

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

June 18, 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 – May 21, 2024
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any Urban Renewal subject. Five minutes per person will be allowed.
7. DISCUSSION ITEMS:
 - A. Columbia Gateway Urban Renewal District Fiscal Analysis
 - B. First Street Reconstruction Options and Cost Analysis
 - C. Tony's Site Public Survey and Redevelopment Options
 - D. Columbia Gateway Urban Renewal Plan Revision
8. BOARD MEMBER COMMENTS / QUESTIONS
9. STAFF COMMENTS / PROJECT UPDATES
10. 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

May 21, 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, Scott Hege, Kristen Lillvik, Tim McGlothlin, Dan Richardson, Marcus Swift and Ben Wring
- BOARD ABSENT:** Walter Denstedt
- STAFF PRESENT:** Director and Urban Renewal Manager Joshua Chandler, Economic Development Officer Dan Spatz, City Attorney Jonathan Kara, Finance Director Angie Wilson, 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 Richardson and seconded by Hege to approve the agenda as presented. The motion carried 8/0; Coburn, Hege, Long, Lillvik, McGlothlin, Richardson, Swift and Wring voting in favor, none opposed, Denstedt absent.

APPROVAL OF MINUTES

It was moved by Coburn and seconded by McGlothlin to approve the minutes of February 20, 2024 as submitted. The motion carried 7/0; Coburn, Hege, Long, Lillvik, McGlothlin, Richardson, and Swift voting in favor, none opposed, Wring abstained, Denstedt absent.

PUBLIC COMMENT

David Griffith, 409 W. 16th Street, The Dalles

Mr. Griffith shared his support of the Mint. It has been quite the community center.

Kevin Ryan, 508 W. 12th Street, The Dalles

Mr. Ryan shared his support for Tim Schechtel and the Mint Building. The Mint is a vibrant, viable business property. Many property owners downtown do not want to create infrastructure

for new tenants, presenting a deterrent for small businesses. Mr. Ryan said that Mr. Schechtel is trying to develop the building to increase further success for Freebridge Brewing, and continue providing social spaces. He said the Board's support would be a wise decision.

ACTION ITEMS

Chair Long read the rules of a public hearing. The public hearing opened at 5:45 p.m.

Adoption of the Fiscal Year 2023/24 Budget for the Columbia Gateway Urban Renewal Agency

Resolution No. 23-003 – A Resolution Adopting the Fiscal Year 2023/2024 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.

Finance Director Angie Wilson stated at this time, Staff has no recommendation for changes to the budget approved by the Urban Renewal Budget Committee on April 16, 2024. Director Wilson recommended adoption of the Fiscal Year 2024-2025 Budget.

Chair Long closed public testimony at 5:47 p.m.

Board Member Richardson asked if there was movement in the last month that would affect the budget with regard to updated costs or changes in opportunity driven projects. Director Chandler replied there were no changes.

It was moved by Swift and seconded by Wring 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. The motion carried 8/0; Coburn, Hege, Long, Lillvik, McGlothlin, Richardson, Swift and Wring voting in favor, none opposed, Denstedt absent.

Chair Long closed the public hearing at 5:49 p.m.

DISCUSSION ITEM

Columbia Gateway Urban Renewal District Fiscal Analysis, Part II

Economic Development Officer (EDO) Spatz introduced Nick Popenuk of Tiberius Solutions. Mr. Popenuk provided Part II of the Fiscal Analysis (Attachment 1).

Board Member Richardson referred to the Maximum Indebtedness (MI) of \$29.1M, stating we have spent approximately \$23.3M. Does the remaining \$6M include funds allocated for the Basalt Commons project? Mr. Popenuk replied the figures include only expenditures that occurred through the end of fiscal year 2022/2023.

Board Member Richardson again asked, is the remaining \$6M inclusive of the Basalt Commons project? Director Chandler replied funding will come from the remaining \$6M.

Board Member Swift asked how much of the remaining \$5.7 MI will go toward Debt Service, rather than funding for new projects. Mr. Popenuk replied none of the MI will go toward Debt Service; it is specifically a measure of the remaining capacity to spend on the principal cost of capital projects. Debt Service payments do not count against MI. Only the principal amount of capital projects is limited by MI.

Board Member Hege asked for an explanation of program income. Mr. Popenuk replied "program income" is the industry term for any source of money that is not tax increment revenue. Traditionally the main sources of income for urban renewal areas are proceeds from

land sale, rent from properties owned by an urban renewal agency, repayment of loans made to local businesses, or grant funding received directly by an urban renewal agency. These funds are not subject to the MI limit.

Board Member Hege asked if administrative costs come out of the remaining MI. Mr. Popenuk replied it does. Both capital projects, and administration of the projects, count against MI.

Columbia Gateway Urban Renewal Plan – Projects

Elaine Howard, Elaine Howard Consulting, stated she worked with Staff to identify potential projects and how those projects would tie in with recently updated Agency goals and objectives (Attachment 2).

Board Member Hege stated the projects listed would more than use all the available funds; is that correct? Mr. Popenuk replied the Agency has only \$6M to fund projects. The project list is \$9M, with Tony's property costs to be determined. Director Chandler noted the staff report by EDO Spatz would fine-tune these numbers.

EDO Spatz acknowledged the long list of projects could not all be funded. Staff hopes to establish Incentive Program modifications to provide flexibility and allow funding for some projects as additional costs are determined for potential projects. The intent tonight is not to approve specific projects, rather a broad discussion of potential projects.

EDO Spatz presented the staff report.

Board Member McGlothlin left the meeting at 6:36 p.m.

Board Member Hege noted a performance bond is not a typical bond required to ensure compliance. He urged Staff to further research the bond.

Board Member Hege referred to "Large Grants" on page 37 of the Agenda Packet, which states "...Minimum match would be 30 percent, consistent with current Mixed Use category." EDO Spatz corrected the percentage, stating the minimum match would be 70 percent.

Board Member Richardson asked about "Residential upgrades." EDO Spatz noted the minimum match would be 75 percent.

Chair Long asked for clarification from the Board regarding the First Street project, which has become very expensive. She personally leans toward the fact that the City needs to step up more on the First Street project, and potentially the plaza project, rather than Urban Renewal. She is more interested in big projects, such as Basalt Commons, but also the Incentive Program used for businesses downtown. Urban Renewal is really the source of funds for downtown improvement projects. If the Agency uses its funding for projects that have other possible funding sources, are we short-changing our downtown?

Board Member Coburn added it is difficult to comment on some of the projects without a clear idea of the remaining funds. Those figures might shift priorities on the list. She also referred to "Eligible Projects" on page 37, and asked what is meant by "...when conducted as part of a larger renovation project..." Does this mean larger dollar volume? She would like additional clarification.

Director Chandler replied the intent is to fund a more complete renovation, rather than only roof replacement. He agreed the language needs clarification. Currently, the UR Incentive Program requires a 30 percent match for a mixed-use project with up to a \$150,000 grant.

Board Member Hege said it is hard to understand why Urban Renewal would fund 70 percent of

a straight business project. If the purpose is to incentivize housing, he might consider a lower match for a residential project, but not straight business projects. Director Chandler replied the Board could consider retaining the mixed-use project at a 30 percent match to incentive housing. The increased ceiling on commercial projects is in response to the increase in commercial project requests.

Board Member Hege stated the First Street project is looming. It's unclear; the list says \$6.6M. Is that project looking for Urban Renewal to fund \$6.6M dollars in addition to what is already set aside? Or is it actually less, because funds were already set aside? Director Chandler replied this is the total project cost right now. \$3.8M was transferred to a City account for the project.

Board Member Richardson noted the Agency will need to find \$2.8M for the 1st Street Streetscape. The Agency has \$6M total indebtedness, and has allocated ±\$1.38M to Basalt Commons. This leaves \$4.7M unallocated. Urban Renewal could finish 1st Street and have \$1.9M remaining for other things.

Director Chandler stated approximately \$1.1M is budgeted for the Incentive Program; the amount is not included in any funds considered for 1st Street. In addition, \$2.7M remains in Opportunity Driven Projects that will be used to help pay for 1st Street.

Director Chandler added all the projects listed can fall under the \$1.1M budgeted for the Incentive Program.

Chair Long asked the Board to consider whether or not Urban Renewal dollars should be the main source of funds for repairing crumbling infrastructure. It's one thing to fund a cosmetic project on 1st Street, it's another thing to be responsible for infrastructure problems. Chair Long felt infrastructure is the City's and/or property owners' responsibility. Urban Renewal dollars are better spent in other ways. Other funding sources available for 1st Street could not be used for downtown.

Board Member Hege said he understood one grant for 1st Street was returned. He then asked if there are any other resources or grants to fund 1st Street.

Director Chandler introduced Paul Schmidtke of KPFF. Director Chandler added funds could potentially be available for this project, but one of the reasons the cost is now reduced is due to federal requirements attached to many of these grants.

Mr. Schmidtke could not speak specifically to the grant amount, or how much ODOT would have cost. Typically, projects with federal funding attached have a 40 percent increase in overall cost. The increase is due to environmental research, among other requirements, that elongates the design prior to construction, which pushes construction start date out, and can also increase in terms of escalation. Mr. Schmidtke noted we are on schedule to beat the previously identified schedule from federal funding.

Board Member Richardson suggested Staff return with three alternative funding scenarios for comparison of the Agency's options.

Chair Long requested additional input from the Board. If First Street is in fact an Agency responsibility, do we need to look for other funding sources. Should the Agency be filling in eroded sidewalks?

Board Member Hege said in the context of the original plans, it made sense for the Agency. In today's context, less so. He is less inclined to be enthusiastic about it. He also noted the cost is an estimate at this time.

EDO Spatz stated the 2009 bond established different projects that the Agency then became legally obligated to address. Streetscape was specifically called out. Legally, there needs to be some level of Urban Renewal involvement. No Urban Renewal involvement would probably run counter to the intent of the bond obligation. This is a conversation Staff is having with bond counsel.

Board Member Wring said the partnership with ODOT went away with the grant, so we have to find another partner; the City is a logical choice. He asked what Public Works could provide. Board Member Wring would like to know the cost and scope for each of the different portions of the 1st Street project. Applicants come to us for funding their projects; the City is one of those customers. We need a list of items planned for 1st Street with associated costs. It will open opportunities for funding sources.

Director Chandler noted the breakdown of total costs on the 1st Street project on pages 54-56 of the Agenda Packet. To Board Member Hege's comment, there was a 5 percent contingency on this project. We added a 10 percent contingency for this exercise. The two columns on the far right itemize the costs for Urban Renewal and for the City. This exercise reflects the City's contribution for all street frontages owned by the City. This could be one alternative requested by Board Member Wring.

Director Chandler said it is typically the responsibility of the property owner to pay for right-of-way infrastructure improvements. The Agency has made a commitment to the 1st Street property owners since 2008. Although the City may be able to pay the costs, Chandler asked the Board to think before putting those costs back on the property owners. This has almost been promised to the property owners over the last 15 years.

Staff reviewed some value engineering, but wants to retain the scope of the project. As an example, can the water fund pay for an underground water pipe? Board Member Wring replied what stands out is drainage and sewers on page 54. Can the City can pay a larger portion?

EDO Spatz said his recollection to 2002 was infrastructure came out of Public Works and streetscaping above ground came out of Urban Renewal.

Chair Long invited public comment.

Lindsey Giamei, 116 E. Second Street, The Dalles

Ms. Giamei owns two buildings downtown. Urban Renewal funded some of the upgrades. Based on her experience, an applicant takes on a lot with an older building: clutter left behind, ceilings falling down, no electric, no plumbing, etc. To install electric the quote is \$40,000, HVAC is \$45,000, drywall is \$40,000, and plumbing is \$35,000 to \$40,000. She is grateful for the funding provided. If the Board is considering increasing the funding levels, it would help move things along faster. She added that 2nd and 3rd streets still need some love, and a plaza should be a higher priority than 1st Street.

Tim Schechtel, 3511 Sandlin Road, The Dalles

Mr. Schechtel is co-owner of the Mint building. He came last year with a proposal to help with a build out of the Mint. A number of things prevented progress. He was hit at short notice with a building codes requirement to install a sprinkler system in the building and were unable to continue renovation begun in 2005. He returned to Urban Renewal with a large list; but the cost of the fire suppression system shot that project down. Mr. Schechtel liked the discussion regarding priorities for further investment in downtown, and agreed with Board Members looking seriously at alternatives for 1st Street. He were able to get a portion of the project started with

funding from the Incentive Program and outside funding. He cut the project down to the minimum and focused investment to get a build out for Freebridge Brewing. The Incentive Program helped a great deal. The project is under way, but still has a shortfall. Mr. Schechtel would like to return to discuss those needs.

Erin Vance, 3511 Sandlin Road, The Dalles

Ms. Vance does not have a personal financial stake in the Mint. When she moved here, Erin Glenn Wines was located in the Mint. She grew a community at the Mint with local community members. Even though the winery closed in 2011, beyond that, Mr. Schechtel would give the space to local non-profits at no charge. Ms. Vance feels that Urban Renewal has talked about a return on investment, one of the reasons given for not approving a grant. There is no greater return on investment in our community than to have people who stay and invest in our community.

Michael Leash, 306 Court Street, The Dalles

Mr. Leash and his mother, Claudia Leash, are working on renovation of the Sigman's Flowers/Oaks Hotel building. The budget now is approximately \$800,000. They received a \$200,000 grant from the State of Oregon for exterior work. As part of that work, they plan to add four housing units on the second floor. An application has been submitted, and they hope to work with Urban Renewal.

Kelly Ma, 310 E. Second Street, The Dalles

Since purchasing the building at 310 E. 2nd Street in 2002, major sewer repairs were required three separate times. She later sold her business, but retained the building. She is hoping to replace the façade, and make The Dalles welcoming.

Board Member Richardson left the meeting at 7:40 p.m.

STAFF COMMENTS / PROJECT UPDATES

EDO Spatz said 315 Federal Street is an Urban Renewal project that received \$50,000. The former Chronicle building will become a grocery store.

The City has been selected for a \$500,000 EPA Brownfield Community-Wide Assessment grant. This replaces the coalition brownfield grant, which was available across Wasco County. The new grant is specific to The Dalles.

A digital map created by RARE planner Ann Moorhead includes 72 projects with photos and narratives funded by Urban Renewal.

Director Chandler complimented Ann Moorhead's work on the Gitchell Building project, "Illuminate The Dalles." The project was funded by Urban Renewal.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member Hege asked if the map is available on the website now. Spatz indicated it will be posted following final review. Before it goes public, Spatz will send the link to board members for their review and comment.

Board Member Hege said he was happy with tonight's discussion.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:45 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

DRAFT

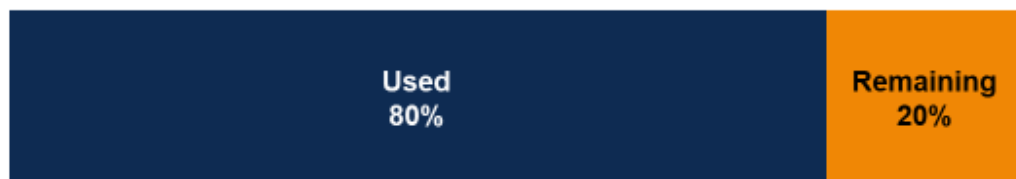
City of The Dalles Columbia Gateway Urban Renewal District Fiscal Analysis, Part II

Nick Popenuk
Tiberius Solutions LLC
May 21, 2024



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

Finance Plan Summary

Continue activities until MI is reached (FYE 2024 at earliest, but no later than 2029) and collect TIF until sufficient funds to repay debt (FYE 2026)

- Future TIF Needed: **\$4,300,000**
- MI Reached: **FYE 2024-29 (when current funds spent)**
- Total Future Capacity for Projects/Admin: **\$6,000,000**
 - Maximum Indebtedness: **\$5,700,000**
 - “Program Income”: **\$ 300,000**

Tiberius Solutions

3

Project Timeline

Public Projects

- 1993-2001
 Downtown 2nd Street Streetscape |
 Commodore II Building
 Redevelopment | West Sixth
 Street/Mil Creek Bridge
 Restoration | Thompson Park
 Sidewalk Construction
- 2002 Grain Elevator Demolition
- 2003 Downtown Gateway Transition Design
- 2004 Downtown Riverfront/Union Street Underpass
- 2010 East Gateway Brewery Grade Streetscape | Waldron
 Drugstore Building Repairs & Stabilization
- 2011 Mill Creek Land Purchase | Public Works Facility Relocation
 Demolition | Arco Parking Lot Construction
- 2012 Marine Terminal Dock | Lewis and Clark Festival Park

Loans and Grants

- 2005 Columbia River Bank Building, Sigman's Building, Granada Theater, Civic Auditorium, Art Center, Masonic Lodge
- 2006 American Legion, Old St. Peter's Landmark
- 2007 Old St. Peter's Landmark II, Hico Gas Station Demolition, Creek View Townhouses Demolition
- 2009 Mill Creek Greenway Land Donation
- 2010 Wonderworks Children's Museum, West 6th Street Public Works Facility Demolition
- 2011 Canton Walk, Gayler Building
- 2013 Dong Xi, Mural Society, Art Center, St. Peter's Landmark Window Rehabilitation, IOOF Hall, Sunshine Mill
 Wasco Warehouse Redevelopment
- 2014 Civic Auditorium, IOOF Hall
- 2015 Congregational Church Windows, TDRE Façade Improvement
- 2016 Patita Provence Façade
- 2017/2018 Windermere Façade, Columbia Gorge Real Estate Façade, Eagy's Façade, Craig's Office Building,
 Freebridge, Wonderworks, Main Street Wayfinding Kiosks, Elk's Building, Chamber of Commerce Building Façade,
 Lemke Building Façade, Donald Building, Herbring House

Tiberius Solutions

Cumulative Historical Impacts (FYE 1991–2023)

