Budget Law, and Consideration of Resolution No. 24-003 Adopting the FY24/25 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.

BACKGROUND

The Agency Budget Committee reviewed the proposed budget and approved that budget on April 16, 2024. The Urban Renewal Agency Board will hold the required Public Hearing on May 21, 2024, and will consider the proposed resolution adopting the budget on that same agenda.

BUDGET IMPLICATIONS

At this time staff has no recommendations for changes to the budget approved by the Urban Renewal Budget Committee. If Staff should identify any necessary changes, they will inform the Board during the Public Hearing.

If the Board determines additional changes are necessary, Oregon Budget Law allows a governing body, prior to final adoption, to make changes to a fund approved by the Budget Committee in the amount of \$5,000 or 10% of the operating portion of that Fund, whichever is greater. The operating portion includes the Personnel, Materials & Services, and Capital Outlay categories, but does not include Interfund Transfers, Contingencies, or Unappropriated amounts. If the changes the governing body wishes to make are greater than these limits allow, another Public Hearing must be held on June 11, 2024, with the required published notices, prior to adoption.

BOARD ALTERNATIVES

1. ***Staff recommendation: Move to Adopt Resolution No. 24-003 Adopting the Fiscal Year 2024-2025 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.***
2. Make changes to the approved budget, subject to the limitations and requirements described above, and adopt the budget as amended.

Attachments:

- **Attachment 1** – FY 24/25 Columbia Gateway Urban Renewal District Approved Budget
- **Attachment 2** – Notice of Budget Hearing: May 21, 2024

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

APPROVED BUDGET

Fiscal Year
2024-25



URBAN RENEWAL AGENCY
OVERVIEW

Account Description:	Capital Projects Fund	Debt Service Fund	FY24/25 Proposed Budget	FY24/25 Approved Budget	FY24/25 Adopted Budget
BEGINNING BALANCE	5,164,625	801,925	5,966,550	5,966,550	-
REVENUES	963,528	802,000	1,765,528	1,763,328	-
OTHER SOURCES	27,825	-	27,825	30,025	-
TOTAL RESOURCES	6,155,978	1,603,925	7,759,903	7,759,903	-
CAPITAL PROJECTS FUND	6,155,978	-	6,155,978	6,155,978	-
DEBT SERVICE FUND	-	1,603,925	1,603,925	1,603,925	-
TOTAL EXPENDITURES	6,155,978	1,603,925	7,759,903	7,759,903	-
	-	-	-	-	-

URBAN RENEWAL AGENCY

PROPOSED BUDGET

		FY21/22	FY22/23	FY23/24	FY24/25	FY24/25
	Account Number	Actual	Actual	Budget	Proposed Budget	Approved Budget
REVENUES:						
BEGINNING BALANCE	200-0000-300.00-00	4,060,424	4,696,632	4,613,867	5,164,625	5,164,625
PROPERTY TAX - CURRENT	200-0000-311.10-00	743,893	840,179	855,476	823,128	823,128
PROPERTY TAX - PRIOR YEAR	200-0000-311.15-00	42,884	28,630	30,000	35,000	35,000
UNSEGREGATED TAX INTEREST	200-0000-311.19-00	5,617	4,590	2,800	3,200	3,200
INTEREST REVENUES	200-0000-361.00-00	26,584	184,641	29,000	100,000	100,000
OTHER MISC REVENUES	200-0000-369.00-00	38,699	2,568	10	2,200	2,200
LOAN PRINCIPAL REPAYMENT	200-0000-373.10-00	17,937	122,044	25,000	25,000	25,000
LOAN INTEREST REPAYMENT	200-0000-373.20-00	6,182	6,665	2,824	2,825	2,825
	TOTAL REVENUES	4,942,222	5,885,949	5,558,977	6,155,978	6,155,978
EXPENDITURES:						
MATERIALS AND SERVICES:						
CONTRACTUAL SERVICES	200-6700-000.31-10	15,903	4,427	3,450	2,100	2,100
CONTRACT ADMIN SERVICES	200-6700-000.31-15	110,793	112,860	120,000	140,000	140,000
AUDITING SERVICES	200-6700-000.32-10	4,000	5,180	4,880	5,130	5,130
URBAN RENEWAL CONSULT	200-6700-000.32-60	60,133	30,403	52,000	25,800	25,800
PROPERTY REHABILITATION	200-6700-000.39-10	42,001	95,007	2,765,500	2,618,455	2,618,455
ELECTRIC	200-6700-000.41-40	6,285	884	2,000	-	-
BUILDINGS & GROUNDS	200-6700-000.43-10	-	9,112	20,000	5,000	5,000
PROPERTY TAXES	200-6700-000.46-10	1,886	1,921	2,100	2,100	2,100
PROPERTY/LIABILITY INS	200-6700-000.52-10	2,709	1,398	1,600	1,800	1,800
POSTAGE	200-6700-000.53-20	-	182	200	500	500
LEGAL NOTICES	200-6700-000.53-40	763	871	900	500	500
ADVERTISING	200-6700-000.54-00	-	-	-	500	500
PRINTING	200-6700-000.55-00	-	-	-	1,200	1,200
TRAVEL, FOOD & LODGING	200-6700-000.58-10	-	-	1,000	1,000	1,000
TRAINING AND CONFERENCES	200-6700-000.58-50	-	-	500	500	500
MEMBERSHIPS/DUES/SUBSCRIP	200-6700-000.58-70	939	939	965	1,250	1,250
OFFICE SUPPLIES	200-6700-000.60-10	153	464	400	200	200
BOOKS/PERIODICALS	200-6700-000.64-10	25	-	100	-	-
	TOTAL MATERIALS AND SERVICES	245,590	263,648	2,975,595	2,806,035	2,806,035
CAPITAL OUTLAY:						
CAPITAL PROJECTS BY CITY	200-6700-000.75-10	-	290,352	800,000	648,335	648,335
CAPITAL PROJECTS BY UR	200-6700-000.75-20	-	-	1,783,382	2,701,608	2,701,608
	TOTAL CAPITAL OUTLAY	-	290,352	2,583,382	3,349,943	3,349,943
	TOTAL EXPENDITURES	245,590	554,000	5,558,977	6,155,978	6,155,978
	REVENUES LESS EXPENDITURES	4,696,632	5,331,949	-	-	-

URBAN RENEWAL AGENCY

PROPOSED BUDGET WORKSHEET

FY21/22 Actual	FY22/23 Actual	FY23/24 Budget	Account Number	Account Description	Line Item Detail	FY24/25 Proposed Budget	FY24/25 Approved Budget
REVENUES:							
4,060,424	4,696,632	4,613,867	200-0000-300.00-00	BEGINNING BALANCE		5,164,625	5,164,625
				Current Year Beginning Balance	5,331,949		
				Current Year Projected Revenue	996,800		
				Less Current Year Projected Expenditure	1,164,124		
					TOTAL	5,164,625	
743,893	840,179	855,476	200-0000-311.10-00	PROPERTY TAX - CURRENT		823,128	823,128
				Current Year Taxes Assessed (SAL Report)	1,778,234		
				Less Compression Estimate	(90,080)		
				Sub-TOTAL	1,688,154		
				Add 3% inflation	50,645		
				Estimated collections in FY20/21 -.07%	(118,171)		
				Less amount budgeted in Fund 210	(797,500)		
42,884	28,630	30,000	200-0000-311.15-00	PROPERTY TAX - PRIOR YEAR		35,000	35,000
				Average of prior years			
5,617	4,590	2,800	200-0000-311.19-00	UNSEGREGATED TAX INTEREST		3,200	3,200
26,584	184,641	29,000	200-0000-361.00-00	INTEREST REVENUES		100,000	100,000
				Only receives revenue AFTER all budgeted interest revenue is received in Fund 210.			
38,699	2,568	10	200-0000-369.00-00	OTHER MISC REVENUES		2,200	2,200
17,937	122,044	25,000	200-0000-373.10-00	LOAN PRINCIPAL REPAYMENT		25,000	25,000
				Final Payment for Parcel 3 of Recreation Bldg	25,000		
6,182	6,665	2,824	200-0000-373.20-00	LOAN INTEREST REPAYMENT		2,825	2,825
				Cook loan on Commodore II - annual interest pmts of \$2,824.45, with principal pmt of \$282,445.10 due in full on or before 12/31/26.	2,824		
4,942,222	5,885,949	5,558,977	TOTAL REVENUES			6,155,978	6,155,978
EXPENDITURES:							
MATERIALS AND SERVICES:							
15,903	4,427	3,450	200-6700-000.31-10	CONTRACTUAL SERVICES		2,100	2,100
				1/6 share of GIS Support to Wasco County \$2,000 (See Planning Budget Worksheets)	2,100		
110,793	112,860	120,000	200-6700-000.31-15	CONTRACT ADMIN SERVICES		140,000	140,000
				FY24/25 - Wages + Benefits for City Staff: CDD Director, City Attorney, EDO, support staff			
4,000	5,180	4,880	200-6700-000.32-10	AUDITING SERVICES		5,130	5,130
				Annual Audit	4,750		
				Add Secretary of State filing fee - \$380	380		
60,133	30,403	52,000	200-6700-000.32-60	URBAN RENEWAL CONSULT		25,800	25,800
				UR Annual Report	800		
				Legal Consultant	25,000		
42,001	95,007	2,765,500	200-6700-000.39-10	PROPERTY REHABILITATION		2,618,455	2,618,455
				Gayer Building	12,000		
				Basalt Commons - Development Agreement	730,000		
				Basalt Commons - Incentive Program Funding	855,073		
				Incentive Program Funding	1,021,382		
6,285	884	2,000	200-6700-000.41-40	ELECTRIC		-	-
-	9,112	20,000	200-6700-000.43-10	BUILDINGS & GROUNDS		5,000	5,000
				Misc Repair and evaluation on Agency-Owned	5,000		
1,886	1,921	2,100	200-6700-000.46-10	PROPERTY TAXES		2,100	2,100
				Commodore II Parking, other leased URA properties; est 3% increase in FY23/24	2,100		
2,709	1,398	1,600	200-6700-000.52-10	PROPERTY/LIABILITY INS		1,800	1,800
				Tony's Building			
-	182	200	200-6700-000.53-20	POSTAGE		500	500
763	871	900	200-6700-000.53-40	LEGAL NOTICES		500	500
-	-	-	200-6700-000.54-00	ADVERTISING		500	500
-	-	-	200-6700-000.55-00	PRINTING		1,200	1,200
-	-	1,000	200-6700-000.58-10	TRAVEL, FOOD & LODGING		1,000	1,000
				Meetings/Conferences, such as OR Main Street			