Taxing District	Estimated Impact
General Government	
Wasco County	\$7,600,000
Port of The Dalles	\$400,000
Northern Wasco County Park & Rec	\$1,200,000
Mid Columbia Fire & Rescue	\$3,800,000
City of The Dalles	\$5,400,000
Wasco County Soil Conservation District	\$400,000
4-H & Extension Service District	\$400,000
Wasco County Library District	\$1,200,000
<i>Subtotal</i>	<i>\$20,400,000</i>
Education	
Columbia Gorge Community College	\$500,000
Columbia Gorge ESD	\$800,000
North Wasco County SD 21*	\$9,400,000
<i>Subtotal</i>	<i>\$10,700,000</i>
Total	\$31,100,000

Tiberius Solutions 5

Cumulative Future 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

Tiberius Solutions 5

Annual Additional Revenue after District Closes

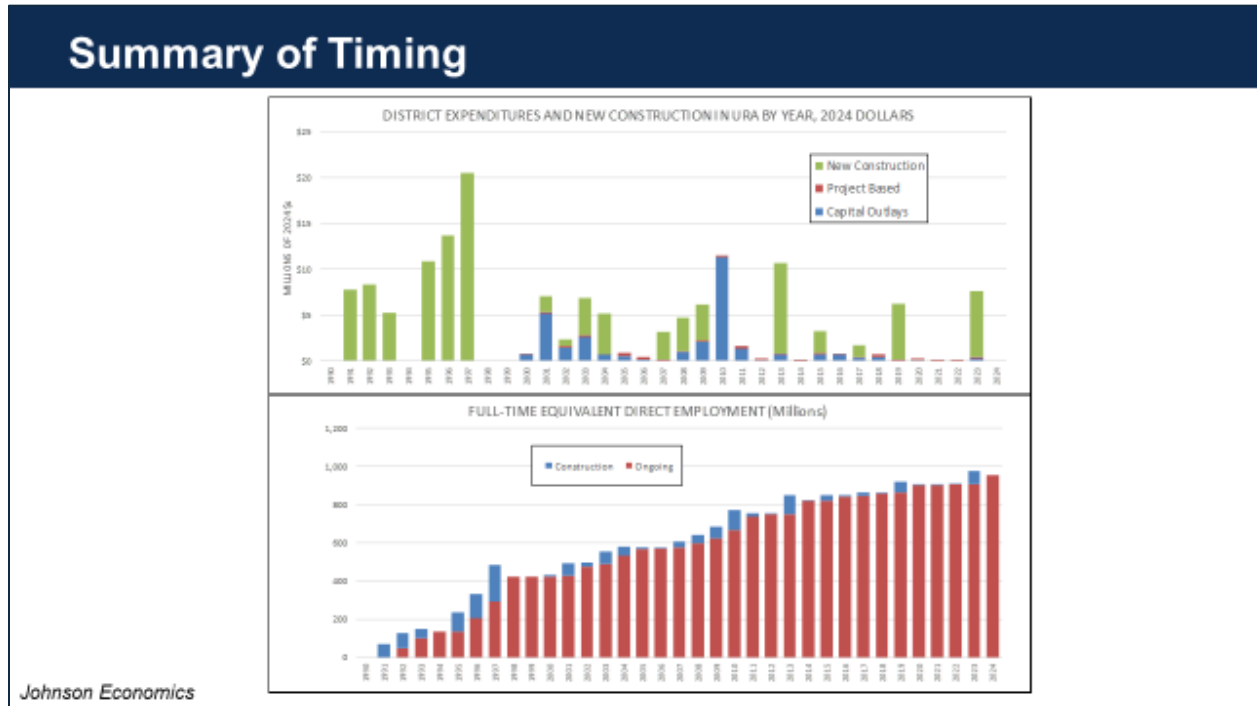
Taxing District	Total Impact
General Government	
Wasco County	\$500,000
Port of The Dalles	\$20,000
Northern Wasco County Park & Rec	\$80,000
Mid Columbia Fire & Rescue	\$250,000
City of The Dalles	\$350,000
Wasco County Soil Conservation District	\$30,000
4-H & Extension Service District	\$30,000
Wasco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

Tiberius Solutions 7

Investment and Development Summary

FYE	Nominal \$			2024 \$		
	RMV of New Construction in URA	URA Expenditures: Capital Outlay	URA Expenditures: Project-Based Materials & Services	RMV of New Construction in URA	URA Expenditures: Capital Outlay	URA Expenditures: Project-Based Materials & Services
1990	\$0			\$0		
1991	\$3,390,245			\$7,773,828		
1992	\$3,755,705			\$8,357,621		
1993	\$2,449,083			\$5,284,155		
1994	\$0			\$0		
1995	\$5,338,456			\$10,938,376		
1996	\$6,898,532			\$13,731,682		
1997	\$10,547,848			\$20,516,148		
1998	\$0			\$0		
1999	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$895,010	\$48,499	\$0	\$716,292	\$87,941
2001	\$981,227	\$2,915,649	\$97,694	\$1,730,488	\$5,142,027	\$172,253
2002	\$438,159	\$809,947	\$128,638	\$738,522	\$1,405,290	\$223,251
2003	\$2,381,278	\$1,569,695	\$100,741	\$4,040,795	\$2,663,619	\$170,947
2004	\$2,670,792	\$412,454	\$40,794	\$4,414,517	\$681,709	\$67,375
2005	\$0	\$311,829	\$259,831	\$0	\$498,612	\$415,469
2006	\$0	\$139,501	\$165,658	\$0	\$216,098	\$296,608
2007	\$1,983,028	\$23,253	\$85,282	\$2,986,150	\$35,016	\$128,422
2008	\$2,470,781	\$681,395	\$69,059	\$3,995,525	\$688,575	\$194,977
2009	\$2,680,457	\$1,438,276	\$118,135	\$3,900,545	\$2,094,404	\$171,908
2010	\$0	\$7,908,713	\$152,777	\$0	\$11,323,280	\$218,738
2011	\$0	\$972,448	\$174,257	\$0	\$1,349,913	\$241,897
2012	\$0	\$50,567	\$162,418	\$0	\$68,770	\$201,883
2013	\$7,349,537	\$533,199	\$105,805	\$9,949,374	\$714,698	\$341,813
2014	\$0	\$14,489	\$138,709	\$0	\$15,111	\$82,959
2015	\$1,827,586	\$527,882	\$129,975	\$2,407,691	\$695,440	\$171,228
2016	\$0	\$522,291	\$109,778	\$0	\$679,463	\$342,813
2017	\$993,457	\$273,223	\$110,469	\$1,205,445	\$348,026	\$340,713
2018	\$0	\$338,788	\$249,660	\$0	\$421,266	\$310,441
2019	\$4,968,426	\$15,133	\$149,894	\$6,067,968	\$18,482	\$83,025
2020	\$0	\$80,250	\$108,263	\$0	\$96,801	\$130,591
2021	\$0	\$0	\$133,681	\$0	\$0	\$154,039
2022	\$0	\$0	\$131,898	\$0	\$0	\$340,694
2023	\$7,037,065	\$290,352	\$141,554	\$7,210,953	\$297,527	\$345,052
2024	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$68,131,662	\$20,224,941	\$3,137,344	\$114,775,572	\$30,474,147	\$4,354,102

Johnson Economics



Summary of Projected Impacts

Employment is stated in Full Time Equivalents (FTE). This reflects one full time position for a single year.

Payroll or labor income reflects direct wages as well as the value of benefits such as health care.

Johnson Economics

PROJECTED IMPACTS, WASCO COUNTY (2024 \$s)				
	Employment	Labor Income	Value Added	Output
CONSTRUCTION - INFRASTRUCTURE				
Direct Effect	209.1	\$15,881,195	\$18,718,545	\$34,828,250
Indirect Effect	24.0	\$1,567,111	\$2,938,681	\$6,483,410
Induced Effect	57.2	\$3,071,653	\$5,641,964	\$9,762,138
Total Effect	290.3	\$20,519,959	\$27,299,190	\$51,073,799
CONSTRUCTION - DEVELOPMENT				
Direct Effect	791.4	\$52,622,664	\$54,276,559	\$114,775,572
Indirect Effect	113.3	\$6,578,949	\$11,699,236	\$22,564,867
Induced Effect	192.5	\$10,340,005	\$18,987,004	\$32,855,404
Total Effect	1,097.2	\$69,541,618	\$84,962,800	\$170,195,843
ONGOING - ANNUAL @ BUILDOUT				
Direct Effect	956.5	\$48,503,548	\$126,728,276	\$337,823,906
Indirect Effect	377.8	\$21,130,358	\$35,810,199	\$74,535,570
Induced Effect	205.0	\$11,041,052	\$20,217,764	\$35,013,670
Total Effect	1,539.3	\$80,674,958	\$182,756,238	\$447,373,146
1990-2024				
	EMPLOYMENT	PAYROLL		
Direct Effect	12,514.8	\$1,063,876,293		
Indirect Effect	4,716.5	\$264,177,814		
Induced Effect	2,713.1	\$146,107,139		
Total	19,944.5	\$1,474,161,247		
ANNUAL AVERAGE				
	EMPLOYMENT	PAYROLL		
Direct Effect	368.1	\$31,290,479		
Indirect Effect	138.7	\$7,769,936		
Induced Effect	79.8	\$4,297,269		
Total	586.6	\$43,357,684		

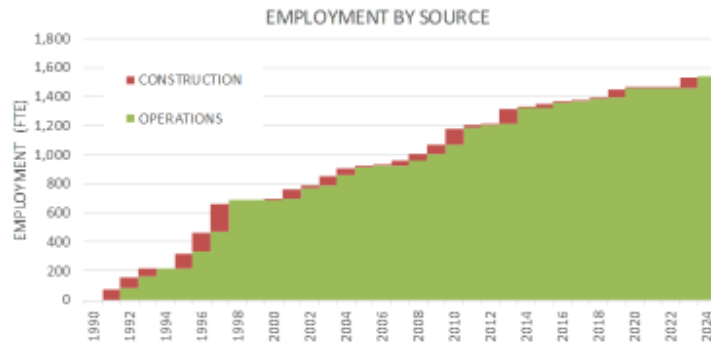
Summary of Projected Impacts

Construction impacts reflect the economic impacts of construction activity. This is a one-time impact, reflecting construction that has occurred from 1990 through present.

Impact from operations reflect current annual impacts. These should be assumed to continue going forward based on the current level of development and activity.

Johnson Economics

PROJECTED IMPACTS, WASCO COUNTY (2024 \$s)				
	Employment	Labor Income	Value Added	Output
CONSTRUCTION				
Direct Effect	1,000.6	\$68,503,859	\$72,995,104	\$149,603,822
Indirect Effect	137.3	\$8,146,060	\$14,637,917	\$29,048,278
Induced Effect	249.7	\$13,411,659	\$24,628,968	\$42,617,542
Total Effect	1,387.5	\$90,061,578	\$112,261,989	\$221,269,642
OPERATIONS				
Direct Effect	956.5	\$48,503,548	\$126,728,276	\$337,823,906
Indirect Effect	377.8	\$21,130,358	\$35,810,199	\$74,535,570
Induced Effect	205.0	\$11,041,052	\$20,217,764	\$35,013,670
Total Effect	1,539.3	\$80,674,958	\$182,756,238	\$447,373,146



Tax Summary, Construction

CONSTRUCTION - ONE TIME		Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
FEDERAL						
Description						
Social Ins Tax- Employee Contribution	\$5,828,347					\$5,828,347
Social Ins Tax- Employer Contribution	\$4,041,177					\$4,041,177
Indirect Bus Tax: Excise Taxes			\$83,738			\$83,738
Indirect Bus Tax: Custom Duty			\$93,289			\$93,289
Corporate Profits Tax				\$694,002		\$694,002
Personal Tax: Income Tax				\$8,058,541		\$8,058,541
Total Federal Tax	\$9,869,524		\$177,027	\$8,058,541	\$694,002	\$18,799,093
STATE AND LOCAL						
Social Insurance Tax- Employee Contribution	\$118,881					\$118,881
Social Insurance Tax- Employer Contribution	\$121,935					\$121,935
Tax on Production and Imports: Sales Tax			\$1,402,368			\$1,402,368
Tax on Production and Imports: Property Tax			\$3,425,117			\$3,425,117
Tax on Production and Imports: Motor Vehicle Lic			\$119,085			\$119,085
Tax on Production and Imports: Severance Tax			\$7,817			\$7,817
Tax on Production and Imports: Other Taxes			\$667,517			\$667,517
Tax on Production and Imports: Special Assessments			\$27,490			\$27,490
Personal Tax: Income Tax				\$3,206,906		\$3,206,906
Personal Tax: Motor Vehicle License				\$124,473		\$124,473
Personal Tax: Other Tax (Fish/Hunt)				\$76,700		\$76,700
Total State and Local	\$240,816		\$5,649,394	\$3,408,079	\$0	\$9,298,288

Johnson Economics

Tax Summary, Ongoing – Annual

OPERATIONS - ONGOING	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
FEDERAL					
Social Ins Tax- Employee Contribution	\$5,553,059				\$5,553,059
Social Ins Tax- Employer Contribution	\$4,664,386				\$4,664,386
Indirect Bus Tax: Excise Taxes		\$127,700			\$127,700
Indirect Bus Tax: Custom Duty		\$142,265			\$142,265
Corporate Profits Tax				\$3,935,612	\$3,935,612
Personal Tax: Income Tax			\$6,011,415		\$6,011,415
Total Federal Tax	\$10,217,445	\$269,965	\$6,011,415	\$3,935,612	\$20,434,437
STATE AND LOCAL					
Social Insurance Tax- Employee Contribution	\$137,214				\$137,214
Social Insurance Tax- Employer Contribution	\$140,739				\$140,739
Tax on Production and Imports: Sales Tax		\$2,138,605			\$2,138,605
Tax on Production and Imports: Property Tax		\$5,223,288			\$5,223,288
Tax on Production and Imports: Motor Vehicle Lic		\$181,604			\$181,604
Tax on Production and Imports: Severance Tax		\$11,920			\$11,920
Tax on Production and Imports: Other Taxes		\$1,017,961			\$1,017,961
Tax on Production and Imports: Special Assessments		\$41,923			\$41,923
Personal Tax: Income Tax			\$2,476,171		\$2,476,171
Personal Tax: Motor Vehicle License			\$104,227		\$104,227
Personal Tax: Other Tax (Fish/Hunt)			\$59,010		\$59,010
Total State and Local	\$277,953	\$8,615,302	\$2,639,409	\$0	\$11,532,663

Johnson Economics



City of The Dalles Columbia Gateway Urban Renewal Plan Projects

Elaine Howard
Elaine Howard Consulting
May 21, 2024



Potential Projects

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

Elaine Howard Consulting

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;

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Relevant Goals and Objectives

- 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.

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Relevant Goals and Objectives

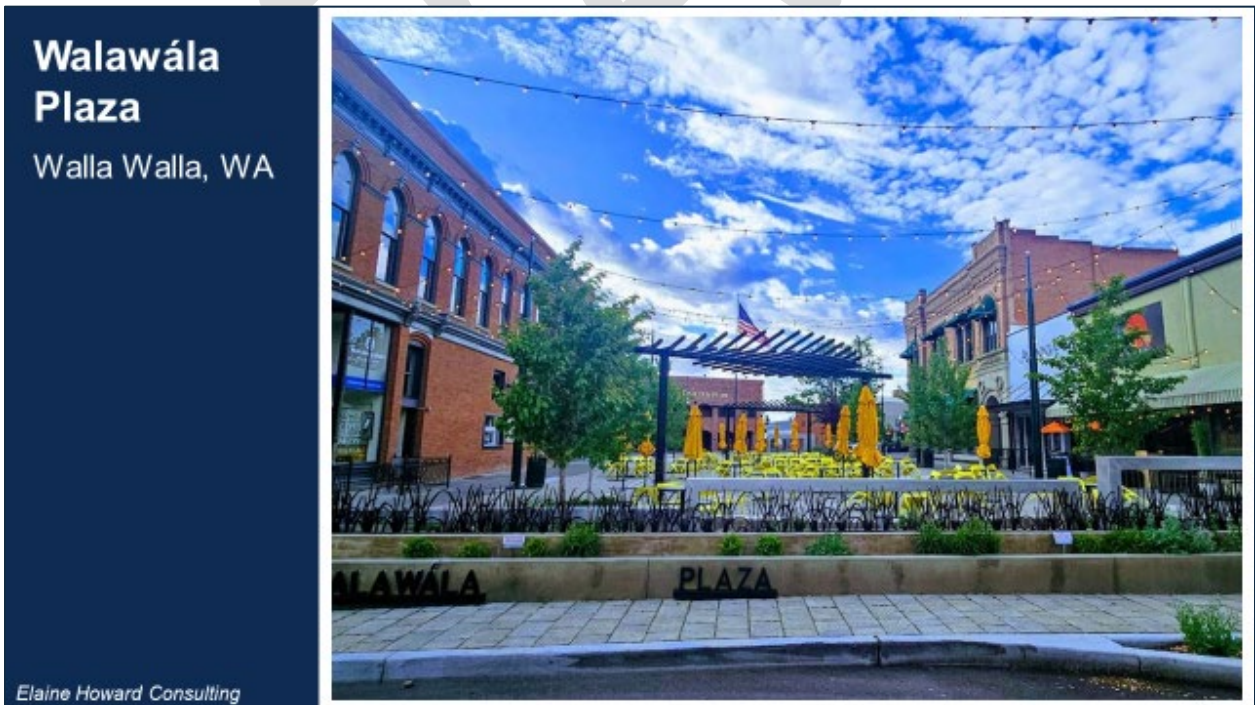
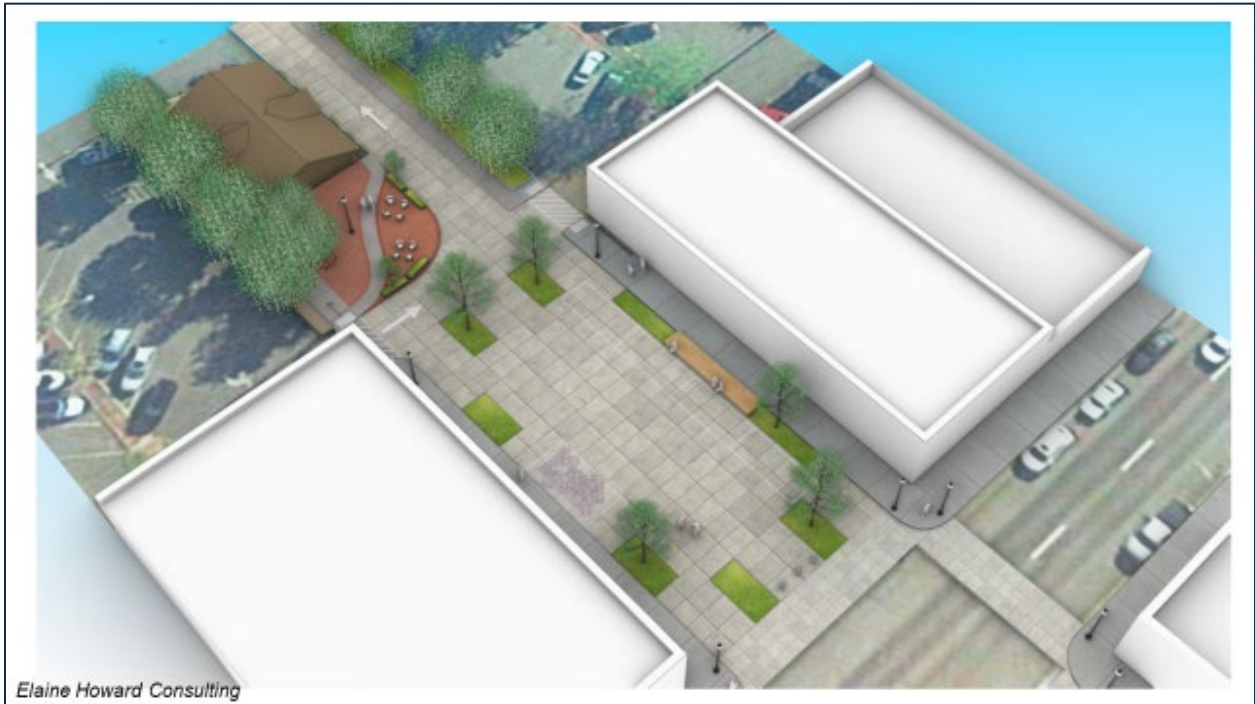
- H. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the downtown area;
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency’s financial resources to the maximum extent possible.

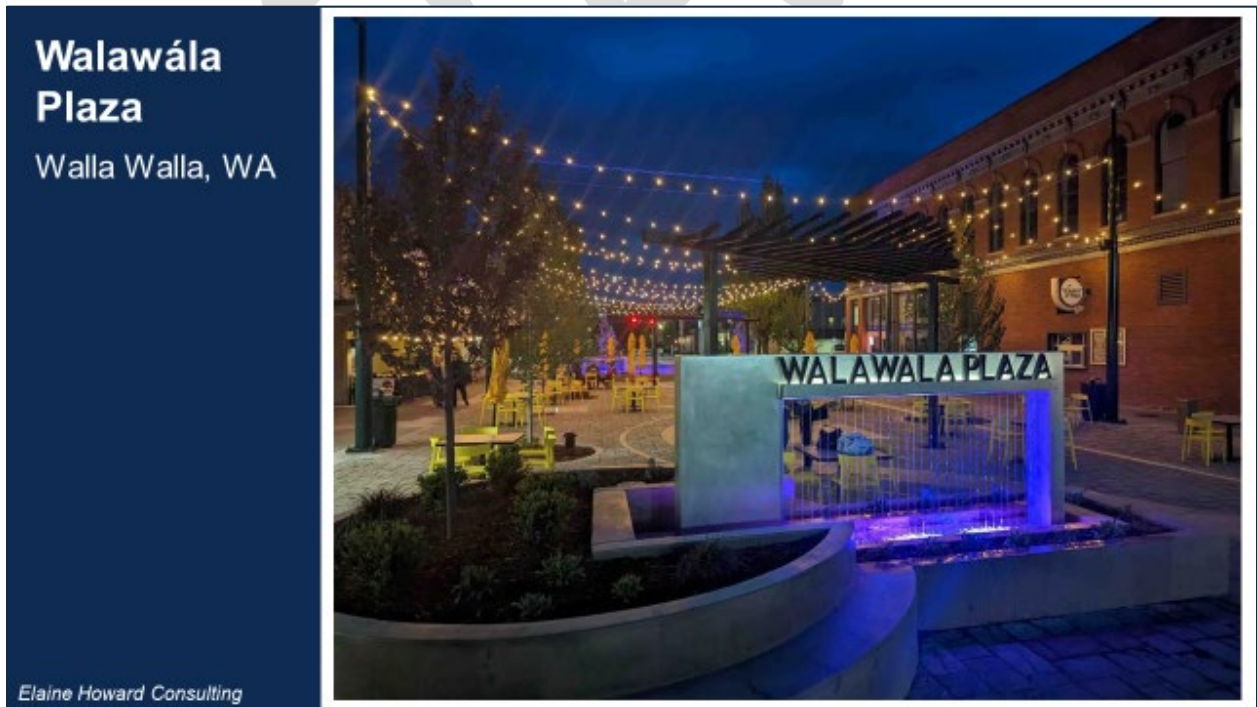
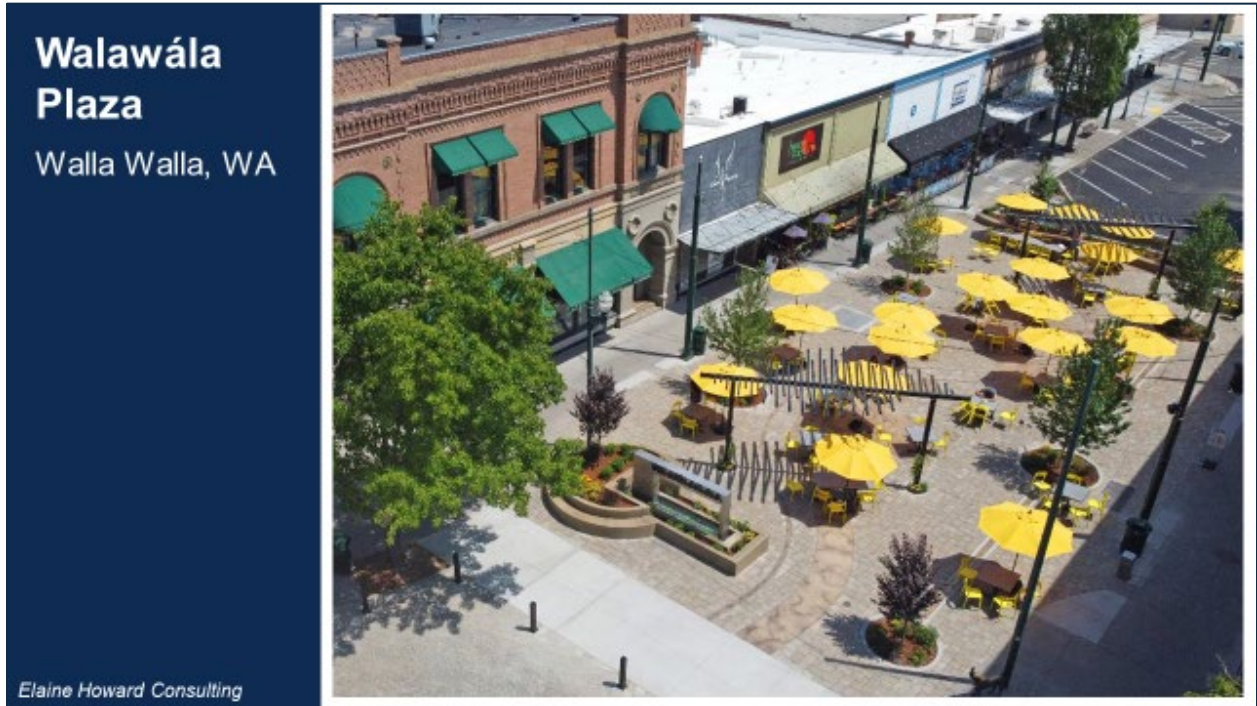
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Matrix of Goals and Objectives and Projects

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

Elaine Howard Consulting





**Walawála
Plaza**
Walla Walla, WA

Elaine Howard Consulting



**Walawála
Plaza**
Walla Walla, WA

Elaine Howard Consulting



Questions?

Nick Popenuk

Tiberius Solutions
503-740-0501

popenuk@tiberiussolutions.com



Elaine Howard

Elaine Howard Consulting
503-975-3147

elainehowardconsulting@gmail.com



Jerry Johnson

Johnson Economics
503-295-7832

jwj@johnsoneconomics.com



DRAFT



AGENDA STAFF REPORT AGENDA LOCATION: 7.A.

MEETING DATE: Tuesday, June 18, 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**

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 (**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 was a review of the Agency's fiscal performance since the Columbia Gateway Urban Renewal District (**District**) was established in 1990. This included two Board presentations by consultant Nick Popenuk of Tiberius Solutions, which occurred on February 20 and May 21, 2024. These presentations, as summarized in Attachment 1, included:

- 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;
- Maximum Indebtedness (**MI**) capacity;
- Cumulative impacts on taxing districts from 2024-26

One of the key findings was that the Agency will have collected sufficient TIF revenues by 2026 to fully retire the Agency’s debt. While the Agency may continue to collect TIF beyond that point, state law precludes the Agency from expending any such additional TIF collection unless authorized by The Dalles City Council or impacted taxing districts. (The City Council may authorize a limited amount of additional expenditure, currently estimated at \$5.2 million. The Board may authorize expenditure beyond that amount with concurrence of the taxing districts. Either of these would constitute a Substantial Amendment to the Plan, requiring an extended approvals process.) The current repayment schedule calls for debt payments to continue until 2029, when the District effectively terminates. (The Agency itself may continue beyond that point, but with no revenue source to conduct any projects unless a new district were established.)

Remaining debt may be paid off earlier than 2029, thus terminating the District. Early debt retirement would result in interest savings; staff are researching terms of the 2009 bond to determine whether an early retirement penalty would be incurred.

As detailed in the May 2024 Board packet and also described in the Plan revision staff report (part of the June 18 meeting packet), the Agency’s remaining MI balance as of June 30, 2023 was \$5,756,258. This total did not reflect approximately \$300,000 in other anticipated earnings (primarily a loan on the Commodore Hotel payable in 2026 and other revenues) nor Agency expenditures and commitments in the current fiscal year (2023-24).

Beginning balance was \$6,134,688 as of July 1, 2023. TIF revenue, program income and interest earnings brought this to \$8,153,008.

For purposes of project planning associated with the Plan revision, staff has provided a breakdown of actual available funds below which accounts for all expenditures and Agency commitments as of the date of this staff report:

- Expenditures: **\$1,254,493**
- Pending commitments: **\$2,583,376**
 - Incentive Program: (inc. Basalt Commons SDCs): *\$1,239,236*
 - Basalt Commons Development Funding Agreement: *\$730,000*
 - East Third Street parking lot redevelopment: *\$484,658*
 - First Street parking lot repaving: *\$75,000*
 - Consulting work (Tony’s demo, First St., Plan revision.): *\$54,000*

Combined expenditures and commitments (since June 30, 2023): **\$3,837,869**

This total does not take into account the current estimated cost of First Street reconstruction, nor \$3.8 million set aside for First Street reconstruction in Fund 18. As discussed in subsequent staff reports included in the June 18 Board packet, staff is exploring multiple design alternatives for the First Street project, which include City contribution and scope reductions. See staff report 7.B and forthcoming information for additional information.

In addition, this total also does not account for debt service related to a 2009 Full Faith and Credit Obligation issued by City of The Dalles, which paid for City and (primarily) Urban Renewal projects. The Agency is obligated to repay the City for Urban Renewal projects funded through that 2009 issuance. Remaining debt obligation as of 2024 is \$4.3 million. This is presently budgeted at approximately \$800,000 per year ending in 2029, but this

schedule can be accelerated to conclude in 2026. Should that occur, annual debt payments would need to increase proportionately.

Debt service, administrative costs, relative contributions to First Street reconstruction, the Incentive Program, and TIF collections are the major factors influencing the Agency's remaining fiscal capacity. Based upon the estimates described above, staff calculate remaining MI capacity as a narrow range between \$1.9 million and \$2.2 million annually (not including on-going administrative costs), as influenced by how each of those factors influences all the others. Ultimately, the Agency needs to address these questions:

- Should we maintain the present debt service schedule concluding in 2029? With no TIF collection beyond 2026, this will incur rising costs in administrative and debt service with no fiscal return.
- Should we accelerate debt service to 2026, after which time TIF revenues may no longer be expended? The District would terminate in 2026, which would result in interest and administrative savings. Following additional discussion on the matter, this option was a recommendation for Board consideration from both the Agency and City's Finance Director Angie Wilson and Urban Renewal fiscal consultant, Nick Popenuk.
- How much of the remaining capacity should we invest in First Street reconstruction? The answer will determine funding available for other projects.
- Should we seek City Council authorization to collect and expend TIF revenues until 2029, resulting in additional revenue but also continuing administrative and debt service costs?

At the June 18 Board meeting, staff will review these various scenarios through a spreadsheet presentation, demonstrating how each question affects remaining capacity.

Two written reports are included in the fiscal analysis. These are an historical economic impact analysis of the District since its formation, prepared by Johnson Economics, and a summary fiscal report by Tiberius Solutions. The economic impact analysis was included in the May 21 agenda packet and is included within the summary report (Attachment 2); together with the fiscal summary slide deck presented earlier (Attachment 1).

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 future of the Agency itself.

BUDGET IMPLICATIONS

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

Attachments:

- **Attachment 1** – Tiberius Solutions summary slide deck
- **Attachment 2** – Tiberius Solutions: Columbia Gateway Urban Renewal Area – Plan Update, *including* Johnson Economics: Economic Impact Analysis

City of The Dalles Columbia Gateway Urban Renewal District Fiscal Analysis, Part II

Nick Popenuk
Tiberius Solutions LLC
May 21, 2024



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

Finance Plan Summary

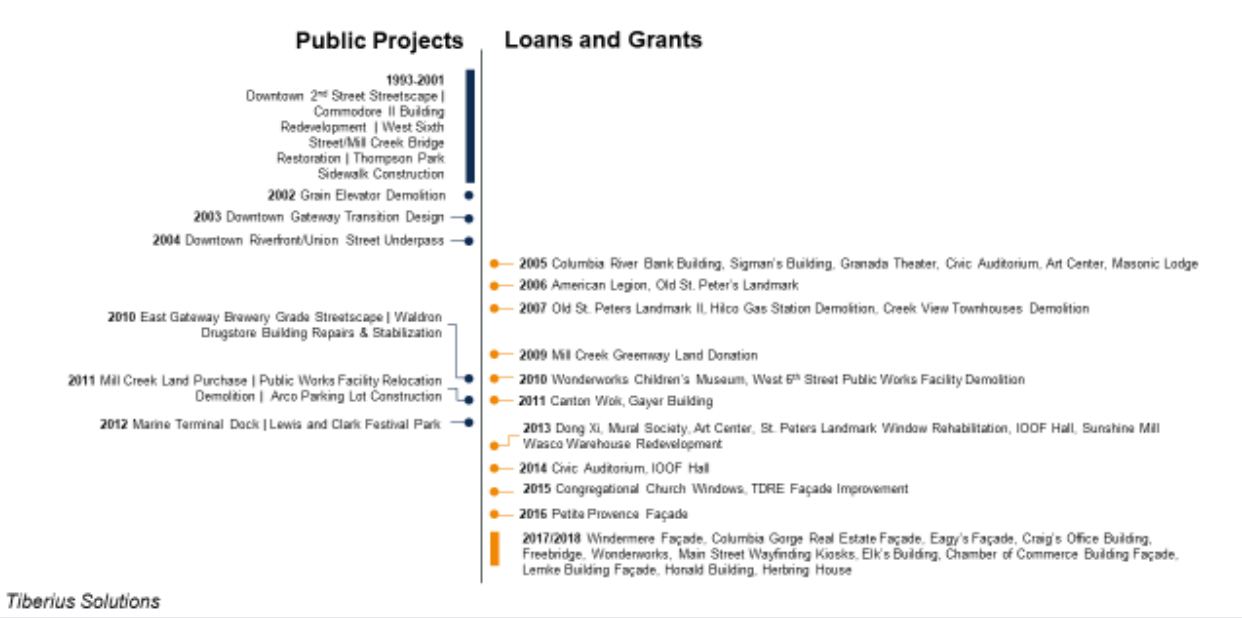
Continue activities until MI is reached (FYE 2024 at earliest, but no later than 2029) and collect TIF until sufficient funds to repay debt (FYE 2026)

- Future TIF Needed: **\$4,300,000**
- MI Reached: **FYE 2024-29 (when current funds spent)**
- Total Future Capacity for Projects/Admin: **\$6,000,000**
 - Maximum Indebtedness: **\$5,700,000**
 - “Program Income”: **\$ 300,000**

Tiberius Solutions

3

Project Timeline



Tiberius Solutions

Cumulative Historical Impacts (FYE 1991–2023)