URBAN RENEWAL AGENCY

PROPOSED BUDGET WORKSHEET

FY21/22 Actual	FY22/23 Actual	FY23/24 Budget	Account Number	Account Description	Line Item Detail	FY24/25 Proposed Budget	FY24/25 Approved Budget
-	-	500	200-6700-000.58-50	TRAINING AND CONFERENCES		500	500
				Meetings/Conferences, such as OR Main Street			
939	939	965	200-6700-000.58-70	MEMBERSHIPS/DUES/SUBSCRIP		1,250	1,250
				DAS Fin. Serv. & Ethics Commission Fees	600		
				League of Oregon Cities	650		
153	464	400	200-6700-000.60-10	OFFICE SUPPLIES		200	200
25	-	100	200-6700-000.64-10	BOOKS/PERIODICALS		-	-
245,590	263,648	2,975,595	TOTAL MATERIALS AND SERVICES			2,806,035	2,806,035
			CAPITAL OUTLAY:				
-	290,352	800,000	200-6700-000.75-10	CAPITAL PROJECTS BY CITY		648,335	648,335
				Fund 18 Transfer for estimated costs: First Street Project	163,677		
				Fund 18 Transfer: Parking Lot redevelopment (3rd/Jefferson)	484,658		
-	-	1,783,382	200-6700-000.75-20	CAPITAL PROJECTS BY UR		2,701,608	2,701,608
				Opportunity Driven Projects	2,701,608		
-	290,352	2,583,382	TOTAL CAPITAL OUTLAY			3,349,943	3,349,943
245,590	554,000	5,558,977	TOTAL EXPENDITURES			6,155,978	6,155,978
4,696,632	5,331,949	-	REVENUES LESS EXPENDITURES			-	-

URBAN RENEWAL DEBT SERVICE

PROPOSED BUDGET

	Account Number	FY21/22 Actual	FY22/23 Actual	FY23/24 Budget	FY24/25 Proposed Budget	FY24/25 Approved Budget
REVENUES:						
BEGINNING BALANCE	210-0000-300.00-00	805,888	799,738	802,738	801,925	801,925
PROPERTY TAX - CURRENT	210-0000-311.10-00	789,088	800,938	794,712	797,500	797,500
INTEREST REVENUES	210-0000-361.00-00	4,500	4,800	4,900	4,500	4,500
	TOTAL REVENUES	1,599,476	1,605,476	1,602,350	1,603,925	1,603,925
EXPENDITURES:						
DEBT SERVICE:						
LOAN PRINCIPAL	210-6600-000.79-30	550,000	575,000	600,000	630,000	630,000
LOAN INTEREST	210-6600-000.79-40	249,738	227,738	200,425	171,925	171,925
RESERVE FOR FUTURE DEBT	210-6600-000.79-80	-	-	801,925	802,000	802,000
	TOTAL DEBT SERVICE	799,738	802,738	1,602,350	1,603,925	1,603,925
	TOTAL EXPENDITURES	799,738	802,738	1,602,350	1,603,925	1,603,925
	REVENUES LESS EXPENDITURES	799,738	802,738	-	-	-

URBAN RENEWAL DEBT SERVICE

PROPOSED BUDGET WORKSHEET

FY21/22 Actual	FY22/23 Actual	FY23/24 Budget	Account Number	Account Description	Line Item Detail	FY24/25 Proposed Budget	FY24/25 Approved Budget
REVENUES:							
805,888	799,738	802,738	210-0000-300.00-00	BEGINNING BALANCE		801,925	801,925
789,088	800,938	794,712	210-0000-311.10-00	PROPERTY TAX - CURRENT		797,500	797,500
4,500	4,800	4,900	210-0000-361.00-00	INTEREST REVENUES		4,500	4,500
1,599,476	1,605,476	1,602,350	TOTAL REVENUES			1,603,925	1,603,925
EXPENDITURES:							
DEBT SERVICE:							
550,000	575,000	600,000	210-6600-000.79-30	LOAN PRINCIPAL		630,000	630,000
249,738	227,738	200,425	210-6600-000.79-40	LOAN INTEREST		171,925	171,925
-	-	801,925	210-6600-000.79-80	RESERVE FOR FUTURE DEBT		802,000	802,000
<p>Assistance Agreement between the City & UR Agency: "Reserve Requirement" means the lessor of Maximum Annual Debt Service on all Outstanding Bonds or the amount described in the next sentence. If, at the time of issuance of a Series of Bonds, the amounts required to be added to the Reserve Account to make the balance in the Reserve Account equal to the Maximum Annual Debt Service exceeds the Tax Maximum calculated with respect to that Series, then the Reserve Requirement means the Reserve Requirement in effect immediately before the issuance of the Series of bonds (calculated as if that Series of bonds were not Outstanding), plus the Tax Maximum for the Series of Bonds.</p>							
799,738	802,738	1,602,350	TOTAL DEBT SERVICE			1,603,925	1,603,925
799,738	802,738	1,602,350	TOTAL EXPENDITURES			1,603,925	1,603,925
799,738	802,738	-	REVENUES LESS EXPENDITURES			-	-

FORM UR-1

NOTICE OF BUDGET HEARING

A public meeting of the Columbia Gateway Urban Renewal Agency will be held on May 21, 2024 at 5:30 PM in the City Council chambers at City Hall, 313 Court Street, The Dalles, Oregon. If you would like to make a written comment, it is due to jchandler@ci.the-dalles.or.us by May 17, 2024 by 5:00 p.m. Public comment can be made during the meeting via zoom or in person.

Urban Renewal Agency Board – Recurring Meeting
<https://us06web.zoom.us/j/82437624527?pwd=YWJkNExiTjk2LzNZQmpXZ0dPanMxQT09>
 Meeting ID: 824 3762 4527 Passcode: 133053
 Dial: 1-669-900-6833 or 1-253-215-8782

The purpose of this meeting is to discuss the budget for the fiscal year beginning July 1, 2024 as approved by the Columbia Gateway Urban Renewal Agency Budget Committee. A summary of the budget is presented below. A copy of the budget may be inspected or obtained on or after May 7, 2024, online www.ci.the-dalles.or.us. This budget is for an annual budget period. This budget was prepared on a basis of accounting that is the same as used the preceding year.

Contact: Angie Wilson, Finance Director Telephone: 541-296-5481 Email: Awilson@ci.the-dalles.or.us

FINANCIAL SUMMARY - RESOURCES

TOTAL OF ALL FUNDS	Actual Amount 2022-2023	Adopted Budget This Year 2023-2024	Approved Budget Next Year 2024-2025
Beginning Fund Balance/Net Working Capital	4,860,162	5,416,605	5,966,550
Federal, State and All Other Grants	0	0	0
Revenue from Bonds and Other Debt	0	0	0
Interfund Transfers	0	0	0
All Other Resources Except Division of Tax & Special Levy	94,203	61,734	134,525
Revenue from Division of Tax	1,593,333	1,682,988	1,658,828
Revenue from Special Levy	0	0	0
Total Resources	6,547,698	7,161,327	7,759,903

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION

Personnel Services	0	0	0
Materials and Services	263,648	2,975,595	2,806,035
Capital Outlay	290,352	2,583,382	3,349,943
Debt Service	802,738	1,602,350	1,603,925
Interfund Transfers	0	0	0
Contingency	0	0	0
All Other Expenditures and Requirements	0	0	0
Unappropriated Ending Fund Balance	5,190,960	0	0
Total Requirements	6,547,698	7,161,327	7,759,903

FINANCIAL SUMMARY - REQUIREMENTS BY ORGANIZATIONAL UNIT OR PROGRAM

Columbia Gateway Urban Renewal Operations	6,547,698	7,161,327	7,759,903
FTE	0	0	0
Total Requirements	6,547,698	7,161,327	7,759,903
Total FTE	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES and SOURCES OF FINANCING

The primary mission of the Columbia Gateway Urban Renewal Agency, through the Cooperation Agreement with the City of The Dalles, is the enhancement of public and private properties increasing the likelihood of investments in the City. Property rehabilitation is accomplished primarily by providing matching monies to enhance property within the Urban Renewal area. Revenues consist of property taxes, interest income, sale of surplus properties, and loan/bond proceeds. Property taxes are first used for debt service requirements. Administrative services, finance and engineering services are purchased from the City of The Dalles. There are no prominent changes in the operations from the prior year. Major projects funded in this budget include the 1st Street/Riverfront Connection, the demolition of the Tony's Building and a grant match for Recreation District Mill Creek Greenway Project.

STATEMENT OF INDEBTEDNESS

LONG TERM DEBT	Estimated Debt Outstanding July 1, 2024	Estimated Debt Authorized, But Not Incurred on July 1
Other Borrowings	\$3,470,000	\$0
Total	\$3,470,000	\$0

RESOLUTION NO. 24-003

A RESOLUTION ADOPTING THE FISCAL YEAR 2024-2025 BUDGET FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY, MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR.

WHEREAS, the Urban Renewal Budget Committee, on April 16, 2024, solicited public comment on the proposed budget and approved a balanced budget for FY24/25; and

WHEREAS, in accordance with State Law, the Urban Renewal Agency Board held a Public Hearing on the approved budget on May 21, 2024; and

NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

Section 1. Adoption of the Budget for FY 23/24

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2024-2025 in the total of **\$7,759,903**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2024, and for the purposes shown below, are hereby appropriated:

Capital Projects Fund (200)	
Columbia Gateway Urban Renewal Operations	\$ 6,155,978
Debt Service Fund (210)	
Debt Service	\$ 1,603,925
Total Appropriations, All Funds	<u>\$ 7,759,903</u>

Section 2. Certifying County Assessor.