Taxing District	Estimated Impact
General Government	
Wasco County	\$7,600,000
Port of The Dalles	\$400,000
Northern Wasco County Park & Rec	\$1,200,000
Mid Columbia Fire & Rescue	\$3,800,000
City of The Dalles	\$5,400,000
Wasco County Soil Conservation District	\$400,000
4-H & Extension Service District	\$400,000
Wasco County Library District	\$1,200,000
<i>Subtotal</i>	\$20,400,000
Education	
Columbia Gorge Community College	\$500,000
Columbia Gorge ESD	\$800,000
North Wasco County SD 21*	\$9,400,000
<i>Subtotal</i>	\$10,700,000
Total	\$31,100,000

Tiberius Solutions

5

Cumulative Future 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>	\$2,860,000
Education	
Columbia Gorge Community College	\$70,000
Columbia Gorge ESD	\$120,000
North Wasco County SD 21*	\$1,310,000
<i>Subtotal</i>	\$1,500,000
Total	\$4,350,000

Tiberius Solutions

5

Annual Additional Revenue after 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

Tiberius Solutions

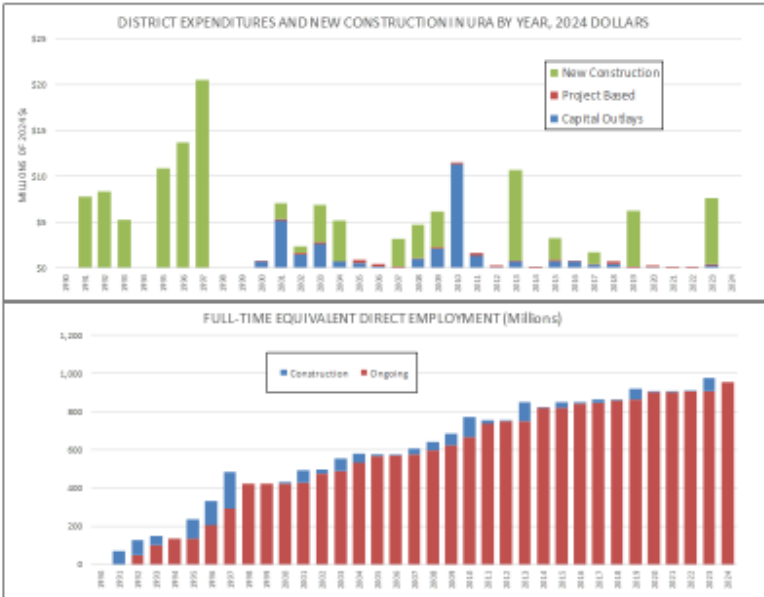
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Investment and Development Summary

FYE	Nominal \$			2024 \$		
	RMV of New Construction in URA	URA Expenditures: Capital Outlay	URA Expenditures: Project-Based Materials & Services	RMV of New Construction in URA	URA Expenditures: Capital Outlay	URA Expenditures: Project-Based Materials & Services
1990	\$0			\$0		
1991	\$1,390,245			\$1,773,828		
1992	\$3,755,705			\$8,357,621		
1993	\$2,440,083			\$5,284,155		
1994	\$0			\$0		
1995	\$5,330,456			\$10,038,376		
1996	\$6,898,532			\$13,731,662		
1997	\$10,547,848			\$20,516,148		
1998	\$0			\$0		
1999	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$395,010	\$48,499	\$0	\$736,200	\$87,941
2001	\$981,227	\$2,915,649	\$97,694	\$1,730,488	\$5,142,027	\$172,293
2002	\$408,159	\$809,547	\$128,608	\$708,522	\$1,405,290	\$223,251
2003	\$2,381,278	\$1,568,695	\$100,741	\$4,040,795	\$2,663,619	\$170,947
2004	\$2,670,792	\$412,494	\$40,764	\$4,414,337	\$681,709	\$67,375
2005	\$0	\$311,829	\$259,831	\$0	\$498,612	\$415,469
2006	\$0	\$139,501	\$165,693	\$0	\$216,088	\$296,606
2007	\$1,983,028	\$23,253	\$85,282	\$2,986,150	\$35,016	\$128,402
2008	\$2,478,781	\$681,395	\$93,095	\$3,595,515	\$688,375	\$154,977
2009	\$2,680,457	\$1,439,276	\$118,135	\$3,900,545	\$2,064,404	\$171,908
2010	\$0	\$7,908,713	\$152,777	\$0	\$11,323,280	\$218,738
2011	\$0	\$972,445	\$174,257	\$0	\$1,349,913	\$341,897
2012	\$0	\$50,567	\$162,418	\$0	\$68,770	\$201,883
2013	\$7,349,537	\$533,199	\$105,805	\$9,849,374	\$714,698	\$341,813
2014	\$0	\$14,489	\$138,709	\$0	\$19,111	\$82,959
2015	\$1,827,586	\$527,882	\$129,978	\$2,407,691	\$695,440	\$371,228
2016	\$0	\$522,291	\$109,778	\$0	\$679,463	\$342,813
2017	\$993,457	\$273,223	\$110,469	\$1,265,445	\$348,026	\$340,713
2018	\$0	\$338,788	\$249,660	\$0	\$421,266	\$310,441
2019	\$4,968,426	\$15,133	\$149,894	\$6,067,968	\$18,482	\$83,020
2020	\$0	\$80,250	\$108,263	\$0	\$96,801	\$130,591
2021	\$0	\$0	\$133,681	\$0	\$0	\$154,039
2022	\$0	\$0	\$131,898	\$0	\$0	\$340,694
2023	\$7,037,065	\$290,352	\$141,594	\$7,210,953	\$297,527	\$345,052
2024	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$68,131,662	\$20,224,941	\$8,137,344	\$114,775,572	\$30,474,147	\$4,354,102

Johnson Economics

Summary of Timing



Johnson Economics

Summary of Projected Impacts

Employment is stated in Full Time Equivalents (FTE). This reflects one full time position for a single year.

Payroll or labor income reflects direct wages as well as the value of benefits such as health care.

Johnson Economics

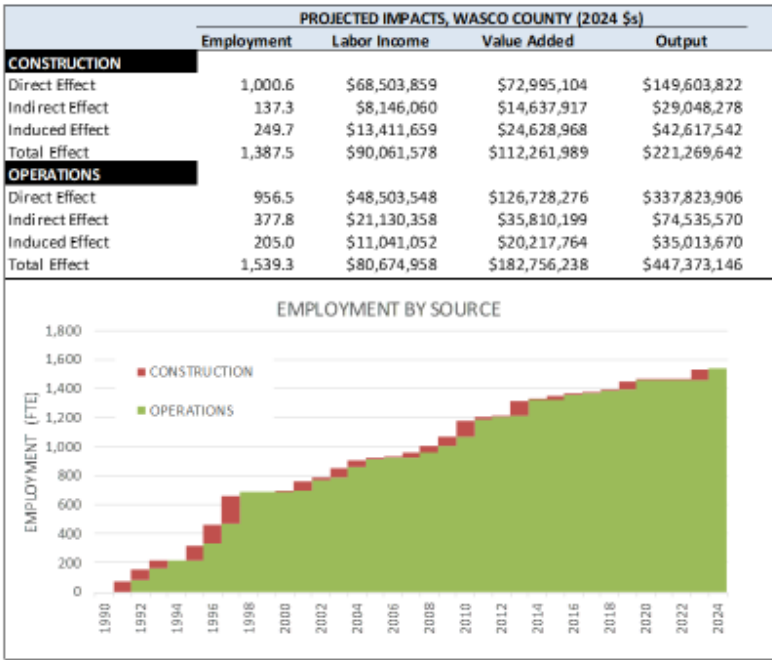
PROJECTED IMPACTS, WASCO COUNTY (2024 \$s)				
	Employment	Labor Income	Value Added	Output
CONSTRUCTION - INFRASTRUCTURE				
Direct Effect	209.1	\$15,881,195	\$18,718,545	\$34,828,250
Indirect Effect	24.0	\$1,567,111	\$2,938,681	\$6,483,410
Induced Effect	57.2	\$3,071,653	\$5,641,964	\$9,762,138
Total Effect	290.3	\$20,519,959	\$27,299,190	\$51,073,799
CONSTRUCTION - DEVELOPMENT				
Direct Effect	791.4	\$52,622,664	\$54,276,559	\$114,775,572
Indirect Effect	113.3	\$6,578,949	\$11,699,236	\$22,564,867
Induced Effect	192.5	\$10,340,005	\$18,987,004	\$32,855,404
Total Effect	1,097.2	\$69,541,618	\$84,962,800	\$170,195,843
ONGOING - ANNUAL @ BUILDOUT				
Direct Effect	956.5	\$48,503,548	\$126,728,276	\$337,823,906
Indirect Effect	377.8	\$21,130,358	\$35,810,199	\$74,535,570
Induced Effect	205.0	\$11,041,052	\$20,217,764	\$35,013,670
Total Effect	1,539.3	\$80,674,958	\$182,756,238	\$447,373,146
1990-2024				
	EMPLOYMENT	PAYROLL		
Direct Effect	12,514.8	\$1,063,876,293		
Indirect Effect	4,716.5	\$264,177,814		
Induced Effect	2,713.1	\$146,107,139		
Total	19,944.5	\$1,474,161,247		
ANNUAL AVERAGE				
	EMPLOYMENT	PAYROLL		
Direct Effect	368.1	\$31,290,479		
Indirect Effect	138.7	\$7,769,936		
Induced Effect	79.8	\$4,297,269		
Total	586.6	\$43,357,684		

Summary of Projected Impacts

Construction impacts reflect the economic impacts of construction activity. This is a one-time impact, reflecting construction that has occurred from 1990 through present.

Impact from operations reflect current annual impacts. These should be assumed to continue going forward based on the current level of development and activity.

Johnson Economics



Tax Summary, Construction

CONSTRUCTION - ONE TIME					
Description	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
FEDERAL					
Social Ins Tax- Employee Contribution	\$5,828,347				\$5,828,347
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Personal Tax: Income Tax			\$3,206,906		\$3,206,906
Personal Tax: Motor Vehicle License			\$124,473		\$124,473
Personal Tax: Other Tax (Fish/Hunt)			\$76,700		\$76,700
Total State and Local	\$240,816	\$5,649,394	\$3,408,079	\$0	\$9,298,288

Johnson Economics

Tax Summary, Ongoing – Annual

OPERATIONS - ONGOING					
Description	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
FEDERAL					
Social Ins Tax- Employee Contribution	\$5,553,059				\$5,553,059
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Corporate Profits Tax				\$3,935,612	\$3,935,612
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Tax on Production and Imports: Property Tax		\$5,223,288			\$5,223,288
Tax on Production and Imports: Motor Vehicle Lic		\$181,604			\$181,604
Tax on Production and Imports: Severance Tax		\$11,920			\$11,920
Tax on Production and Imports: Other Taxes		\$1,017,961			\$1,017,961
Tax on Production and Imports: Special Assessments		\$41,923			\$41,923
Personal Tax: Income Tax			\$2,476,171		\$2,476,171
Personal Tax: Motor Vehicle License			\$104,227		\$104,227
Personal Tax: Other Tax (Fish/Hunt)			\$59,010		\$59,010
Total State and Local	\$277,953	\$8,615,302	\$2,639,409	\$0	\$11,532,663

Johnson Economics

Questions?

Nick Popenuk

Tiberius Solutions
503-740-0501

popenuk@tiberiussolutions.com



Elaine Howard

Elaine Howard Consulting
503-975-3147

elainehowardconsulting@gmail.com



Jerry Johnson

Johnson Economics
503-295-7832

jwj@johnsoneconomics.com





TIBERIUS SOLUTIONS

DATE: June 11, 2024
 TO: Dan Spatz, City of the Dalles
 FROM: Nick Popenuk and Ali Danko
 SUBJECT: COLUMBIA GATEWAY URBAN RENEWAL AREA - PLAN UPDATE

For the Columbia Gateway Urban Renewal Agency (Agency), Tiberius Solutions LLC conducted financial analysis for the Columbia Gateway Urban Renewal Area (URA). The purpose of the analysis was to document historical investments that have occurred with the URA, understand the remaining financial capacity of the URA, and assist the Agency Board in making decisions on future projects and programs to be funded by the URA. This analysis is particularly helpful for the Agency, given the long history of the URA and the rapidly approaching termination of the URA. As the URA approaches its final years, this analysis will help the Agency understand and plan for available future resources, and provide a comprehensive understanding of the URA’s history and accomplishments. This memorandum summarizes the results of the analysis by task and includes two attachments:

- Attachment A: “How Tax Increment Financing Works” technical appendix
- Attachment B: Economic Impact Analysis (written by Johnson Economics)

Maximum Indebtedness and Financial Capacity

Tax Increment Finance (TIF) revenue is the primary source of funding for URAs in Oregon. TIF revenue can only be spent on indebtedness (Oregon Constitution, Section 1c, Article IX, and Section 11, Article XI). All URAs are required to adopt a maximum indebtedness limit (ORS 457.085), which is equal to the total principal amount of indebtedness (secured by TIF revenue) that can be incurred for any URA. This maximum indebtedness limit acts as a spending limit for URAs. Maximum indebtedness does not act as a revolving credit limit (i.e., paying off past debt does not free up additional maximum indebtedness capacity). Non-TIF revenue is not subject to these maximum indebtedness restrictions. Any non-TIF revenue received by a URA is referred to as “program income,” and can be spent without regard to the URA’s maximum indebtedness limit.

Using historical audited financial statements (and adopted budget documents for years in which the audited financial statements were unavailable), we tracked revenues and expenditures to calculate the amount of maximum indebtedness that has been used in the Columbia Gateway URA through Fiscal Year Ending (FYE) 2023, summarized in Exhibit 1. The maximum indebtedness limit stated in the Columbia Gateway URA Plan is \$29,125,583. Through FYE 2023, \$23,369,324 of indebtedness has been incurred for the URA. This results in \$5,756,259 of remaining maximum indebtedness capacity, beginning July 1, 2023.

Exhibit 1. Maximum Indebtedness, Columbia Gateway URA

Maximum Indebtedness	Amount
Allowed	\$ 29,125,583
Incurred through FYE 2023	\$ 23,369,324
Remaining	\$ 5,756,259

The FYE 2023 audited financial statement for the Agency showed the URA had over \$6.1 million in ending fund balance for FYE 2023. Thus, the URA has sufficient TIF revenue in the bank to fund projects and programs in an amount necessary to reach its maximum indebtedness limit. However, the URA is still repaying its 2009 full faith and credit bonds. These debt service payments are scheduled

through FYE 2029, and it is estimated that the URA will need to continue collecting TIF revenue through FYE 2026 to have sufficient resources to fully reach the maximum indebtedness limit and pay off all outstanding debt. These debt service payments do not impact the calculation of maximum-indebtedness, as the principal amount of the borrowings was already counted against the maximum indebtedness limit when the debt was incurred.

In addition to the remaining maximum indebtedness capacity, the total financial capacity of the URA includes any future program income. In future years (through FYE 2027), the Agency expects the URA to receive \$290,918 in loan repayments from the Cook Loan on Commodore II. This loan repayment revenue is non-TIF revenue (i.e., program income) and therefore can be spent without impacting the URA’s maximum indebtedness. Including the non-TIF revenues from the Commodore II loan, the URA can spend \$6,047,177, as shown in Exhibit 2.

Exhibit 2. Remaining Capacity, Columbia Gateway URA

Capacity	Capacity (Nominal \$)
From Maximum Indebtedness Remaining	\$ 5,756,259
From Commodore II Loan Repayment	\$ 290,918
Total Remaining	\$ 6,047,177

Source: Tiberius Solutions

If the Agency desires to fund additional projects in the URA, it would require an increase in the maximum indebtedness limit, which may be done through a substantial amendment to the Plan. For a URA that has not previously increased its maximum indebtedness limit since January 1, 2010, ORS 457.220 allows for an increase of up to 20% of the original maximum indebtedness limit, adjusted for inflation over time. This provision applies to the Columbia Gateway URA.¹

Exhibit 3 shows the calculation of the maximum amount of increase to the maximum indebtedness limit for the Columbia Gateway URA. The maximum indebtedness limit of the Plan could be increased by \$6,236,517 if the Plan amendment were to occur before July 1, 2025. That amount would increase to \$6,320,613 if the amendment occurred after July 1, 2025, due to an additional year of inflation. We estimate the URA would be able to collect sufficient TIF revenue through FYE 2029 to repay this increased maximum indebtedness.

Exhibit 3. Maximum Indebtedness Amendment Limits, Columbia Gateway URA

Amendment Date	Before 7/1/25	Before 7/1/26
A. Original MI	\$ 14,227,353	\$ 14,227,353
B. Inflation Index	2.16	2.22
C. 20% Limit (A*B*20%)	\$ 6,136,517	\$ 6,320,613
D. Current MI	\$ 29,125,583	\$ 29,125,583
E. Amended MI (C+D)	\$ 35,262,100	\$ 35,446,196

Source: Tiberius Solutions

If the Agency desires to increase the maximum indebtedness more than the amounts shown in Exhibit 3, it could do so, but would require “concurrence” from impacted taxing districts. Concurrence is defined in

¹The original maximum indebtedness of the URA was established as \$14,227,353 in 1999 and was subsequently amended to \$29,125,583 in 2009. Because this amendment occurred prior to January 1, 2010, the URA still has the ability to increase its maximum indebtedness limit as described in ORS 457.220.

ORS 457.470 as formal approval by overlapping taxing districts representing 75% of the amount of permanent rate levies impacted by the URA.

TIF Forecast and Finance Plan

Based upon historical citywide trends, and knowledge of the potential for future new construction within the proposed URA boundaries, we forecast that assessed value in the URA would grow at 2.75% per year. Exhibit 4 shows the forecast TIF revenue for the Columbia Gateway URA. In FYE 2026, we anticipate that the URA will have a sufficient fund balance to repay its remaining indebtedness on schedule, through FYE 2029. We therefore anticipate that the URA would under-levy its TIF revenue in FYE 2026 (i.e., collect only enough to have sufficient revenue to repay debt) and not collect any additional TIF revenue subsequently. The Agency could explore options for early repayment of the outstanding indebtedness.