The Board of Directors of the Columbia Gateway Urban Renewal Agency resolves to certify to the County Assessor, for the Columbia Gateway Downtown Plan Area, a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article XI, of the Oregon Constitution and ORS Chapter 457.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2024,

Voting Yes Board Members: _____

Voting No Board Members: _____

Abstaining Board Members: _____

Absent Board Members: _____

AND APPROVED BY THE CHAIR OF THE BOARD THIS 21st DAY OF MAY, 2024.

SIGNED:

ATTEST:

Darcy Long, Chair

Paula Webb, CDD Secretary



COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 9. A.

MEETING DATE: Tuesday, May 21, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Dan Spatz
Economic Development Officer

ISSUE: Columbia Gateway Urban Renewal District Fiscal Analysis, Part II

BACKGROUND

On March 21, 2023, Urban Renewal Agency (**Agency**) Staff described an upcoming review leading to an update of the Columbia Gateway Urban Renewal Plan (**Plan**). This would include statistical and financial reporting, review of projects and activities, reevaluation of goals and other aspects of the Plan. This would represent the first comprehensive review of the Plan since a Substantial Amendment in 2009.

At the October 17, 2023 Agency Board meeting, Staff presented and the Board accepted a timeline establishing various milestones leading to Plan revision. Review of potential Plan revisions began with a review of Agency history at the November 21, 2023 meeting, and proceeded with review and revision of goals and objectives at the December 19, 2023 and January 30, 2024 meetings.

The next milestone, an analysis of the Agency's fiscal performance since the Columbia Gateway Urban Renewal District (**District**) was established in 1990, began at the February 20, 2024 Board meeting with the first of two presentations by Tiberius Solutions, the consulting firm also responsible for calculating the Agency's Maximum Indebtedness (**MI**). One of the goals of this analysis is to verify the Agency's remaining fiscal capacity and thus its ability to invest in Urban Renewal projects prior to the District's termination in 2029.

Tiberius Solutions Principal, Nick Popenuk, reviewed the following on February 20:

- A projection of recent assessed valuation increase in the District;
- A forecast of Tax Increment Financing (**TIF**) (total assessed property value, frozen base values, increments, tax rates and gross TIF);
- TIF forecast in graphic presentation including TIF shared distribution with taxing districts beginning in 2025;

- MI capacity;
- Cumulative impacts on taxing districts from 2024-29; and
- A projection of increased tax revenues to the districts when the District stops collecting TIF in 2026. (The District itself is scheduled to reach MI in 2029 under the current debt retirement schedule, at which time the District will expire.)

Key points from the February presentation included the consultant's finding that the Agency will have collected sufficient TIF by 2026 to pay the Agency's outstanding debt balance, which stood at \$4,070,000 as of July 1, 2023. In 2026 the Agency will be required by state statute to cease collecting TIF, unless the debt capacity were expanded beyond the \$29,125,583 level approved by The Dalles City Council on June 22, 2009. (Only the City Council is authorized to expand MI.) Maximum Indebtedness of approximately \$5,700,000 will be reached as early as FYE 2024, or when current funds are spent. Together with program income of approximately \$300,000, the agency currently has approximately \$6,000,000 for future projects and administration.

The second fiscal analysis session will take place at the May 21, 2024 Board meeting. (Scheduling conflicts resulted in the cancellation of the March and April Board meetings, when this second session was to have occurred.) At the May 21 meeting, Tiberius Solutions and Johnson Economics will conclude the fiscal analysis with an overview of the District's long-term economic impact and a summation of findings.

Agency staff also will present a proposed list of Urban Renewal projects, including proposed modifications to the Incentive Program, for the Board to consider as Agency investments prior to District termination in 2029. A full revision of the Plan will be presented to the Board no later than June 2024.

PROJECT BENEFITS

The intent of these historic fiscal analyses is to determine the long-term impacts of the District since its inception in 1990, and to inform best practices anticipating district termination in 2029. Beyond that, the analyses will help guide Board decisions regarding the future of the Agency itself.

Specific consultant tasks to be presented May 21 include:

- Estimated total private development (contingent upon the consultant's ability to locate specific historical documentation including Summaries of Assessment and Levies);
- Calculation of all increases in assessed value above 8 percent growth (new construction) in each year over the lifetime of the Agency, taking into account boundary changes over time; an economic impact analysis of public and private investments made in the District over the lifetime of the Agency, modeled by Johnson Economics;
- Calculation of the impact to taxing districts from foregone property tax revenue over the lifetime of the Agency;
- Creation of a chart visualizing these impacts; and,

- Preparation of a summary memorandum that identifies steps used in the analysis, documents key assumptions, and describes results and implications.

BUDGET IMPLICATIONS

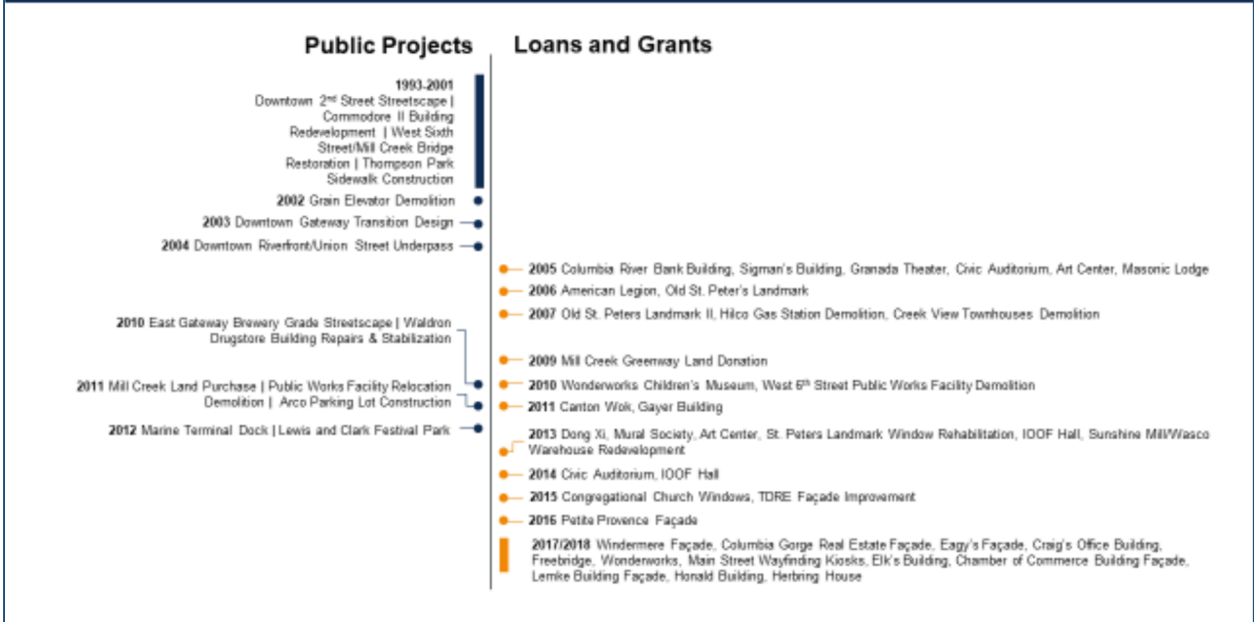
The fiscal analysis is contracted with Tiberius Solutions in an amount not to exceed \$24,275. The contract is funded through the Urban Renewal Consulting Fund; the approved budget for that fund in fiscal year 2023-2024 is \$52,000. Sufficient funds are available for this expense.

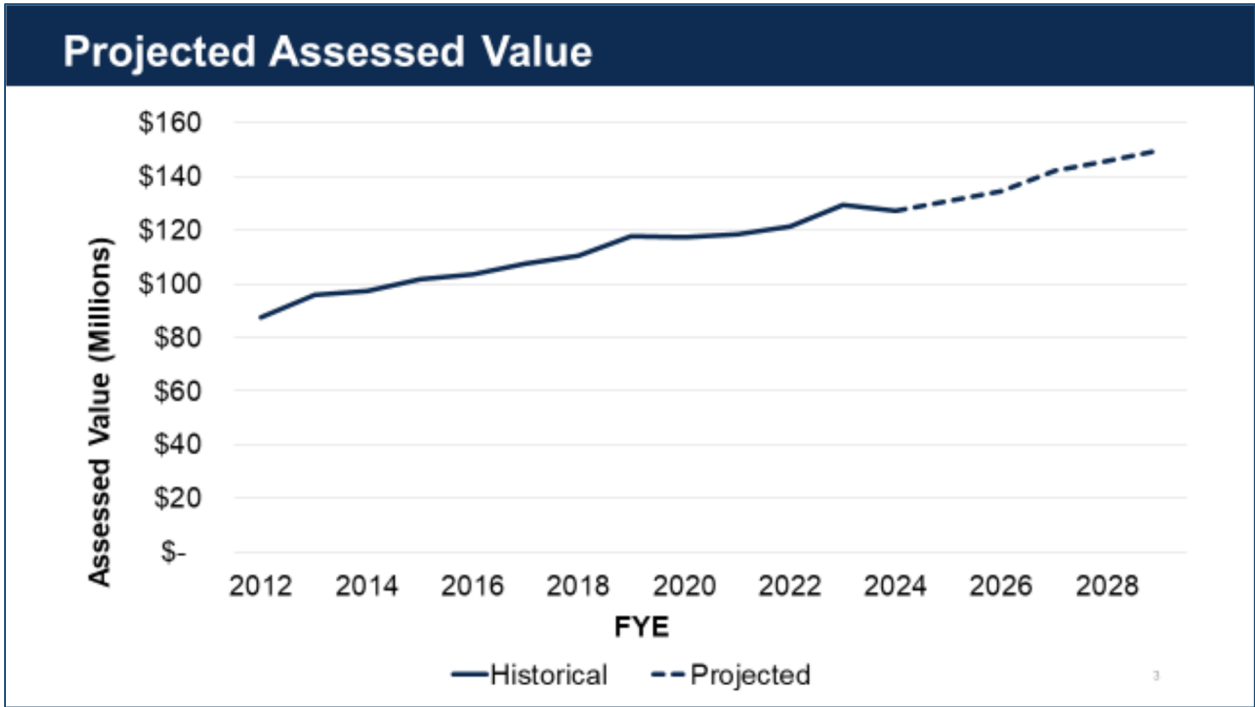
City of The Dalles Columbia Gateway Urban Renewal Area Financial Update

Nick Popenuk
February 20, 2024



Project Timeline



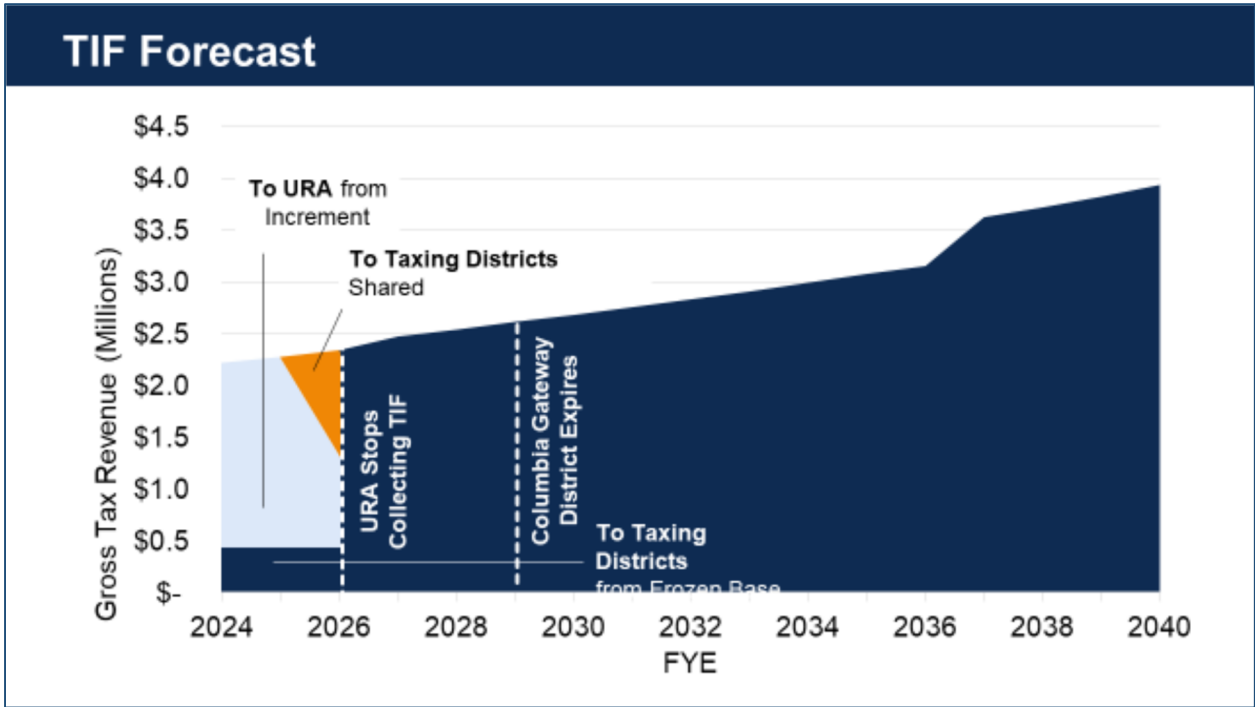


TIF Forecast

FYE	Assessed Value			Tax Rate	Gross TIF
	Total	Frozen Base	Increment		
2024	\$127,294,464	\$25,076,797	\$102,217,667	\$17.4068	\$1,779,282
2025	\$130,795,062	\$25,076,797	\$105,718,265	\$17.4068	\$1,840,217
2026	\$134,391,927	\$25,076,797	\$109,315,130	\$17.4068	\$1,902,827

*Not all TIF expected to be needed to repay debt in FYE 2026

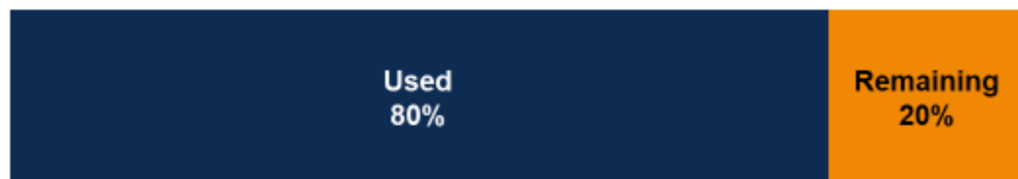
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- ### Maximum Indebtedness
- 1990 – Plan Adopted without MI
 - 1999 – Amended to Include MI of \$14,227,353
 - 2009 – Amended to increase MI to \$29,125,583
 - Further increases to MI subject to statutory limits

Maximum Indebtedness (MI) Capacity

- Total MI Allowed: **\$29,125,583**
- Total MI Used: **\$23,369,324**
- MI Remaining: **\$5,756,258**



Total Maximum Indebtedness Allowed

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Finance Plan Summary

Continue activities until MI is reached (estimated FYE 2024) and collect TIF until sufficient funds to repay debt (FYE 2029)

- Future TIF Needed: **\$4,300,000**
- MI Reached: **FYE 2024 (or when current funds spent)**
- Total Future Capacity for Projects/Admin: **\$6,000,000**
 - Maximum Indebtedness: **\$5,700,000**
 - "Program Income": **\$ 300,000**

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Cumulative Tax Impacts (FYE 2024 –2026)

Taxing District	Total Impact
General Government	
Wasco County	\$1,060,000
Port of The Dalles	\$50,000
Northern Wasco County Park & Rec	\$170,000
Mid Columbia Fire & Rescue	\$530,000
City of The Dalles	\$750,000
Wasco County Soil Conservation District	\$60,000
4-H & Extension Service District	\$60,000
Wasco County Library District	\$170,000
<i>Subtotal</i>	<i>\$2,860,000</i>
Education	
Columbia Gorge Community College	\$70,000
Columbia Gorge ESD	\$120,000
North Wasco County SD 21*	\$1,310,000
<i>Subtotal</i>	<i>\$1,500,000</i>
Total	\$4,350,000

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Additional Revenue after Columbia Gateway District Closes

Taxing District	Total Impact
General Government	
Wasco County	\$500,000
Port of The Dalles	\$20,000
Northern Wasco County Park & Rec	\$80,000
Mid Columbia Fire & Rescue	\$250,000
City of The Dalles	\$350,000
Wasco County Soil Conservation District	\$30,000
4-H & Extension Service District	\$30,000
Wasco County Library District	\$80,000
<i>Subtotal</i>	<i>\$1,340,000</i>
Education	
Columbia Gorge Community College	\$30,000
Columbia Gorge ESD	\$50,000
North Wasco County SD 21*	\$610,000
<i>Subtotal</i>	<i>\$700,000</i>
Total	\$2,030,000

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Questions?

Nick Popenuk

Tiberius Solutions LLC

503-740-0501

popenuk@tiberiussolutions.com





COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 9. B.

MEETING DATE: Tuesday, May 21, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Dan Spatz
Economic Development Officer

ISSUE: Columbia Gateway Urban Renewal Plan – Projects

BACKGROUND:

The Dalles City Council (**City**) established the Columbia Gateway Urban Renewal Agency (**Agency**) on April 23, 1990 to address blighted areas within the City. In doing so it also created a geographical district (**District**) of the same name, encompassing the downtown area and limited areas along West Second and West Sixth Streets. The extent of this District has been reduced on at least two occasions since then. (The current district is shown in Attachment 1.)

In common with Urban Renewal agencies across Oregon, Columbia Gateway Urban Renewal Agency is subject to statutory requirements of the Oregon Legislature. These are codified in ORS 457, which guides the relationship between Agency and City, provides the basis for creating and terminating districts, and establishes Agency authority, among other provisions.

Urban renewal districts may not encompass more than 25 percent of cities with fewer than 50,000 residents, nor 25 percent of the city's assessed valuation.

The primary method by which urban renewal acquires resources to fulfill its mission is the issuance of bonded debt. The Agency services this debt through "Tax Increment Financing" (**TIF**). Here, a base tax valuation of a new district is "frozen" upon the district's formation in terms of property tax revenue for the various taxing entities whose jurisdictions overlap with the district. Property values continue to increase, but revenues generated beyond the frozen base are dedicated to repay bonded debt. *Urban renewal does not increase the tax burden, but rather redistributes tax revenues.* This results in dwindling revenue to the taxing districts over time, relative to what those districts would otherwise collect during the District's duration. The district terminates when the debt is retired, unless extended through

additional issuance of debt. Upon district termination, tax districts gain the full, current taxable value of the district. This is the over-arching mission of urban renewal: to make investments leading to long-term growth and increased tax value that would not otherwise occur. (Attachment 2.)

Whether those investments are in public infrastructure, private properties or both depends upon the governing policies, which may evolve over time. Some districts invest solely in public infrastructure as an incentive for private development; others emphasize private investment, especially when public infrastructure is already considered sufficient. The Agency emphasized public infrastructure when established in 1990, but this has shifted more recently toward a focus on private investment and thus more immediate expansion of the public tax base.

The Agency allocates its debt capacity to specific projects, which are identified in an Urban Renewal Plan. Projects are guided by the Agency's mission, goals and objectives, which also are established in the Urban Renewal Plan (**Plan**). The Plan is revised periodically, reflecting projects completed, foregone or newly established. The Plan also informs Agency governance beyond the requirements of ORS 457. For instance, Columbia Gateway's Plan provides that only the City Council (not the Agency), is authorized to change District boundaries and expand the District's debt capacity.

The Plan was last revised in 2009, including a list of projects identified then as well as projects from earlier plan revisions. Some projects had already been completed in 2009; others were identified later and adopted through plan amendments but were not reflected in the project list itself. Best practice for urban renewal is to update the Plan to reflect all projects. This is important, not least, because bonded debt issuance also identifies projects for completion; the Agency is thus legally obligated to make best effort, as debt capacity allows, to complete projects identified in the debt issuance.