Exhibit 4. TIF Forecast, Columbia Gateway URA

FYE	2024	2025	2026	Total
Assessed Value				
Total	\$ 127,294,464	\$ 130,795,062	\$ 134,391,927	
Frozen Base	\$ 25,076,797	\$ 25,076,797	\$ 25,076,797	
Increment (Used)	\$ 102,217,667	\$ 105,718,265	\$ 50,662,240	
Increment (Not Used)	\$ -	\$ -	\$ 58,652,890	
Tax Rate				
	\$ 17.4068	\$ 17.4068	\$ 17.4068	
Tax Increment Finance Revenue				
Gross	\$ 1,779,282	\$ 1,840,217	\$ 881,867	\$4,501,367
Adjustments	\$ (62,275)	\$ (66,656)	\$ (17,870)	\$ (146,801)
Net	\$ 1,717,008	\$ 1,773,561	\$ 863,997	\$4,354,565

Source: Tiberius Solutions

Note: Adjustments include losses from delinquent taxes, discounts from early payment, compression, and truncation, plus prior year tax collections.

Public Investment History

We reviewed the Agency’s historical budgets to document projects and programs funded over the lifetime of the URA. For expenditures that occurred in FYE 2001 and beyond, each budget document maintained a running list of all completed or partially completed projects. By comparing the lists year-over-year, we estimate when each project was completed. The results, including public projects completed and loans and grants distributed, are summarized in Exhibit 5.

Exhibit 5. Public Investment History, Columbia Gateway URA

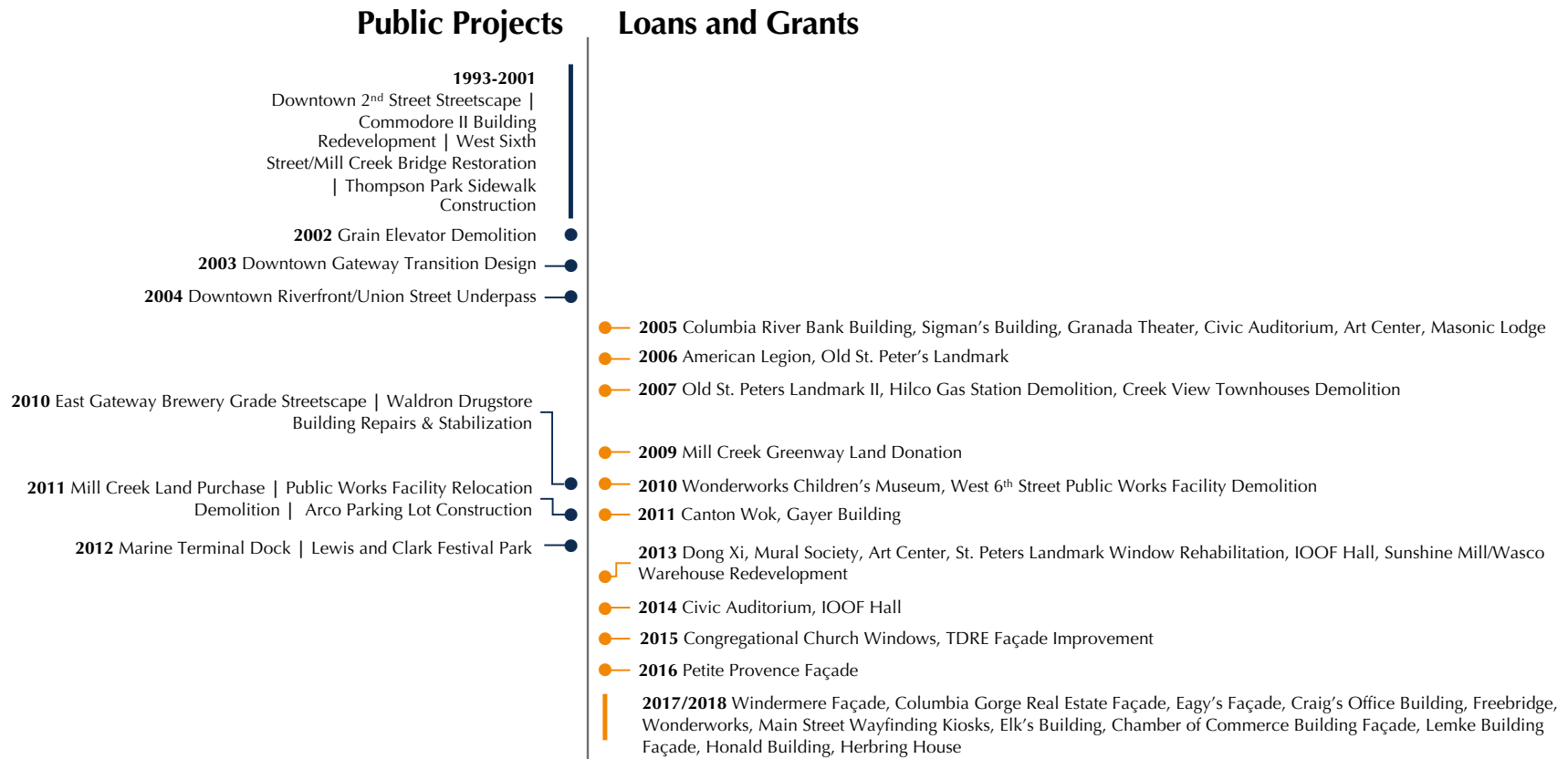


Exhibit 6 shows the URA’s expenditures since FYE 2000, based on audited financial statements and budget documents. The financial statements generally split expenditures into two categories, capital outlay and general government/materials and services. We estimated 54% of expenditures for general government and materials and services were “project based” (i.e., related to specific economic development projects and programs), and 46% were for general administration of the Agency based on a more detailed analysis of the detailed budgets for four randomly selected years. We applied this proportion to all years, to estimate the total general government/materials and services expenditures that were project-based.

Exhibit 6. Expenditures, Columbia Gateway URA

FYE	Capital Outlay	General Government/Materials & Services		Total
		Administration (Estimated)	Project Based (Estimated)	
2000	\$ 395,010	\$ 41,831	\$ 48,499	\$ 485,340
2001	\$ 2,915,649	\$ 84,264	\$ 97,694	\$ 3,097,607
2002	\$ 809,547	\$ 110,929	\$ 128,608	\$ 1,049,084
2003	\$ 1,569,695	\$ 86,892	\$ 100,741	\$ 1,757,328
2004	\$ 412,454	\$ 35,160	\$ 40,764	\$ 488,378
2005	\$ 311,829	\$ 224,113	\$ 259,831	\$ 795,773
2006	\$ 139,501	\$ 142,879	\$ 165,650	\$ 448,030
2007	\$ 23,253	\$ 73,558	\$ 85,282	\$ 182,093
2008	\$ 681,395	\$ 80,262	\$ 93,055	\$ 854,712
2009	\$ 1,439,276	\$ 101,895	\$ 118,135	\$ 1,659,306
2010	\$ 7,908,713	\$ 131,775	\$ 152,777	\$ 8,193,265
2011	\$ 972,445	\$ 150,302	\$ 174,257	\$ 1,297,004
2012	\$ 50,567	\$ 140,090	\$ 162,418	\$ 353,075
2013	\$ 533,199	\$ 91,260	\$ 105,805	\$ 730,264
2014	\$ 14,489	\$ 119,641	\$ 138,709	\$ 272,839
2015	\$ 527,882	\$ 112,105	\$ 129,973	\$ 769,960
2016	\$ 522,291	\$ 94,686	\$ 109,778	\$ 726,755
2017	\$ 273,223	\$ 95,282	\$ 110,469	\$ 478,974
2018	\$ 338,788	\$ 215,340	\$ 249,660	\$ 803,788
2019	\$ 15,133	\$ 129,280	\$ 149,884	\$ 294,297
2020	\$ 80,250	\$ 93,380	\$ 108,263	\$ 281,893
2021	\$ -	\$ 115,304	\$ 133,681	\$ 248,985
2022	\$ -	\$ 113,732	\$ 131,858	\$ 245,589
2023	\$ 290,352	\$ 122,094	\$ 141,554	\$ 554,000
Total	\$ 20,224,941	\$ 2,706,054	\$ 3,137,344	\$26,068,339

Source: Tiberius Solutions with data from Columbia Gateway Urban Renewal Agency

Private Development History

Growth in assessed value in a URA is composed of increases from appreciation of existing property value (limited by the Oregon Constitution to a maximum of 3% annually) and from new construction (not subject to the 3% limit). We estimated the value of private development that occurred in the URA since its inception by calculating the increases in assessed value above 3% growth (new construction) in each

year, considering boundary changes.² Detailed historical assessment data for the URA could not be obtained from the County Assessor. Therefore, we relied on other sources to estimate annual assessed value for the URA, adjusting for boundary changes as needed. Key data sources included assessment data, Agency ordinances, the Urban Renewal Plan and Report, and Agency Budget Committee meeting minutes.

When possible, we applied the historical changed property ratio (described in Attachment A) to the assumed assessed value of new construction to estimate the real market value of new construction. The changed property ratio is calculated annually as the ratio between aggregate assessed value and aggregate real market value for each property class (residential, multifamily, commercial/industrial, etc.) in Wasco County, then applied to the real market value of all new development to determine its initial maximum assessed value. Historical data on the changed property ratio was not available prior to FYE 2012. Thus, we conservatively assumed a changed property ratio of 1.0 for all years prior to FYE 2012. From FYE 2012 through FYE 2024, any data gaps were assumed to be in-line with overall trends of changed property ratio decreases. Through FYE 2016, we assumed an equal split between commercial and single-family residential development value. In FYE 2017 and beyond, we assumed an equal split between commercial, single-family residential, and multifamily development.

Exhibit 7 summarizes the estimated private development history in the URA, equal to \$68.1 million in nominal dollars, or \$126.8 million in 2024 dollars, after adjusting for inflation.

² This approach results in a conservative estimate of new construction value, as some properties in the URA do not achieve 3% growth from appreciation each year.

Exhibit 7. Estimated Private Development, Columbia Gateway URA

FYE	Total AV	New Construction		
		Assessed Value (Nominal \$)	Real Market Value (Nominal \$)	Real Market Value (2024 \$)
1990	\$ 43,577,852		\$ -	\$ -
1991	\$ 48,275,433	\$ 3,390,245	\$ 3,390,245	\$ 8,992,067
1992	\$ 53,479,401	\$ 3,755,705	\$ 3,755,705	\$ 9,671,251
1993	\$ 57,528,866	\$ 2,445,083	\$ 2,445,083	\$ 6,112,904
1994	\$ 51,851,685	\$ -	\$ -	\$ -
1995	\$ 58,745,692	\$ 5,338,456	\$ 5,338,456	\$ 12,580,422
1996	\$ 67,406,595	\$ 6,898,532	\$ 6,898,532	\$ 15,783,343
1997	\$ 79,976,641	\$ 10,547,848	\$ 10,547,848	\$ 23,429,819
1998	\$ 79,976,641	\$ -	\$ -	\$ -
1999	\$ 66,378,557	\$ -	\$ -	\$ -
2000	\$ 58,648,875	\$ -	\$ -	\$ -
2001	\$ 61,389,568	\$ 981,227	\$ 981,227	\$ 1,936,536
2002	\$ 63,639,414	\$ 408,159	\$ 408,159	\$ 782,075
2003	\$ 67,929,874	\$ 2,381,278	\$ 2,381,278	\$ 4,429,878
2004	\$ 72,638,562	\$ 2,670,792	\$ 2,670,792	\$ 4,823,747
2005	\$ 72,161,825	\$ -	\$ -	\$ -
2006	\$ 72,291,944	\$ -	\$ -	\$ -
2007	\$ 76,443,730	\$ 1,983,028	\$ 1,983,028	\$ 3,277,643
2008	\$ 81,215,823	\$ 2,478,781	\$ 2,478,781	\$ 3,977,716
2009	\$ 86,332,755	\$ 2,680,457	\$ 2,680,457	\$ 4,176,065
2010	\$ 88,457,034	\$ -	\$ -	\$ -
2011	\$ 90,295,851	\$ -	\$ -	\$ -
2012	\$ 87,561,924	\$ -	\$ -	\$ -
2013	\$ 95,705,280	\$ 5,516,498	\$ 7,345,537	\$ 10,167,941
2014	\$ 97,365,233	\$ -	\$ -	\$ -
2015	\$ 101,721,719	\$ 1,435,529	\$ 1,827,586	\$ 2,384,585
2016	\$ 103,643,808	\$ -	\$ -	\$ -
2017	\$ 107,536,463	\$ 783,341	\$ 993,457	\$ 1,221,827
2018	\$ 110,567,256	\$ -	\$ -	\$ -
2019	\$ 117,536,067	\$ 3,651,793	\$ 4,968,426	\$ 5,759,768
2020	\$ 117,462,023	\$ -	\$ -	\$ -
2021	\$ 118,429,828	\$ -	\$ -	\$ -
2022	\$ 121,282,394	\$ -	\$ -	\$ -
2023	\$ 129,208,963	\$ 4,288,097	\$ 7,037,065	\$ 7,248,177
2024	\$ 127,294,464	\$ -	\$ -	\$ -
Total			\$ 68,131,662	\$ 126,755,763
Average			\$ 2,003,872	\$ 3,728,111

Source: Tiberius Solutions

Economic Impact Analysis

Johnson Economics estimated the economic impact of the new construction and public investment in the URA. The full report is included as Attachment B.

In summary, the URA generated substantial economic impacts for the local and regional economy. Construction activity and ongoing business operations in the district have supported a significant level of employment, both directly as well as overall. The construction and ongoing operation of developments in the area is estimated to have supported almost 20,000 full time equivalent positions since 1990, reflecting average annual employment of approximately 586.6 jobs, with over \$43.4 million per year in labor income in current dollars.

In addition to economic impacts, the URA generated fiscal impacts at the local, State, and Federal level. New development since 1990 in the district is estimated to have contributed \$47.4 million in state and local taxes, while paying \$99.2 million in federal taxes.

Impact to Taxing Districts

Exhibit 8 shows the estimated cumulative revenue foregone by each current overlapping taxing district since FYE 1991. Due to limited data availability, this estimate is based historical increment assessed value and current permanent rate levy rates for each taxing district. The total impact on all taxing districts is estimated to be \$31.1 million in nominal dollars.

The North Wasco County School District and the Columbia Gorge ESD (ESD) are not currently *directly* affected by the tax increment financing, but the amounts of their taxes divided for the URA are shown in the following tables. Under Oregon’s current system of school funding, local property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone due to the use of urban renewal are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Exhibit 8. Estimated Cumulative Historical Impacts, Columbia Gateway URA

Taxing District	Estimated Impact (Nominal \$)
General Government	
Wasco County	\$ 7,600,000
Port of The Dalles	\$ 400,000
Northern Wasco County Park & Rec	\$ 1,200,000
Mid Columbia Fire & Rescue	\$ 3,800,000
City of The Dalles	\$ 5,400,000
Wasco County Soil Conservation District	\$ 400,000
4-H & Extension Service District	\$ 400,000
Wasco County Library District	\$ 1,200,000
<i>Subtotal</i>	<i>\$ 20,400,000</i>
Education	
Columbia Gorge Community College	\$ 500,000
Columbia Gorge ESD	\$ 800,000
North Wasco County SD 21	\$ 9,400,000
<i>Subtotal</i>	<i>\$ 10,700,000</i>
Total	\$ 31,100,000

Source: Tiberius Solutions

FYE 2026 is estimated to be the final year that the URA will collect TIF revenue. In subsequent years, all overlapping taxing districts will experience an increase in property tax revenues, as these revenues will no longer be foregone to the URA. Exhibit 9 shows the estimated annual increase in property tax revenues for each overlapping taxing district. Note again that there will be no *direct* impacts to the North Wasco County School District and the Columbia Gorge ESD. Under Oregon’s current system of school funding, increased local property tax revenues are substantially offset with reduced State School Fund revenues, as determined by a funding formula at the state level.

Exhibit 9. Increase in Property Tax Revenue After Columbia Gateway URA Closure, FYE 2027

Taxing District	Additional Revenue
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

Source: Tiberius Solutions

Implications

Based on the financial analysis, we have identified the following key conclusions and implications:

- As of the start of FYE 2024, the Columbia Gateway URA has \$6.0 million in remaining financial capacity to undertake projects and programs (shown in Exhibit 2). This financial capacity primarily comes from the URA’s maximum indebtedness limit, which can only be increased through a substantial amendment to the Plan.
- Existing debt for the URA has payments scheduled through FYE 2029. However, the URA is forecast to have sufficient resources to fully reach the maximum indebtedness limit, pay off all remaining indebtedness, and cease collecting TIF in FYE 2026.
- Once URA ceases to collect TIF, overlapping taxing districts will experience a significant increase in annual tax revenues. In FYE 2027, the first year after the URA closes, the City and County would experience increase of \$350,000 and \$500,000, respectively.
- The TIA has had a significant economic impact on the community including more than \$23 million in public investments, which have contributed to an estimated \$68 million in private investment in the area. These public and private investments are estimated to have supported almost 20,000 full-time equivalent jobs since 1990, reflecting average annual employment of approximately 586 jobs, with over \$43 million per year in labor income.

- This analysis focused on financial considerations, but the Columbia Gateway URA has impacted the community in other ways that are not directly captured by this financial analysis. The significant investments that have occurred within the URA have also contributed to a sense of place, enhanced civic pride, and helped shaped decades of growth in the City of the Dalles.

Attachment A: How Tax Increment Financing Works

Urban renewal/Tax Increment Financing (TIF) is an economic and redevelopment financing tool permitted by Oregon Revised Statute (ORS) chapter 457. Urban Renewal allows municipalities (cities and counties) across Oregon to collect the incremental property tax revenues in an Urban Renewal Area (URA) and spend that revenue on infrastructure and economic development projects and programs within the URA.

Overview

Urban Renewal Plans

To establish a URA, a municipality must adopt an Urban Renewal Plan. ORS 457 defines the specific requirements of Urban Renewal Plans. Key elements of Urban Renewal Plans include:

- Boundary of the URA, including a map and legal description
- Goals and objectives for the URA
- Eligible projects to be funded in the URA
- Findings of “Blight” within the URA as defined in ORS 457.010
- The dollar limit on the cumulative amount of indebtedness that the URA may incur, known as “Maximum Indebtedness”

Tax Increment Financing

Urban renewal allows municipalities to use TIF revenue to fund projects and programs within a URA. When a URA is established, the existing assessed value in the URA is certified as the “frozen base” value. As assessed value in the URA increases over time, the difference between the total assessed value and the frozen base is considered “increment” assessed value. Each year, property tax revenue generated by the frozen base of the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called TIF revenue.

Maximum Indebtedness

Once a URA has incurred the full amount of maximum indebtedness, it cannot incur additional debt secured by TIF, and once a URA has collected sufficient TIF revenue to fully repay the maximum indebtedness, the URA loses its ability to collect TIF revenue, effectively eliminating the primary source of URA funding for additional projects.

Consolidated Tax Rate

Oregon statutes governing TIF have been amended over time, resulting in different types of Urban Renewal Plans. A key difference is the determination of which tax rates are included in the calculation of TIF revenue. All new Urban Renewal Plans are “permanent rate” plans. The consolidated tax rate is equal to the sum of all permanent tax rates. Local option levies and general obligation bond levies are not impacted by new Urban Renewal Plans.

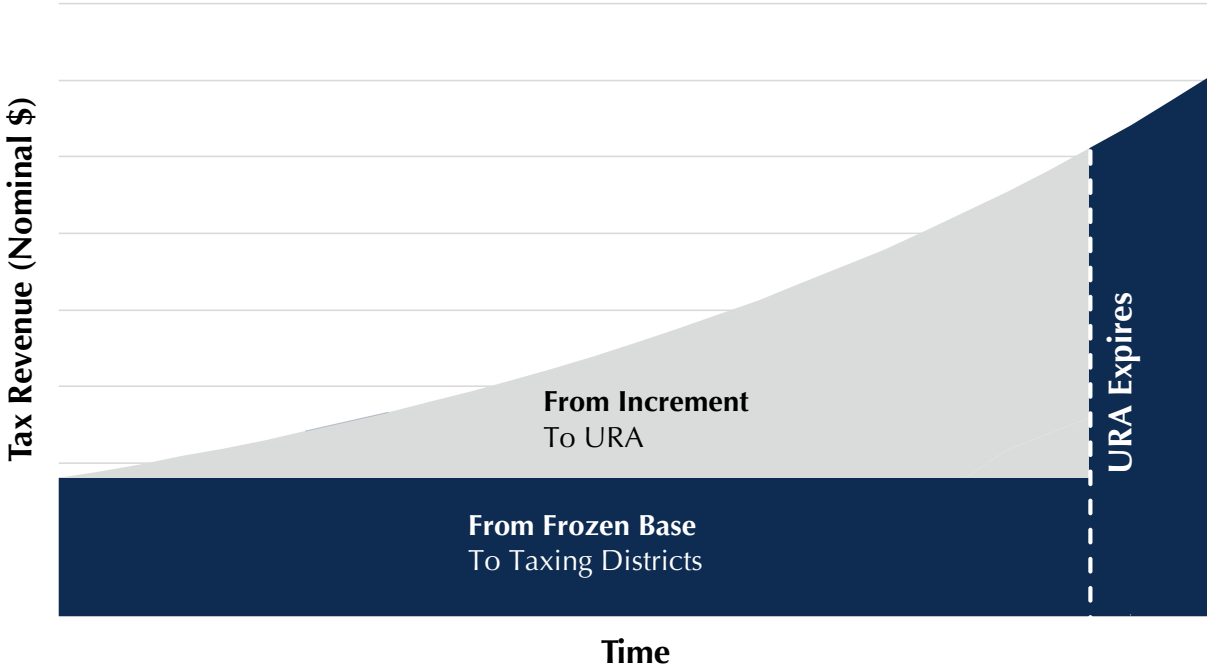
Tax Increment Financing

When a URA is established, the assessed value of all property within the URA boundary establishes the frozen base value. When assessed value in the URA grows over time, the difference between the total assessed value and the frozen base is considered increment assessed value. Each year, property tax

revenue from the frozen base in the URA is distributed normally to all overlapping taxing districts, and the URA receives all the property tax revenue generated from the increment, called TIF revenue.

TIF revenue can only be spent to repay indebtedness incurred on behalf of the URA, and the proceeds from that indebtedness can only be spent on capital projects located within the URA that are identified in the corresponding Urban Renewal Plan. Once all indebtedness for a URA has been repaid, the Urban Renewal Plan may be terminated, which results in all future tax revenue being returned to the overlapping taxing districts. Exhibit 10 illustrates the general tax revenue distribution within a URA boundary over the life of the URA.

Exhibit 10. Example Tax Revenue Distribution in a URA



Source: Tiberius Solutions

The local county assessor calculates total TIF Revenue to be generated by a URA by multiplying the increment assessed value of a URA by the applicable consolidated tax rate. Although the amount of tax revenue to be raised is calculated based on the assessed value of properties within a URA, that tax is actually imposed upon all properties citywide. The local county assessor divides the total tax revenue to be raised for a URA by the aggregate assessed value of all property citywide, which results in a URA tax rate. This rate is then extended to all properties citywide. All other component property tax rates that were included in the consolidated tax rate are reduced proportionally, so that the imposition of the URA tax rate does not result in any net increase to the total tax rate. In short, URA tax revenues are calculated based on property values within the URA, but are paid by all properties citywide.

Maximum Indebtedness

Urban Renewal Plans are required to include a maximum indebtedness limit. As stated earlier, URAs are only allowed to spend TIF revenue on debt service. Thus, the maximum indebtedness functions as a limit on the cumulative amount of TIF revenue that can be spent on projects in a URA. Note that maximum indebtedness does not function as a revolving credit limit. In other words, paying off previous debt for a URA does not free up maximum indebtedness capacity to be used on future indebtedness. Once a URA incurs the full amount of maximum indebtedness, it cannot incur additional debt to fund additional projects.

Consolidated Tax Rate

Oregon statutes governing TIF have been amended over time, resulting in different types of Urban Renewal Plans that are subject to different provisions. Oregon statutes establish three major classifications of Urban Renewal Plans: permanent rate plans, reduced rate plans, and standard rate plans. The determination of each of these plan types is primarily dependent upon the effective date of the plan, or the effective dates of certain subsequent substantial amendments to a plan. A fundamental difference among these types of Urban Renewal Plans is the method for determining the consolidated tax rate as described below.

- “Permanent Rate Plans” have a consolidated tax rate equal to the total of all permanent property tax rates for overlapping taxing districts.
- “Reduced Rate Plans” have a consolidated tax rate equal to the total of all tax rates for overlapping taxing districts except for the following:
 - URA special levies
 - Local option levies approved by voters on or after October 6, 2001
 - General obligation bond levies approved by voters on or after October 6, 2001
- “Standard Rate Plans” have a consolidated tax rate equal to the total of all tax rates for overlapping taxing districts except for the following:
 - URA special levies
 - Local option levies approved by voters on or after January 1, 2013

Revenue Sharing

Plans initially approved or substantially amended to increase maximum indebtedness on or after January 1, 2010 are subject to additional provisions in ORS regarding revenue sharing. For such plans, revenue sharing occurs when a plan achieves certain thresholds of annual TIF revenue, relative to the maximum indebtedness of the plan.³

Overview of Oregon’s Property Tax System

Property Tax Ballot Measures

Oregon’s property tax system is largely defined by two property-tax-related ballot measures that were approved by voters in the 1990s: Measure 5 passed in 1990 and Measure 50 passed in 1997.

Prior to the passage of Measures 5 and 50, Oregon had a levy-based property tax system. This meant that each taxing district would decide the dollar amount to levy each year based on budget requirements, and that levy amount would be converted into a levy by dividing the total levy amount by the total value of property district-wide. This system resulted in annual variations in the effective tax rates for individual properties each year.

Measure 5 limited the property taxes paid by individual property owners to \$10 per \$1,000 of real market value for general government taxes and \$5 per \$1,000 of real market value for education taxes. Levies passed by voters to repay general obligation bonds were excluded from these limits.

³Formulas for calculating required Revenue Sharing are defined in ORS 457.470. For most Urban Renewal Plans in Oregon, the formulas refer to the initial Maximum Indebtedness of a Plan.

Measure 50, passed in 1997, was a further overhaul of Oregon’s property tax system, including the following key elements:

- Switching from a levy-based system to a rate-based system, including the establishment of permanent tax rates for each taxing district instead of variable levies. Note that in addition to permanent tax rates, taxing districts may also impose local option levies and levies for general obligation bonds, both of which are temporary in nature and are subject to voter approval.
- Reducing assessed value. Assessed value is no longer equal to real market value. In FYE 1998, a maximum assessed value for each property was established, which was equal to 90% of its assessed value from two years prior (FYE 1996).
- Limiting assessed value growth. Growth in maximum assessed value was limited to three percent annually. The actual assessed value used to calculate a property’s tax bill is equal to the lesser of the property’s maximum assessed value and real market value.

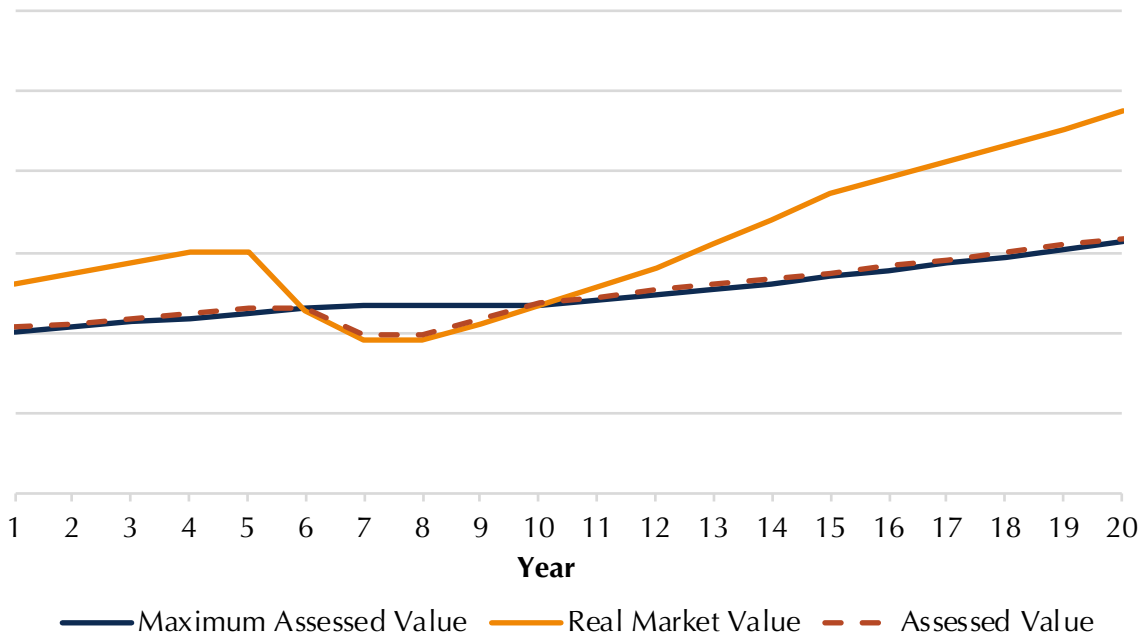
There are some exceptions to the three percent limit in maximum assessed value growth. The most common exceptions are new construction and significant improvements that did not exist in FYE 1996 when the maximum assessed value was established. To determine the exception value in these situations a changed property ratio is used to establish the initial maximum assessed value. The changed property ratio is calculated annually as the ratio between aggregate assessed value and aggregate real market value for each property class (residential, multifamily, commercial/industrial, etc.) in each county. The changed property ratio is applied to the real market value of all new development to determine initial maximum assessed value, after which time, it grows at three percent per year like all other existing property.⁴

Illustration of Assessed Value Calculation

Exhibit 11 shows the relationship between maximum assessed value, real market value, and assessed value for a hypothetical property. Real market value fluctuates based on market conditions. For all years where real market value is greater than maximum assessed value, maximum assessed value grows at three percent. From year one through year six, the property’s real market value is greater than the property’s maximum assessed value. The property’s assessed value must be the lower of the two, and is therefore equal to the maximum assessed value. In years six through ten, the property’s real market value dips below the property’s maximum assessed value. In these years, the assessed value is equal to the real market value and maximum assessed value remains constant. When real market value grows past maximum assessed value beginning in year ten, assessed value is once again equal to maximum assessed value, and the maximum assessed value resumes annual growth of three percent per year.

⁴ Other exceptions include: partitioning or subdividing a property, rezoning a property and change of use consistent with that zone, and the disqualification or termination of property tax exemptions (e.g., property transferring from public to private ownership).

Exhibit 11. Maximum Assessed Value, Real Market Value, and Assessed Value for a Hypothetical Property



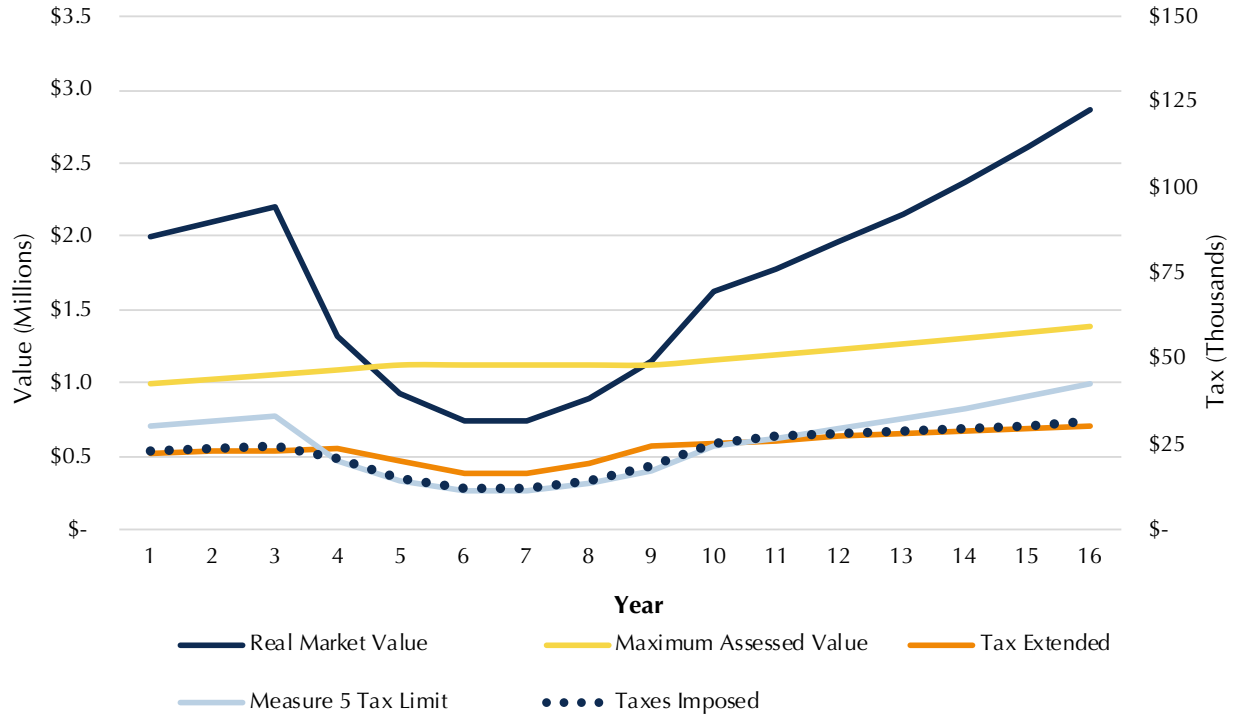
Source: Tiberius Solutions

Measure 5 Compression

As stated earlier, Measure 5 limits the property taxes paid by individual property owners to \$10 per \$1,000 of real market value for general government taxes and \$5 per \$1,000 of real market value for education taxes. If either of these limits are exceeded by the taxes extended on an individual property, the taxes imposed are reduced proportionally until the Measure 5 limits are met. Local option levies are reduced first. If local option levies are reduced to zero and a property is still exceeding its Measure 5 limits, then permanent rate levies are reduced proportionally until the limits are no longer exceeded. General obligation bonds are never reduced, as they are not subject to Measure 5 limits.

Exhibit 12 shows the effect of Measure 5 compression on a hypothetical property. In years one through three, the Measure 5 tax limits for the property are higher than the taxes extended to the property. Therefore, the property pays the total tax extended. Beginning in year four, declining real market value results in a corresponding decrease in the maximum allowable tax bill, and the property finds itself in “compression” due to Measure 5. Therefore, the taxes extended are proportionally reduced until they conform to Measure 5 limits. The compression loss is the difference between tax extended and tax imposed. By year 12, real market value has grown enough so that the taxes extended are once again below the Measure 5 limits, and the property no longer experiences compression.

Exhibit 12. Compression of Hypothetical Property



Source: Tiberius Solutions

Property Types

The State of Oregon classifies all taxable property into one of four types: real, personal, manufactured, and utility. Below, we describe these property types and highlight considerations for forecasting future changes in assessed value.