Agency staff will present a Plan draft revision to the Board at the June 18, 2024 meeting for consideration. Most of this revision will retain language from the 2009 revision, which itself was based on previous plans as modified since the Agency's establishment in 1990. Two major sections will be significantly revised:

- **Goals & Objectives:** The Board reviewed the existing mission, goals and objectives in December 2023 and a draft revision February 20, 2024. There were no changes to the mission, but the Board did approve a rearrangement, minor edits and two additions to Goals & Objectives. Staff have incorporated these edits and one more addition (reference to public spaces, e.g., Federal Street: Attachment 3) in a subsequent revision, which will replace this section of the 2009 Plan. Revised Goals & Objectives are attached to this staff report (Attachment 4).
- **Revised project list:** Agency staff are updating all projects described in the 2009 Plan to reflect current status, and to identify a "menu" of projects, some combination of which (but most likely not all) may realistically be completed within the remaining debt capacity of the Agency prior to termination of the District in 2029. (It is important to note that the Agency itself may or may not continue beyond that point,

as determined by the Board and City Council.) Following is a summary of proposed projects, together with examples currently under review:

- Incentive Program modifications:
 - **Consolidated elements:** Feedback from property owners supports an expanded threshold for Incentive Program funding, and clarification of the distinction between Commercial and Mixed-Use categories. In response, staff proposes to consolidate Commercial and Mixed-Use into a single “Grants” category, which may or may not include upper-story residential. There would be four levels:
 - **Large Grants:** Maximum grant would be \$150,000, subject to Board approval. Minimum match would be 30 percent, consistent with current Mixed Use category. The intent is to recognize property owners’ comments regarding the capacity of grant amounts while reducing reliance upon Development Funding Agreements, which require extensive administrative time in comparison with the Incentive Program. By dropping the residential requirement (but still allowing residential development) we would add flexibility for property owners. Projects exceeding the proposed \$150,000 threshold would be considered for Development Funding Agreements (**DFA**) as described below. System Development Charge (SDC) payments described below could be added to Large Grant projects without triggering the DFA process.
 - **Small Grants:** Maximum grant would be \$50,000. As with the current program, approvals would be made at the administrative level. 50 percent match would still apply.
 - **System Development Charges residential payments:** This is an incentive for new residential units, with no change to current value limitation (\$10,000 per new residential unit combined City and Northern Wasco County Parks and Recreation District SDCs).
 - **Residential upgrades:** Staff has received continuing interest from owners of existing residential dwellings within the District for assistance in minor improvements to increase home value. Relatively few such properties are within the District. Staff proposes a new category for this purpose, limited to a one-time award not to exceed \$25,000, and not to be used for like-to-like replacements. Minimum match would be 25 percent.
 - **Eligible Projects:** Staff proposes to expand the list of eligible grant-funded projects to include roof repair or replacement when conducted as part of a larger renovation project, and installation of fire suppression equipment (typically sprinkler systems) for existing uses or proposed spaces, again only when installed as part of a larger renovation project. (Sprinkler systems currently are eligible only for spaces which are unused at the time of project

approval.) All grants would be subject to performance conditions identified in the grant agreements. As with DFAs described below, these could include performance bonds for larger grant awards. There would be an emphasis on timely completion of deliverables.

- **Façades and upper story residential specific projects:** Staff are working with property owners to determine scope and renovation costs of multiple redevelopment projects within the District, including:
 - The Last Stop upper story residential or boutique hotel
 - Legion Hall upper story office space
 - Canton Wok / Schanno Building façade (coordinated with Maier and Vogt Block projects below)
 - Maier Building façade and upper story residential
 - Vogt Block business facades
 - Pioneer Building renovation (mixed use with residential)
 - Sigman’s Flowers (Oak Hotel) façade and upper story residential. (Sigman’s Flowers received a \$200,000 Main Street grant that will apply to this project.)

Depending upon cost estimates and budget capacity, some combination of these projects would be considered for Agency support.

- **Basalt Commons:** The Agency approved this project in August 2023 with separate investments (Development Funding Agreement, SDC offsets) of approximately \$1.7 million on a project estimated at \$26 million to \$29 million total cost. The project is undergoing land use review with construction anticipated to start later this year. Urban renewal best practices call for projects of this scale to be identified in Urban Renewal Plan updates.
- **First Street:** This project is one of a few identified in the 2009 Urban Renewal Plan that have yet to be completed. There is urgency, since portions of an elevated (“hollow”) sidewalk are failing between Union and Washington streets. Estimated cost is \$6.6 million (See Attachment 5), not including \$1.5 million the Agency has invested over many years in design and engineering. (This is an unusually high cost for A&E relative to total construction budget, driven by significant changes in project scope through the years. For instance, one early concept was a Washington Street public plaza with railroad and freeway pedestrian under-crossings. Each scope change required re-engineering.) The City retains approximately \$3.8 million in Urban Renewal bond funding for this project and is considering City contributions of approximately \$750,000 (direct and staffing offsets), leaving an anticipated deficit of at least \$1,750,000. This does not include costs associated with archaeological review and easement acquisitions. Consulting engineer Paul Schmidtke of KPFF has provided historical background on the First Street project (Attachment 6).

- **Tony's Building site:** The Agency is inviting public guidance on highest and best use for this now-vacant parcel, with comments due June 10, 2024. Staff will use this feedback in developing options for Board consideration at the June 18 Board meeting. (Public comments will be included for Board review.)
- **Development Funding Agreements (DFAs):** Staff proposes the addition of specific metrics and requirements in considering Development Funding Agreements:
 - **Job creation:** At least one new permanent full-time or FTE per \$250,000 invested by the Agency.
 - **Return on investment (ROI):** Urban renewal agencies apply various metrics to this topic:
 - Strategy One: In a strong growth environment, there is a case to be made for monetary return on agency investment in a specific property through an increase in property value over a set period of years. (This was applied to Basalt Commons described above, with projected \$1.77 million ROI over 13 years.)
 - Strategy Two: Another metric is the ratio between public and private investments in a specific property, expressed as a percentage. (Again, to cite Basalt Commons, Agency investment would be about 6 percent on a \$29 million project.)
 - Strategy Three: More broadly, agencies measure returns by the overall valuation increase of a district as influenced by large-scale public infrastructure investments.

Since downtown development is still occurring at a relatively slow pace, staff does not consider the first strategy to be currently viable for projects valued at more than \$150,000 but still not reaching multi-million-dollar scale. Likewise, it is difficult to apply the third measure consistently to such projects. That leaves the second measure (ratio of public to private investment) as a basis for this recommendation. Staff proposes the following distribution table for DFA investments:

- \$10,000,001 million to \$30 million or greater = >5% public investment
- \$5,000,01 million to \$10 million = >7.5 % public investment
- \$1,000,001 million to \$5 million = >10% public investment
- \$250,001 to \$1 million = >25% public investment
- \$150,001 to \$250,000 = >30% public investment
- Projects >\$150,000 funded through Incentive Program
- **Visibility:** Projects with high public visibility receive priority.

- **Deliverables:** DFA projects must start construction within six months of Agency decision of award and must receive Certificate of Occupancy within two years of award decision. Recipients must post performance bond in the amount of award to ensure compliance. Bond may be forfeit at Agency's discretion if project fails to meet completion timeline.

The Board is invited to consider these projects and proposed policy modifications, and propose other projects, at the May 21 meeting. Staff will prepare a final project list, which will be included along with revised Goals & Objectives in the Plan revision scheduled for review in June.

As part of the May 21 meeting, Urban Renewal consultant Elaine Howard will:

- Review prospective projects with the Board.
- Compare prospective projects with revised goals and objectives to ensure alignment. (See Attachment 7.)

After the May 21 meeting and in preparation for the June 18 Agency meeting, Ms. Howard will prepare a chart that shows alignment of projects with goals and objectives. At the June meeting, Ms. Howard will facilitate discussion with Agency on extending, advancing or maintaining current termination date (June 2029) of the Plan and District, given the desired goals and objectives and the projects required to meet those goals and objectives.

Ms. Howard also will be available at the June 18, 2024 meeting to discuss the process for establishing one or more new districts, as guided by the Board and City Council.

PROJECT BENEFITS

Staff and consultants calculate the Agency's remaining debt capacity at \$5.9 million, which must be expended prior to June 30, 2029. The intent in selecting specific projects is to help ensure that remaining Agency investments achieve the greatest possible benefit for the District and City. Investments should be highly visible, reduce blight, result in measurable gains to the tax base, and contribute to overall economic vitality. Investments should demonstrate the long-term value of urban renewal in contributing to community prosperity.

BUDGET IMPLICATIONS

Unlike municipal budgets, the ultimate goal of urban renewal is to fully expend fiscal resources on projects identified in the Plan. Once that occurs, the Plan concludes and the District terminates. (The Agency itself continues unless disbanded by the City Council.) There are not sufficient resources remaining to the Agency to conduct all of the projects summarized above. Staff request the Board's guidance in selecting among these projects and any others the Board identifies a final list of priority projects. These will become a scope of work for completion by June 2029.

Should the Agency continue through the formation of one or more new districts after 2029, policy modifications described here may help inform later decisions.

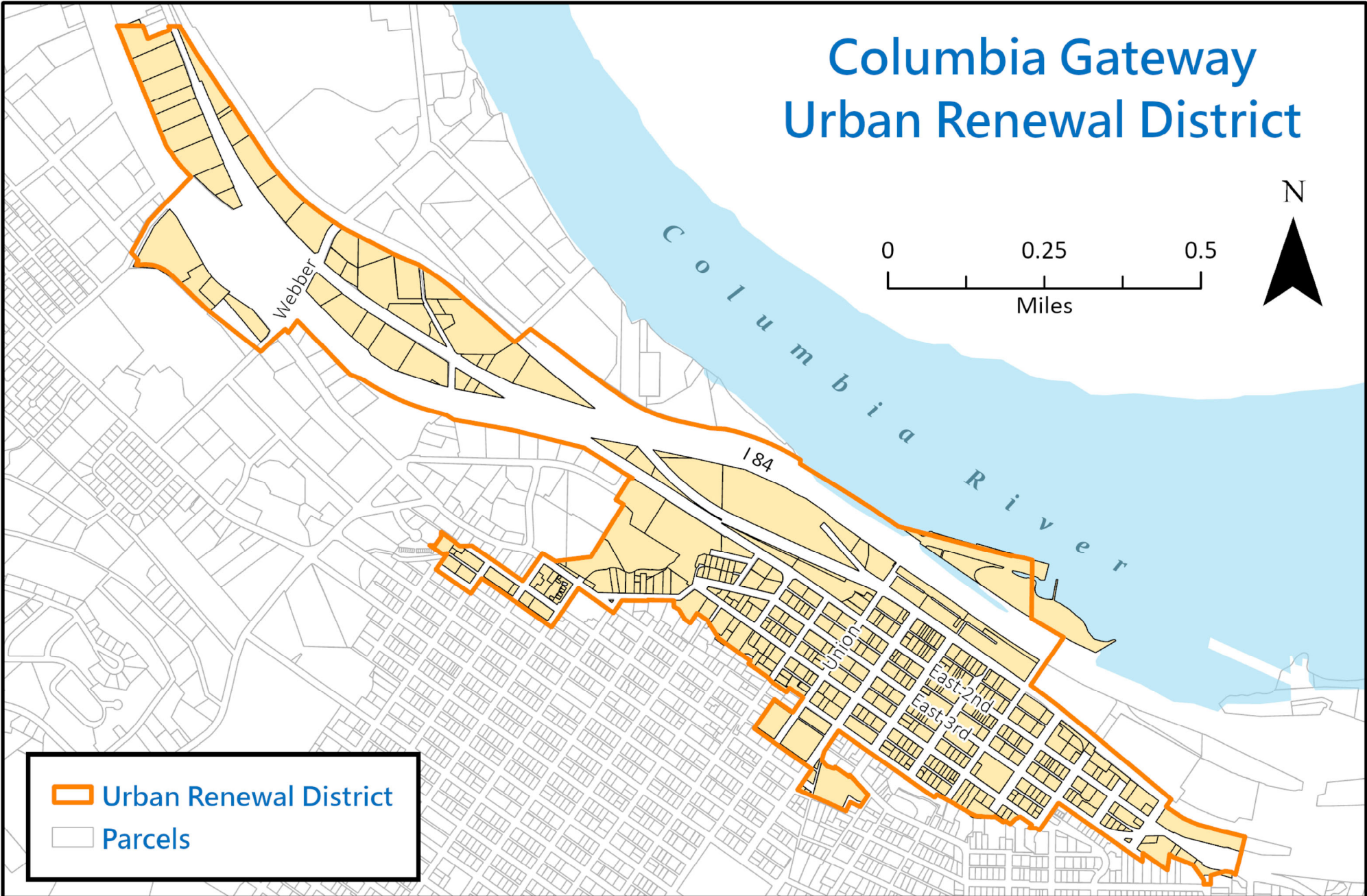
BOARD ALTERNATIVES

1. **Staff recommendation:** *Select projects from the proposed list and identify others for completion by June 2029.*
2. Other action as determined by the Board.

Attachments:

- **Attachment 1** – Columbia Gateway Urban Renewal District map
- **Attachment 2** – Annual tax district revenue gain upon District termination
- **Attachment 3** – Federal Street Plaza preliminary concept
- **Attachment 4** - Revised Goals & Objectives
- **Attachment 5** – 2024 First Street estimate
- **Attachment 6** – KPFF letter on First Street history
- **Attachment 7** – Elaine Howard presentation slides

Columbia Gateway Urban Renewal District



Additional Revenue after Columbia Gateway District Closes

Taxing District	Total Impact
General Government	
Wasco County	\$500,000
Port of The Dalles	\$20,000
Northern Wasco County Park & Rec	\$80,000
Mid Columbia Fire & Rescue	\$250,000
City of The Dalles	\$350,000
Wasco County Soil Conservation District	\$30,000
4-H & Extension Service District	\$30,000
Wasco County Library District	\$80,000
<i>Subtotal</i>	<i>\$1,340,000</i>
Education	
Columbia Gorge Community College	\$30,000
Columbia Gorge ESD	\$50,000
North Wasco County SD 21*	\$610,000
<i>Subtotal</i>	<i>\$700,000</i>
Total	\$2,030,000

1

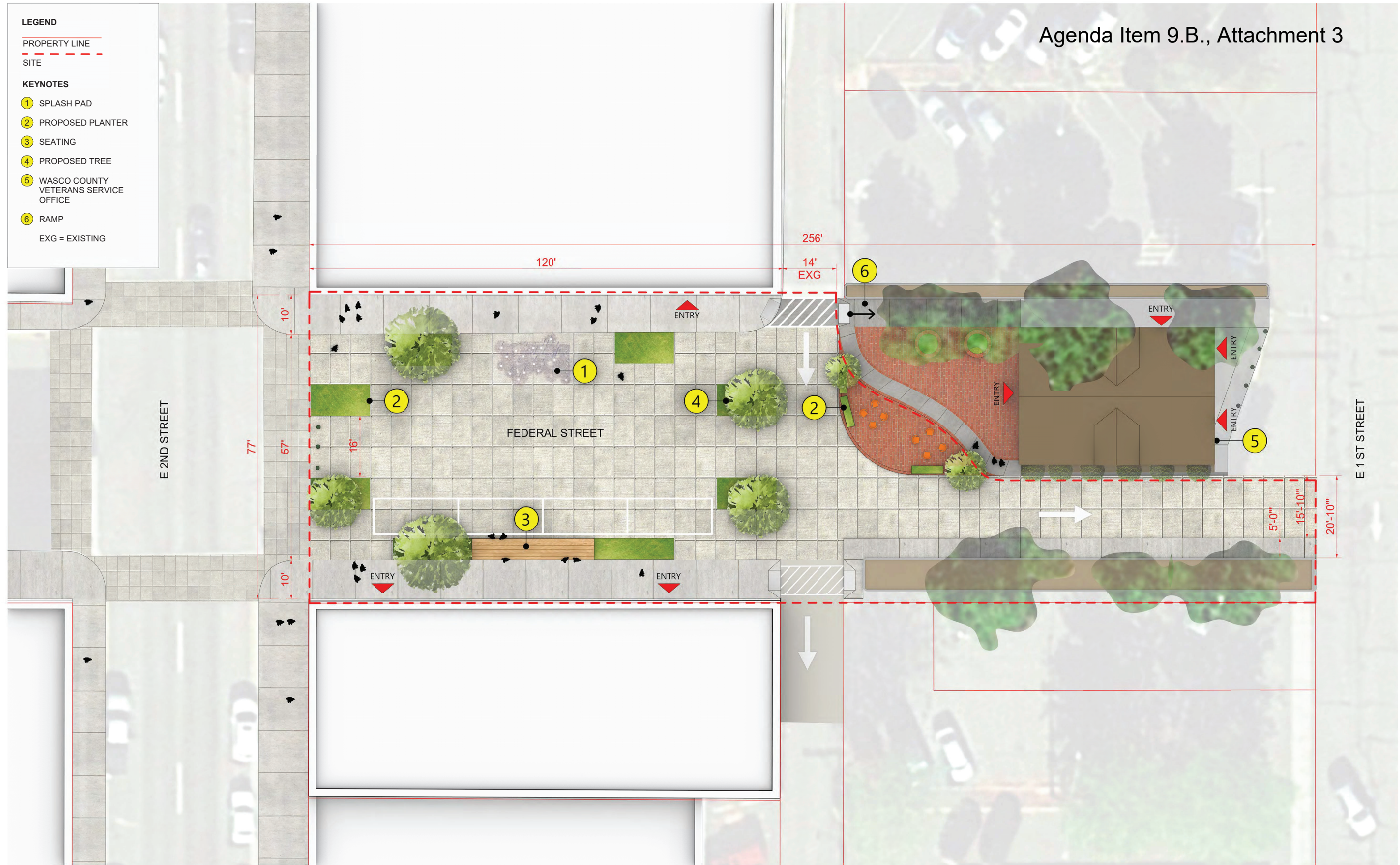
LEGEND

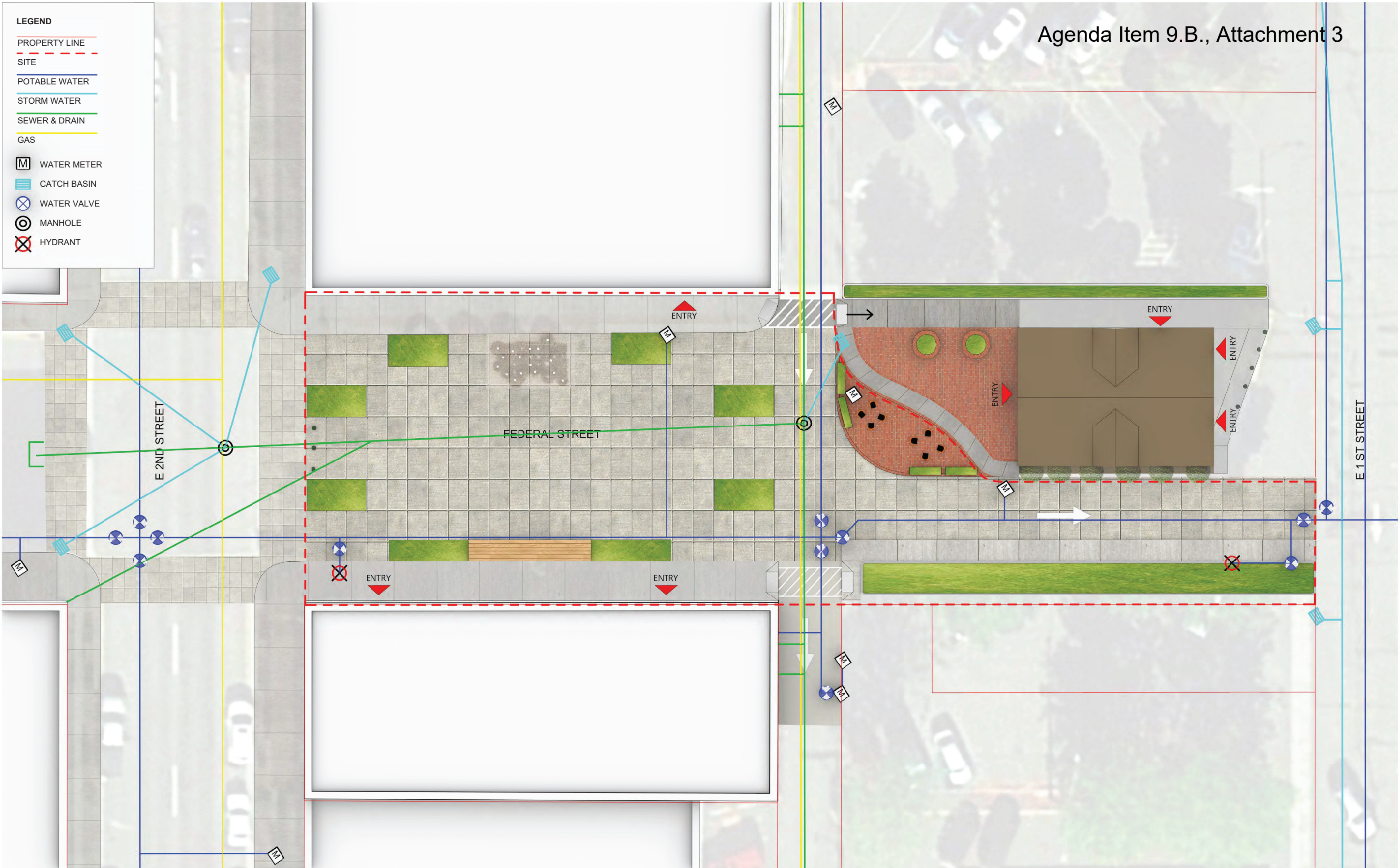
PROPERTY LINE

SITE

KEYNOTES

- ① SPLASH PAD
 - ② PROPOSED PLANTER
 - ③ SEATING
 - ④ PROPOSED TREE
 - ⑤ WASCO COUNTY VETERANS SERVICE OFFICE
 - ⑥ RAMP
- EXG = EXISTING

