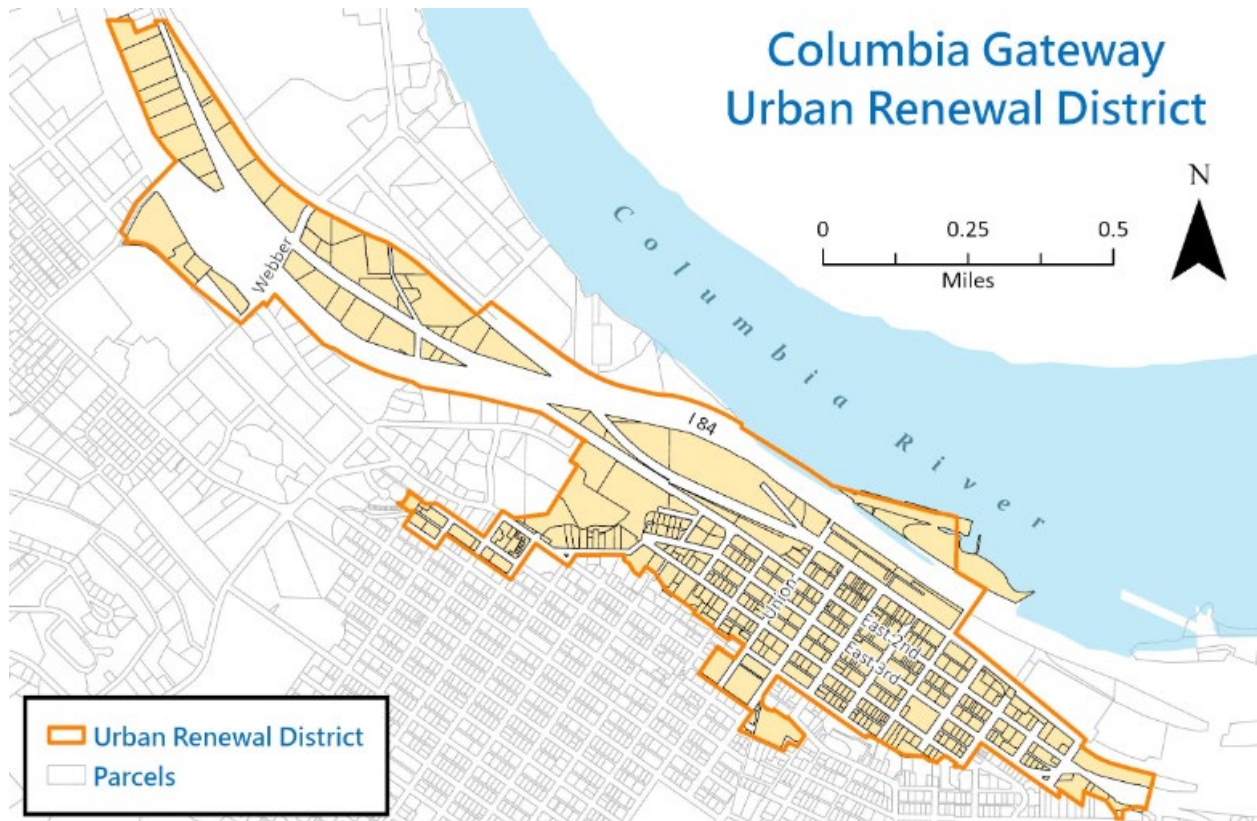
- **Real** property includes land, buildings, structures, and improvements. Real property typically makes up the majority of property value in an area. Real property is typically the most reliable property type to forecast. Changes in real market value of real property are tied to broader market trends. At this time, most real property accounts in Oregon have a significant gap between real market value and maximum assessed value, which means that the assessed value is equal to maximum assessed value, which experiences three percent growth each year from appreciation. Factors that can cause a real property account to experience a change in maximum assessed value other than three percent appreciation include: construction of new property, demolition of an existing structure, establishment or expiration of tax exemptions (such as a transfer of ownership from public to private use, or vice versa), and rezoning with a corresponding change in use.
- **Personal** property includes all property that “enhances or promotes” a business.⁵ This includes machinery, equipment, and décor/office furniture. Personal property for personal use (e.g., home furniture and appliances) are exempt. The Department of Revenue maintains multiple schedules for depreciation of value, based on the specific type of personal property. Personal property tends to depreciate relatively rapidly, but these losses in value are generally offset by further reinvestment in new personal property accounts.

⁵ Oregon Department of Revenue, Methods for Valuing Personal Property, 2020

- **Manufactured** property includes all manufactured structures (i.e., mobile homes). Unlike other types of housing, the real market value of mobile homes depreciates over time. In the early years after construction, a manufactured property account may experience modest growth in assessed value based on the maximum allowed three percent growth in maximum assessed value. However, over time the real market value of the property will likely drop below the maximum assessed value, leading to a sustained decrease in assessed value from manufactured property in future years.
- **Utility** property includes the value of any privately-owned utility provider, including: communication, electric, gas, water, pipelines, air transportation, private railcars, railroads, heating, toll bridges, and small electrics.⁶ The Oregon Department of Revenue assesses the value of these properties annually, based on reports submitted by the owners. The value is not explicitly based on geography, but the State apportions assessed value to each tax code area each year based on factors, including the physical location of utility assets. Because utility value is calculated by the State each year, based on reports of value provided by the utilities themselves, the assessed value of utility accounts can be volatile and difficult to forecast.

⁶ Oregon Department of Revenue, Centrally Assessed Companies

Attachment B: Economic Impact Analysis



ECONOMIC IMPACT ANALYSIS COLUMBIA GATEWAY URBAN RENEWAL DISTRICT CITY OF THE DALLES

MAY 2024

JOHNSON ECONOMICS, LLC
621 SW Alder St, Suite 506
Portland, Oregon 97205



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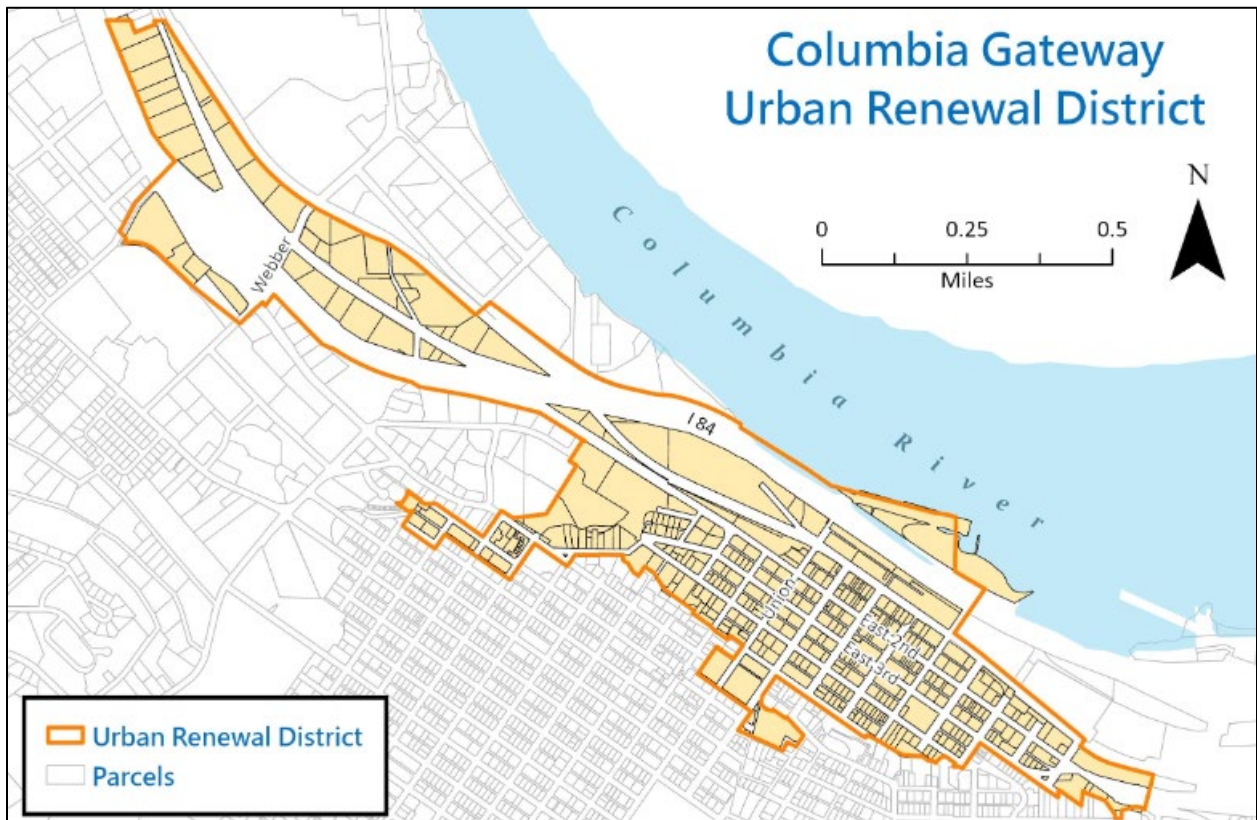
I. INTRODUCTION

JOHNSON ECONOMICS was retained to conduct an analysis of the economic and fiscal impacts of the Columbia View Urban Renewal District (URA) in The Dalles. The URA was adopted in 1990 with the mission 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.¹

Specific objectives include increasing the value of properties, placing unused and underutilized properties in productive conditions, assisting with opportunities, and supporting development or redevelopment projects.

FIGURE 1.1: COLUMBIA GATEWAY URA BOUNDARY



Source: City of The Dalles Urban Renewal Agency

The economic and fiscal impact analysis evaluates the impacts on employment, incomes, and tax revenues associated with public and private sector investments in the URA since 1990. The analysis relies in part on IMPLAN modeling software (see Appendix for description and glossary). The economic analysis is conducted at the Wasco County level.

¹ Columbia Gateway Urban Renewal Mission Statement



II. ECONOMIC IMPACT

The Columbia Gateway URA has generated substantial economic impacts in the local and regional economy since its inception in 1990. The public infrastructure investments supported by the URA have attracted private investment and facilitated a significant level of development. This has supported a substantial level of employment from construction as well as ongoing business activity. Impacts during the construction phase are realized during the construction period, while the impacts from operations have been ongoing and are expected to continue. These impacts include direct impacts (jobs and spending occurring directly in the URA), as well indirect and induced impacts. Indirect impacts are secondary impacts generated by the portion of direct expenditures that are spent on goods and services provided by local businesses. Induced impacts are secondary impacts generated by local expenditures made by employees who received personal income from the direct and indirect expenditures. The induced impacts are often referred to as the “multiplier effect” as the initial direct expenditures are re-spent multiple times, rippling through the local economy. To model the economic impacts of various activities, Johnson Economics utilized the IMPLAN (IMPact for PLANning)² economic multiplier model. IMPLAN is an economic impact model designed for analyzing the effects of industry activity (employment, income, or business revenues) upon all other industries in an economic area. The analysis was done at the Wasco County level.

ECONOMIC IMPACTS OF CONSTRUCTION ACTIVITY

To evaluate the impacts associated with construction, we utilized estimates of total construction spending on infrastructure and new development generated by Tiberius and measured as a direct industry change. Estimated construction expenditures were converted into 2024 dollars and estimated contributions to employment income and output at the Wasco County level.

The Columbia Gateway URA reported almost \$30.5 million in capital outlays since 1990, as well as an additional \$4.4 million in project-based materials and services. Private development activity in the URA was estimated at \$114.8 million in current dollars since 1990. Combining the planned public infrastructure expenditures with the anticipated private development results in a total of more than \$149.6 million in planned expenditures within the URA since 1990.

The following table summarizes the annual expenditures by year, expressed in both nominal as well as 2024 dollars.

² Minnesota IMPLAN Group (MIG), Stillwater, Minnesota



FIGURE 2.1: SUMMARY OF NEW CONSTRUCTION AND URA EXPENDITURES, COLUMBIA GATEWAY URA

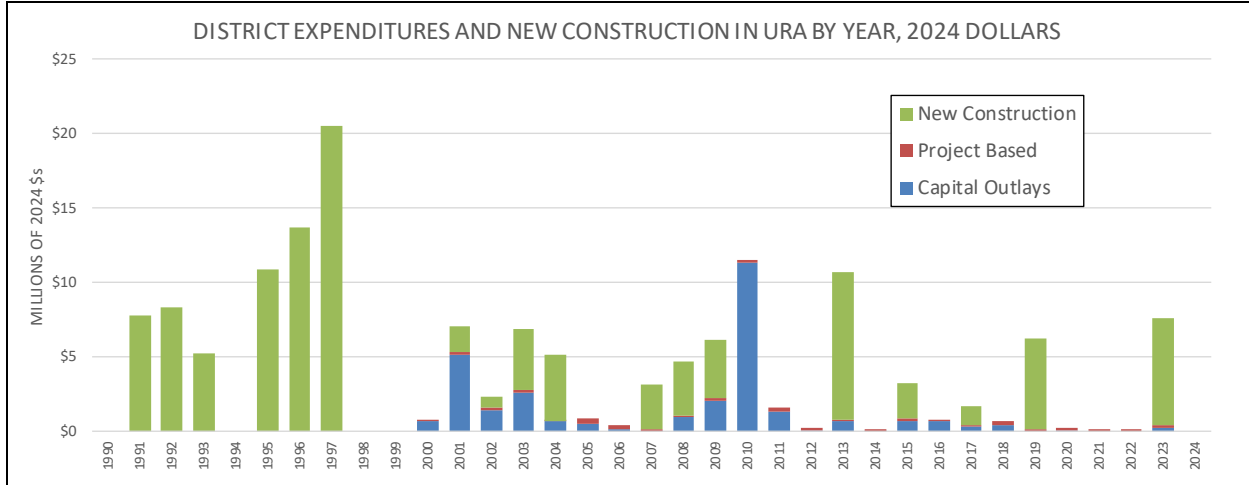
FYE	Nominal \$			2024 \$		
	RMV of New Construction in URA	URA Expenditures: Capital Outlay	URA Expenditures: Project-Based Materials & Services	RMV of New Construction in URA	URA Expenditures: Capital Outlay	URA Expenditures: Project-Based Materials&Services
1990	\$0			\$0	\$0	\$0
1991	\$3,390,245			\$7,773,828	\$0	\$0
1992	\$3,755,705			\$8,357,621	\$0	\$0
1993	\$2,445,083			\$5,284,155	\$0	\$0
1994	\$0			\$0	\$0	\$0
1995	\$5,338,456			\$10,938,376	\$0	\$0
1996	\$6,898,532			\$13,731,682	\$0	\$0
1997	\$10,547,848			\$20,516,148	\$0	\$0
1998	\$0			\$0	\$0	\$0
1999	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$395,010	\$48,499	\$0	\$716,260	\$87,941
2001	\$981,227	\$2,915,649	\$97,694	\$1,730,488	\$5,142,027	\$172,293
2002	\$408,159	\$809,547	\$128,608	\$708,522	\$1,405,290	\$223,251
2003	\$2,381,278	\$1,569,695	\$100,741	\$4,040,795	\$2,663,619	\$170,947
2004	\$2,670,792	\$412,454	\$40,764	\$4,414,317	\$681,709	\$67,375
2005	\$0	\$311,829	\$259,831	\$0	\$498,612	\$415,469
2006	\$0	\$139,501	\$165,650	\$0	\$216,098	\$256,606
2007	\$1,983,028	\$23,253	\$85,282	\$2,986,150	\$35,016	\$128,422
2008	\$2,478,781	\$681,395	\$93,055	\$3,595,515	\$988,375	\$134,977
2009	\$2,680,457	\$1,439,276	\$118,135	\$3,900,545	\$2,094,404	\$171,908
2010	\$0	\$7,908,713	\$152,777	\$0	\$11,323,280	\$218,738
2011	\$0	\$972,445	\$174,257	\$0	\$1,349,913	\$241,897
2012	\$0	\$50,567	\$162,418	\$0	\$68,770	\$220,883
2013	\$7,345,537	\$533,199	\$105,805	\$9,845,374	\$714,658	\$141,813
2014	\$0	\$14,489	\$138,709	\$0	\$19,111	\$182,959
2015	\$1,827,586	\$527,882	\$129,973	\$2,407,691	\$695,440	\$171,228
2016	\$0	\$522,291	\$109,778	\$0	\$679,463	\$142,813
2017	\$993,457	\$273,223	\$110,469	\$1,265,445	\$348,026	\$140,713
2018	\$0	\$338,788	\$249,660	\$0	\$421,266	\$310,441
2019	\$4,968,426	\$15,133	\$149,884	\$6,067,968	\$18,482	\$183,055
2020	\$0	\$80,250	\$108,263	\$0	\$96,801	\$130,591
2021	\$0	\$0	\$133,681	\$0	\$0	\$154,039
2022	\$0	\$0	\$131,858	\$0	\$0	\$140,694
2023	\$7,037,065	\$290,352	\$141,554	\$7,210,953	\$297,527	\$145,052
2024	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$68,131,662	\$20,224,941	\$3,137,344	\$114,775,572	\$30,474,147	\$4,354,102

SOURCE: Tiberius

Public investment in the district has leveraged private investment at a ratio of 3.3 to 1.0 during this period.



FIGURE 2.2: SUMMARY OF ESTIMATED CONSTRUCTION INVESTMENT BY YEAR, COLUMBIA GATEWAY URA (2024 \$)



SOURCE: Tiberius

To evaluate impacts related to construction of the identified infrastructure and development programs, we calculated the *total* construction spending measured as a direct industry change in construction of new non-residential structures as well construction of infrastructure investments. Estimated construction expenditures were converted into estimated contributions to employment income and output at the Wasco County level.

- Construction spending would translate into an estimated 1,000 direct full-time equivalent (FTE) jobs. Direct jobs would pay an estimated average of \$68,495 per FTE for wages and benefits (2024 dollars).
- Because the development period extended over multiple years, the direct construction jobs projected likely represent some of the same employees.
- Each direct construction job would support approximately 0.38 indirect and induced jobs during the construction period. This translates into 387 FTE indirect and induced jobs.
- The total estimated economic impacts (direct, indirect, and induced) from construction in the district since 1990 is 1,388 FTE positions and \$90.1 million in labor income (2024 dollars).