**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. Revised - GOALS AND OBJECTIVES *

- A. To foster public participation in all urban renewal activities, including but not limited to strategic planning, through semi-annual in-person and virtual town halls and other civic outreach, and to regularly communicate urban renewal achievements and activities through social and traditional media engagement, signage, website, and public presentations.
- B. 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 so that the area will contribute its fair share to the costs of public services.
- C. To make strategic investments that return unused and underused public and private properties to productive condition, consistent with the City's Comprehensive Plan and implementing ordinances;
- D. To participate through land acquisition and disposition, rehabilitation loans and other activities in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will accomplish any or all of the following goals:
 - 1. Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County;
 - 3. Ensure a more attractive, functional and economically viable city;
 - 4. Restore historically significant properties to productive use when such use aligns with Goals A and B above;
 - 5. Recognize, maintain awareness of and when feasible mitigate the fiscal impact of Urban Renewal on local tax districts;**
 - 6. Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing;**
 - 7. Support the development of public spaces downtown.**
- E. To expand access and connections from downtown to the Riverfront and to provide facilities that enhance public use of the Riverfront;
- F. To provide an adequate amount of properly located and designed off-street accessible parking in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking;
- G. To improve the visual appearance, capacity, and traffic flow of public streets where such improvements will foster adjacent commercial or residential investment and/or support public services.

- H. 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;
- I. In conjunction with urban renewal projects, leverage other funding sources to install or upgrade public utilities, including but not limited to underground services in downtown alley rights-of-way.
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency's financial resources to the maximum extent possible.

** Note: Urban Renewal Board members reviewed the existing mission, goals and objectives on Dec. 19, 2023, recognizing that any changes will need City Council approval. Board members reviewed a draft at the next meeting on Jan. 30, 2024. Goals and objectives presented here reflect comments from that review (D.5,6).*

*** Note: Objectives 5 and 6 revised per Board review January 2024. Objective 7 subsequently proposed by Staff.*



TOTAL CONSTRUCTION COSTS
for
THE DALLES FIRST STREET PROJECT
UNION ST TO LAUGHLIN ST

Table with columns: ITEM NUMBER, ITEM DESCRIPTION, QUANTITY (UR), QUANTITY (CITY), UNIT, UNIT COST (UR), UNIT COST (CITY), ITEM COST (UR), ITEM COST (CITY). Rows include categories like TEMPORARY FEATURES AND APPURTENANCES, ROADWORK, DRAINAGE AND SEWERS, BRIDGES, and BASES.



TOTAL CONSTRUCTION COSTS
for
THE DALLES FIRST STREET PROJECT
UNION ST TO LAUGHLIN ST

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY (UR)	QUANTITY (CITY)	UNIT	UNIT COST (UR)	UNIT COST (CITY)	ITEM COST (UR)	ITEM COST (CITY)
WEARING SURFACES								
0744-0302000M	LEVEL 3, 1/2 INCH ACP MIXTURE	1,600	300	TON	\$ 200.00	\$ 200.00	\$ 320,000.00	\$ 60,000.00
0744-0331000M	LEVEL 3, 1/2 INCH ACP MIXTURE IN LEVELING	140	60	TON	\$ 150.00	\$ 150.00	\$ 21,000.00	\$ 9,000.00
0756-0103000J	PLAIN CONCRETE PAVEMENT, UNDOWELED, 8 INCHES TH	370	90	SQYD	\$ 150.00	\$ 150.00	\$ 55,500.00	\$ 13,500.00
0759-0102000F	CONCRETE CURBS, MODIFIED	100	0	FOOT	\$ 100.00	\$ 100.00	\$ 10,009.00	\$ -
0759-0103000F	CONCRETE CURBS, CURB AND GUTTER	1,460	236	FOOT	\$ 75.00	\$ 75.00	\$ 109,485.75	\$ 17,700.00
0759-0105000F	CONCRETE CURBS, CURB AND GUTTER, MODIFIED	0	287	FOOT	\$ 125.00	\$ 125.00	\$ (61.25)	\$ 35,875.00
0759-0108000F	CONCRETE CURBS, LOW PROFILE MOUNTABLE CURB, MC	127	0	FOOT	\$ 40.00	\$ 40.00	\$ 5,074.80	\$ -
0759-0110000F	CONCRETE CURBS, STANDARD CURB	1,929	0	FOOT	\$ 50.00	\$ 50.00	\$ 96,448.00	\$ -
0759-0112000F	CONCRETE CURBS, STANDARD CURB, MODIFIED	225	0	FOOT	\$ 55.00	\$ 55.00	\$ 12,384.90	\$ -
0759-0118000F	CONCRETE CURBS, MOUNTABLE CURB	0	115	FOOT	\$ 30.00	\$ 30.00	\$ (10.80)	\$ 3,450.00
0759-0126000J	CONCRETE DRIVEWAYS	236	1,612	SQFT	\$ 20.00	\$ 20.00	\$ 4,720.60	\$ 32,239.80
0759-0128000J	CONCRETE WALKS	6,853	3,375	SQFT	\$ 15.00	\$ 15.00	\$ 102,793.20	\$ 50,625.15
0759-9Z9	CONCRETE WALKS, REINFORCED	2,705	0	SQFT	\$ 25.00	\$ 25.00	\$ 67,631.75	\$ -
0759-0154100E	EXTRA FOR NEW CURB RAMPS	11	2	EACH	\$ 1,750.00	\$ 1,750.00	\$ 19,250.00	\$ 3,500.00
0759-0510000J	TRUNCATED DOMES ON NEW SURFACES	190	20	SQFT	\$ 50.00	\$ 50.00	\$ 9,500.00	\$ 1,000.00
0760-0100000J	UNIT PAVERS	2,807	814	SQFT	\$ 45.00	\$ 45.00	\$ 126,315.00	\$ 36,630.00
							Subtotal	\$ 960,040.95 \$ 263,519.95
PERMANENT TRAFFIC SAFETY AND GUIDANCE DEVICES								
0810-0123000E	GUARDRAIL END PIECES, TYPE C	1	0	EACH	\$ 150.00	\$ 150.00	\$ 150.00	\$ -
0860-0200000F	LONGITUDINAL PAVEMENT MARKINGS - PAINT	3,000	0	FOOT	\$ 2.00	\$ 2.00	\$ 6,000.00	\$ -
0867-0103500E	PAVEMENT LEGEND, TYPE AB: ARROWS	3	0	EACH	\$ 400.00	\$ 400.00	\$ 1,200.00	\$ -
0867-0131000E	PAVEMENT LEGEND, TYPE B-HS: BICYCLE LANE STENCIL	7	0	EACH	\$ 400.00	\$ 400.00	\$ 2,800.00	\$ -
0867-0145100J	PAVEMENT BAR, TYPE B-HS	30	0	SQFT	\$ 20.00	\$ 20.00	\$ 600.00	\$ -
							Subtotal	\$ 10,750.00 \$ -
PERMANENT TRAFFIC CONTROL AND ILLUMINATION SYSTEMS								
0905-0100000A	REMOVE EXISTING SIGNS	0	0	LS	\$ 500.00	\$ 500.00	\$ -	\$ -
0905-0101000A	REMOVE AND REINSTALL EXISTING SIGNS	1	0	LS	\$ 10,000.00	\$ 2,000.00	\$ 10,000.00	\$ -
0920-0100000A	SIGN SUPPORT FOOTINGS	1	0	LS	\$ 8,000.00	\$ 2,000.00	\$ 8,000.00	\$ -
0930-0116000A	PIPE SIGN SUPPORTS	1	0	LS	\$ 8,200.00	\$ 2,200.00	\$ 8,200.00	\$ -
0940-0202000J	SIGNS, STANDARD SHEETING, SHEET ALUMINUM	47	0	SQFT	\$ 30.00	\$ 30.00	\$ 1,417.50	\$ -
0970-0100000A	POLE FOUNDATIONS	1	0	LS	\$ 22,000.00	\$ 22,000.00	\$ 22,000.00	\$ -
0970-0105000A	CONDUIT	1	0	LS	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ -
							Subtotal	\$ 89,617.50 \$ -
RIGHT OF WAY DEVELOPMENT AND CONTROL								
1040-0100000E	SOIL TESTING	1	0	EACH	\$ 500.00	\$ 500.00	\$ 500.00	\$ -
1040-0101000K	TOPSOIL	125	25	CUYD	\$ 75.00	\$ 75.00	\$ 9,375.00	\$ 1,875.00
1040-0107000K	SOIL CONDITIONER	25	5	CUYD	\$ 75.00	\$ 75.00	\$ 1,875.00	\$ 375.00
1040-0130000E	DECIDUOUS TREES, 2 INCH CALIPER	32	7	EACH	\$ 500.00	\$ 500.00	\$ 16,000.00	\$ 3,500.00
1040-0190000K	BARK MULCH	3	1	CUYD	\$ 75.00	\$ 75.00	\$ 225.00	\$ 75.00
1040-0192000K	CINDER MULCH	8	3	CUYD	\$ 200.00	\$ 200.00	\$ 1,600.00	\$ 600.00
1040-9Z9	BALLAST MULCH	3	1	CUYD	\$ 200.00	\$ 200.00	\$ 600.00	\$ 200.00
1040-0206000F	ROOT BARRIER	118	50	FOOT	\$ 12.00	\$ 12.00	\$ 1,416.00	\$ 600.00
1040-0200000E	TREE GRATES	24	4	EACH	\$ 3,500.00	\$ 3,500.00	\$ 84,000.00	\$ 14,000.00
1040	TREE SOIL CELLS	1	1	LS	\$ 120,000.00	\$ 40,000.00	\$ 120,000.00	\$ 40,000.00
1095-0101000E	BICYCLE RACKS - CITY PROVIDED - CONTRACTOR INSTAL	6	1	EACH	\$ 250.00	\$ 250.00	\$ 1,500.00	\$ 250.00
1095-0104000E	LITTER RECEPTACLES - CITY PROVIDED - CONTRACTOR I	2	1	EACH	\$ 250.00	\$ 250.00	\$ 500.00	\$ 250.00
1050	ORNAMENTAL PEDESTRIAN RAIL TYPE 1	1,457	0	FOOT	\$ 200.00	\$ 200.00	\$ 291,400.00	\$ -
1050	ORNAMENTAL PEDESTRIAN RAIL TYPE 2	486	0	FOOT	\$ 150.00	\$ 150.00	\$ 72,900.00	\$ -
1096-9Z9	WOOD STAIRS AND RAMPS REMOVAL	1	0	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
							Subtotal	\$ 604,391.00 \$ 61,725.00



TOTAL CONSTRUCTION COSTS
for
THE DALLES FIRST STREET PROJECT
UNION ST TO LAUGHLIN ST

ITEM NUMBER	ITEM DESCRIPTION	QUANTITY (UR)	QUANTITY (CITY)	UNIT	UNIT COST (UR)	UNIT COST (CITY)	ITEM COST (UR)	ITEM COST (CITY)
WATER SUPPLY SYSTEMS								
1120-010000A	IRRIGATION SYSTEM	1	0	LS	\$ 85,000.00	\$ 85,000.00	\$ 85,000.00	\$ -
1140-030000E	6 INCH CONNECTION TO 6 INCH EXISTING MAIN	1	0	EACH	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ -
1140-030000E	6 INCH CONNECTION TO 8 INCH EXISTING MAIN	2	0	EACH	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ -
1140-030000E	8 INCH CONNECTION TO 8 INCH EXISTING MAIN	4	0	EACH	\$ 1,250.00	\$ 1,250.00	\$ 5,000.00	\$ -
1140-040000F	6 INCH DUCTILE IRON PIPE WITH CLASS B BACKFILL	158	0	FOOT	\$ 160.00	\$ 160.00	\$ 25,233.60	\$ -
1140-040000F	8 INCH DUCTILE IRON PIPE WITH CLASS B BACKFILL	1,582	0	FOOT	\$ 165.00	\$ 165.00	\$ 261,020.10	\$ -
1140-061000E	DUCTILE IRON PIPE TEES, 8 INCH	4	0	EACH	\$ 1,000.00	\$ 1,000.00	\$ 4,000.00	\$ -
1140-065000E	DUCTILE IRON PIPE BEND, 8 INCH	4	0	EACH	\$ 650.00	\$ 650.00	\$ 2,600.00	\$ -
1150-010000E	6 INCH GATE VALVE	2	0	EACH	\$ 2,000.00	\$ 2,000.00	\$ 4,000.00	\$ -
1150-010400E	8 INCH GATE VALVE	8	0	EACH	\$ 2,250.00	\$ 2,250.00	\$ 18,000.00	\$ -
1160-010000E	HYDRANT ASSEMBLIES	1	0	EACH	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
1170-010000E	3/4 INCH WATER SERVICE CONNECTIONS	5	0	EACH	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	\$ -
1170-010300F	3/4 INCH WATER SERVICE CONNECTION PIPING	119	0	FOOT	\$ 50.00	\$ 50.00	\$ 5,930.50	\$ -
1170-011100E	RELOCATE 3/4 INCH WATER METER ASSEMBLY	5	0	EACH	\$ 2,000.00	\$ 2,000.00	\$ 10,000.00	\$ -
Subtotal							\$ 353,784.20	\$ -
CONSTRUCTION SUBTOTAL							\$ 4,634,589.96	\$ 455,478.95
ANTICIPATED ITEMS								
9400-0010200A	RAILROAD PROTECTIVE COSTS	1	1	LS	\$ -	\$ -	TBD	\$ -
9400-0010300A	OTHER RAILROAD COSTS	1	1	LS	\$ -	\$ -	TBD	\$ -
9400-0012000A	SPECIALS, UTILITIES ADJUSTMENT (PUD Lighting Materials)	1	1	LS	\$ 178,499.37	\$ -	\$ 178,499.37	\$ -
9400-0012800A	ARCHAEOLOGICAL SITE MONITORING	1	1	LS	\$ -	\$ -	TBD	\$ -
9800-0000150A	ENGINEERING	1	1	LS	\$ -	\$ -	TBD	\$ -
Subtotal							\$ 178,499.37	\$ -
ESTIMATE COST							\$ 4,813,089.33	\$ 455,478.95
CONTINGENCY (10.0%)							\$ 481,308.93	\$ 45,547.90
CONSTRUCTION ESTIMATE TOTAL							\$ 5,294,398.26	\$ 501,026.85
ADDITIONAL COSTS								
Design Fees (Contracted NTE amount)							\$ 250,000.00	\$ -
Allowance for Construction Engineering & Administration (10%)							\$ 529,000.00	\$ 50,000.00
TOTAL PROJECT COSTS							\$ 6,073,398.26	\$ 551,026.85

*Estimate does not include reimbursable utility or ROW costs



May 14, 2024

Josh Chandler
City of The Dalles
313 Court Street
The Dalles, OR 97058

Via Email: jchandler@ci.the-dalles.or.us

RE: First Street Cost Estimate Letter
City of The Dalles – First Street Reconstruction

Dear Josh Chandler:

As requested, below is a brief history of the project cost estimate, beginning with the removal of federal funds from the project in 2022 and continuing to today. Over this period anticipated overhead costs were reduced as a result of removing federal funding and estimated construction costs have increased as described below.

Changes in overhead costs resulted from removing federal funds and ODOT participation from the project. The City of The Dalles and ODOT agreed to remove federal funds from the First Street reconstruction project in quarter 4 of 2022. This change allowed the project to be delivered according to state and local requirements, removing federal requirements from the project. Federal requirements are particularly strict in the area of historic, cultural, and environmental regulations. Federal requirements in those areas are designed for large-scale transportation projects (highways) and do not always best support local street projects. This change reduced project cost estimates associated with environmental work and right of way acquisition. If the project were not defederalized the additional costs associated with environmental work and right of way acquisition would be in addition to the current estimated construction costs.

Estimated changes to construction costs result from further investigations into the conditions of the existing wall system along First Street. After federal funds were removed, KPFF advanced the project design from the 90% level of completion to 95%. The intent of this plan set was to advance the design and reflect the requirements of a locally funded project. That work included additional geotechnical investigations by GRI and wall design by KPFF for the walls along the south side of First Street. Through this work, KPFF identified several work items that required further detailing and have contributed to an increased construction cost estimate:

- GRI's geotechnical investigations identified poor soil conditions at the base of the existing wall system, resulting in a need for more significant foundation systems than previously anticipated.
- KPFF's constructability assessment of the resulting wall design resulted in increased impacts on the existing street. More of First Street must be removed and replaced to construct the walls safely than previously anticipated.
- GRI's recommended to avoid adding loads near historic structures. At the Baldwin Saloon, this created a need to add micro piles and framing to support the sidewalk.

THE DALLES FIRST STREET RECONSTRUCTION

RE: Cost Estimate Letter

5/14/2024

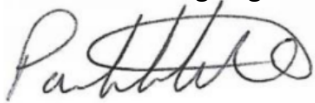
Page 2

The project cost has also increased due to inflation and escalation. Over the past four years, the pricing of materials and labor have increased by approximately 7-10% per year. The project has been additionally impacted by inflation and escalation because the schedule was extended to allow for additional geotechnical and structural engineering work.

The City and KPFF conducted a value engineering exercise assessing cost and scope reduction measures and the changes in project risk and benefits resulting from those measures. Ultimately, the city decided to continue with the same project scope and has identified additional funding.

If you have any questions or require additional information, please contact me.

Sincerely,
KPFF Consulting Engineers

A handwritten signature in black ink, appearing to read "Paul Schmidtke", written in a cursive style.

Paul Schmidtke, PE

10102300069-kb

Potential Projects

- Incentive Program
- First Street Project
- Tony's site redevelopment
- Federal Street Plaza

Relevant Goals and Objectives

- B. 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 so that the area will contribute its fair share to the costs of public services.
- C. To make strategic investments that return unused and underused public and private properties to productive condition, consistent with the City's Comprehensive Plan and implementing ordinances;

D. To participate through land acquisition and disposition, rehabilitation loans and other activities in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will accomplish any or all of the following goals:

1. Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County;
2. Ensure a more attractive, functional and economically viable city;
5. Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing;
7. Support the development of public spaces downtown.

H. 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;

J. To identify and actively pursue external grant and private resources in order to leverage the Agency's financial resources to the maximum extent possible.

Matrix of Goals and Objectives and Projects

Project	Goals	Objectives	Costs
Incentive Program	B,C,D,G, H, J	D. 1,2,5,6	\$1.7 million
First Street	B,D,G,H,J	D.1,2,6	\$6.6 million
Tony's property	A,B,C,D	D. 1,2,5,6	To be determined
Federal Plaza	A,B,C,D,G,H,J	D. 1,2,5,6	\$705,180







Walawala Plaza | Walla Walla, WA



Walawala Plaza | Walla Walla, WA