FIGURE 2.3: SUMMARY OF PROJECTED IMPACTS ASSOCIATED WITH CONSTRUCTION, COLUMBIA GATEWAY URA

PROJECTED IMPACTS, WASCO COUNTY (2024 \$s)				
	Employment	Labor Income	Value Added	Output
CONSTRUCTION - INFRASTRUCTURE				
Direct Effect	209.1	\$15,881,195	\$18,718,545	\$34,828,250
Indirect Effect	24.0	\$1,567,111	\$2,938,681	\$6,483,410
Induced Effect	57.2	\$3,071,653	\$5,641,964	\$9,762,138
Total Effect	290.3	\$20,519,959	\$27,299,190	\$51,073,799
PROJECTED IMPACTS, WASCO COUNTY (2024 \$s)				
	Employment	Labor Income	Value Added	Output
CONSTRUCTION - DEVELOPMENT				
Direct Effect	791.4	\$52,622,664	\$54,276,559	\$114,775,572
Indirect Effect	113.3	\$6,578,949	\$11,699,236	\$22,564,867
Induced Effect	192.5	\$10,340,005	\$18,987,004	\$32,855,404
Total Effect	1,097.2	\$69,541,618	\$84,962,800	\$170,195,843

Source: Johnson Economics, based on assumed future development activity.



The preceding table also summarizes projected impacts on value added and output. The following is a brief description of what these terms represent.

- **Output** - Output is the value of an industry's production. It can be measured in two ways: from the sales (income) perspective or the expenditure (spending) perspective.
 - *From the sales (income) perspective, Output is the sum of sales to final users in the economy (GDP), sales to other industries (Intermediate Inputs), and inventory change.*
 - *From the expenditures perspective, Output is the sum of an industry's Value Added and Intermediate Inputs.*

- **Value Added** - Value Added is defined as the total market value of all final goods and services produced within a region during a period of time. It is the sum of all added value at every stage of production of all final goods and services produced within a country in each period. In other words, it is the wealth created by industry activity.
 - *Value Added in a Social Accounting Matrix (SAM) model such as IMPLAN, is equal to Gross Domestic Product (GDP).*

ECONOMIC IMPACTS OF ONGOING OPERATIONS

Following development, the ongoing operation of firms in commercial and industrial space provides ongoing impacts to the local and regional economy. Firms operating in the new construction support a range of local suppliers, while employees at these facilities are expected to generate income that will circulate in the local economy, supporting additional employment and tax revenues.

The realized developments includes a mix of commercial and industrial uses, with an overall estimated direct employment level of 956 in 2024.

- *On an ongoing basis, the study area is expected to accommodate 956.5 direct employees, with annual labor income of \$48.5 million and \$337.8 million in economic output.*
- *The associated ancillary indirect and induced impacts are estimated to account for 582.8 jobs and \$32.2 million in labor income per year.*
- *The total annual impact is estimated at 1,539 full-time equivalent positions with annual labor income in current dollars approaching \$80.7 million per year.*
- *These numbers reflect the contributions of marginal development in the area since 199 and would be expected to continue in the future.*



FIGURE 2.5: SUMMARY OF PROJECTED ONGOING IMPACTS, COLUMBIA GATEWAY URA (2024 \$)

PROJECTED IMPACTS, WASCO COUNTY (2024 \$s)				
	Employment	Labor Income	Value Added	Output
ONGOING - ANNUAL @ BUILDOUT				
Direct Effect	956.5	\$48,503,548	\$126,728,276	\$337,823,906
Indirect Effect	377.8	\$21,130,358	\$35,810,199	\$74,535,570
Induced Effect	205.0	\$11,041,052	\$20,217,764	\$35,013,670
Total Effect	1,539.3	\$80,674,958	\$182,756,238	\$447,373,146

Source: Johnson Economics, based on development and employment assumptions

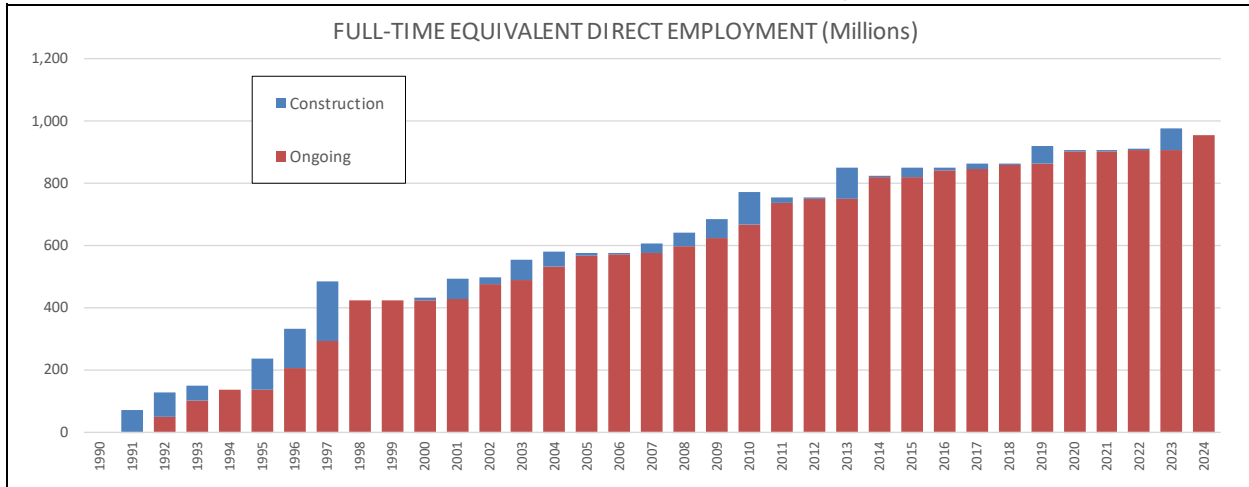
Construction activity and ongoing business operations in the district have supported a significant level of employment, both directly as well as overall. The construction and ongoing operation of developments in the area is estimated to have supported almost 20,000 full time equivalent positions since 1990, reflecting average annual employment of approximately 586.6 jobs, with over \$43.4 million per year in labor income in current dollars.

FIGURE 2.7: SUMMARY OF AVERAGE ANNUAL IMPACTS THROUGH 2049, COLUMBIA GATEWAY URA (2024 \$)

1990-2024	EMPLOYMENT	PAYROLL	ANNUAL AVERAGE	EMPLOYMENT	PAYROLL
Direct Effect	12,514.8	\$1,063,876,293	Direct Effect	368.1	\$31,290,479
Indirect Effect	4,716.5	\$264,177,814	Indirect Effect	138.7	\$7,769,936
Induced Effect	2,713.1	\$146,107,139	Induced Effect	79.8	\$4,297,269
Total	19,944.5	\$1,474,161,247	Total	586.6	\$43,357,684

Source: Johnson Economics, based on investment and development assumptions

FIGURE 2.8: SUMMARY OF ESTIMATED EMPLOYMENT IMPACTS OVER TIME, COLUMBIA GATEWAY URA



Source: IMPLAN and Johnson Economics



III. FISCAL IMPACT

In addition to economic impacts, development, and operation of new developments supported by infrastructure investments in the URA will have fiscal implications for Wasco County, other local service providers, and the State of Oregon. These impacts include property taxes, income and business taxes, and development charges and fees. Federal revenues will largely accrue from income taxes and social security contributions. For State and local entities, property taxes will represent the most significant fiscal contribution.

Figures 3.1 and 3.2 present an estimate of tax contributions, such as income and business taxes, from the construction and operation of new development since 1990 in the URA based on the modeling assumptions in the IMPLAN scenarios. Estimates are broken down by federal vs. state and local contributions.

- *New development activity in the URA contributed an estimated \$18.8 million at the federal level, and \$9.3 million in state and local tax revenues.*
- *The state and local contributions include significant sales tax revenue. While the State of Oregon does not have a sales tax, IMPLAN classifies several taxes which are charged as a percentage of price under sales taxes, including taxes on motor fuels, tobacco products, alcoholic beverages, and public utilities.*
- *New development since 1990 in the district is estimated to have contributed \$47.4 million in state and local taxes, while paying \$99.2 million in federal taxes.*
- *Property taxes represent the largest source of state and local revenue, with over \$3.4 million in taxes during construction and an additional \$20.1 million from operations since 1990.*

FIGURE 3.1: SUMMARY OF ANTICIPATED TAX REVENUES ASSOCIATED WITH CONSTRUCTION (2024 \$)

CONSTRUCTION - ONE TIME					
Description	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
FEDERAL					
Social Ins Tax- Employee Contribution	\$5,828,347				\$5,828,347
Social Ins Tax- Employer Contribution	\$4,041,177				\$4,041,177
Indirect Bus Tax: Excise Taxes		\$83,738			\$83,738
Indirect Bus Tax: Custom Duty		\$93,289			\$93,289
Corporate Profits Tax				\$694,002	\$694,002
Personal Tax: Income Tax			\$8,058,541		\$8,058,541
Total Federal Tax	\$9,869,524	\$177,027	\$8,058,541	\$694,002	\$18,799,093
STATE AND LOCAL					
Social Insurance Tax- Employee Contribution	\$118,881				\$118,881
Social Insurance Tax- Employer Contribution	\$121,935				\$121,935
Tax on Production and Imports: Sales Tax		\$1,402,368			\$1,402,368
Tax on Production and Imports: Property Tax		\$3,425,117			\$3,425,117
Tax on Production and Imports: Motor Vehicle Lic		\$119,085			\$119,085
Tax on Production and Imports: Severance Tax		\$7,817			\$7,817
Tax on Production and Imports: Other Taxes		\$667,517			\$667,517
Tax on Production and Imports: Special Assessments		\$27,490			\$27,490
Personal Tax: Income Tax			\$3,206,906		\$3,206,906
Personal Tax: Motor Vehicle License			\$124,473		\$124,473
Personal Tax: Other Tax (Fish/Hunt)			\$76,700		\$76,700
Total State and Local	\$240,816	\$5,649,394	\$3,408,079	\$0	\$9,298,288

Source: Johnson Economics, Minnesota IMPLAN Group, based on assumed development estimates



FIGURE 3.2: SUMMARY OF ACCRUED TAX REVENUES SINCE 1990 (2024 \$)

IMPACTS FROM OPERATIONS					
Description	Employee & Proprietor Compensation	Tax on Production and Imports	Households	Corporations	Total
FEDERAL					
Social Ins Tax- Employee Contribution	\$26,920,242				\$26,920,242
Social Ins Tax- Employer Contribution	\$22,646,538				\$22,646,538
Indirect Bus Tax: Excise Taxes		\$492,746			\$492,746
Indirect Bus Tax: Custom Duty		\$548,948			\$548,948
Corporate Profits Tax				\$19,530,776	\$19,530,776
Personal Tax: Income Tax			\$29,071,796		\$29,071,796
Total Federal Tax	\$49,566,781	\$1,041,693	\$29,071,796	\$19,530,776	\$99,211,046
STATE AND LOCAL					
Social Insurance Tax- Employee Contribution	\$666,202				\$666,202
Social Insurance Tax- Employer Contribution	\$683,316				\$683,316
Tax on Production and Imports: Sales Tax		\$8,252,069			\$8,252,069
Tax on Production and Imports: Property Tax		\$20,154,700			\$20,154,700
Tax on Production and Imports: Motor Vehicle Lic		\$700,742			\$700,742
Tax on Production and Imports: Severance Tax		\$45,996			\$45,996
Tax on Production and Imports: Other Taxes		\$3,927,928			\$3,927,928
Tax on Production and Imports: Special Assessments		\$161,764			\$161,764
Personal Tax: Income Tax			\$11,979,542		\$11,979,542
Personal Tax: Motor Vehicle License			\$504,668		\$504,668
Personal Tax: Other Tax (Fish/Hunt)			\$285,476		\$285,476
Total State and Local	\$1,349,518	\$33,243,200	\$12,769,686	\$0	\$47,362,403

Source: Johnson Economics, Minnesota IMPLAN Group, based on assumed future development forecasts



IV. APPENDIX: IMPLAN MODELING SYSTEM

IMPLAN utilizes an economic modeling technique called Input-Output analysis and a Social Accounting Matrix, which is a type of applied economic analysis that tracks the interdependence among various producing and consuming industries of an economy and the spending of households. It measures the relationship between a given set of demands for final goods and services and the inputs required to satisfy those demands.

ASSUMPTIONS

Studies, results, and reports that rely on IMPLAN data are limited by the researcher's assumptions concerning the subject or event being modeled. IMPLAN provides the estimated Indirect and Induced Effects that stem from the given economic activity as defined by the inputs. Readers should be aware of the following assumptions within Input-Output and Social Accounting Matrix models.

CONSTANT RETURNS TO SCALE

The same quantity of inputs is needed per unit of Output, regardless of the level of production. In other words, if Output increases by 10%, input requirements will also increase by 10%.

FIXED INPUT STRUCTURE / NO SUBSTITUTION EFFECTS

There is no input substitution in the production of any one Commodity. This means that the same recipe of inputs will always be used to create the Output unless changes to the IMPLAN production function are made.

INDUSTRY HOMOGENEITY

All firms within an Industry are characterized by a common production process. If the production structure of the initially affected local firm is not consistent with the average relationships of the firms that make up the industry in the I-O accounts, then the impact of the change on the local economy will differ from that implied by a regional multiplier.

NO SUPPLY CONSTRAINTS

There are no restrictions on inputs, raw materials, and employment. The assumption is that there are sufficient inputs to produce an unlimited amount of product. It is up to the user to decide whether this is a reasonable assumption for their study area and analysis, especially when dealing with large-scale impacts.

TECHNOLOGY ASSUMPTION

An Industry, and the production of Commodities, uses the same technology to produce each of its products. In other words, an Industry's Leontief Production Function is a weighted average of the inputs required to produce the primary product and each of the byproducts, weighted by the Output of each of the products. The technology assumption is used to convert make-use tables (or supply-use tables for international datasets) into a symmetric I-O table. IMPLAN is an Industry Technology Assumption (ITA) model for all Industries which do not have any redefinitions into or out of them. For the Industries which do contain redefinitions, the production functions contain purchases of some Commodities necessary to make the secondary Commodity that has been redefined into it; thereby falling under the Commodity Technology Assumption (CTA).

CONSTANT BYPRODUCT COEFFICIENTS

As a requirement of the technology assumption, Industry byproduct coefficients are constant. An Industry will always produce the same mix of Commodities regardless of the level of production. In other words, an Industry will not increase the Output of one product without proportionately increasing the Output of all its other products.

THE MODEL IS STATIC

No price changes are built in IMPLAN, and the underlying data and relationships are not affected by impact runs. Input-Output models do not account for general equilibrium effects such as offsetting gains or losses in other Industries or geographies nor the diversion of funds from other projects. I-O and SAM models assume that consumer



preferences, government policy, technology, and prices all remain constant. In IMPLAN, the relationships for a given year do not change unless intentionally modified.

BACKWARD LINKED

Type I multipliers measure only the backward linkages, also known as upstream effects. Input-Output analysis does not look at forward linkages in terms of how an Industry’s production is used as an input for other production or for final use, also known as downstream effects.

TIME DELINEATED

The length of time that it takes for the economy to settle at its new equilibrium after an initial change in economic activity is unclear because time is not explicitly included. One can assume the adjustment will be completed in one year because the flows in the underlying Industry data are measured over the same length of time. However, the actual adjustment period varies and is dependent on the change in final demand and the related industry structure that is unique to each study.

SOCIAL ACCOUNTING MATRICES

Regional Social Accounting Matrices, or SAMs, represent an IMPLAN extension for regional economic modeling. SAMs provide information on non-market financial flows. IMPLAN type inter-industry models provide information on market transactions between firms and consumers, and they capture payments of taxes by individuals and businesses, transfers of government funds to people and businesses, and transfer of funds from people to people.

GLOSSARY OF TERMS

Input-Output	A type of applied economic analysis that tracks the interdependence among various producing and consuming industries in an economy; it measures the relationship between a given set of demands for final goods and services, and the inputs required to satisfy those demands
Industries	The different IMPLAN Industry codes based on definitions put forth by the Bureau of Economic Analysis; there is a crosswalk available between NAICS codes and IMPLAN Industries
Direct	Initial effects to a local industry or industries due to the activity or policy being analyzed
Indirect	Effects stemming from business-to-business purchases in the supply chain taking place in the region
Induced	Effects in the region stemming from household spending of income, after removal of taxes, savings, and commuters
Output	The value of industry production. <ul style="list-style-type: none"> ▪ in IMPLAN these are annual production estimates for the year of the dataset in producer prices ▪ for Manufacturers, output = sales plus/minus change in inventory ▪ for service sectors, output = production = sales ▪ for retail and wholesale trade output = gross margin (not gross sales)
Employment	An industry-specific mix of full-time, part-time, and seasonal employment. An annual average that accounts for seasonality and follows the same definition used by the BLS and BEA. IMPLAN Employment is not equal to full-time equivalents.
Labor Income	All forms of employment income, including Employee Compensation (wages and benefits) and Proprietor Income



Employee Compensation	Total payroll cost of the employee including wages and salaries, all benefits (e.g., health, retirement) and payroll taxes
Proprietor Income	The current-production income of sole proprietorships, partnerships, and tax-exempt cooperatives. Excludes dividends, monetary interest received by nonfinancial business, and rental income received by persons not primarily engaged in the real estate business (BEA).
Value Added	The difference between an industry's or establishment's total output and the cost of its intermediate inputs; it is a measure of the contribution to GDP
Intermediate Inputs	Purchases of non-durable goods and services such as energy, materials, and purchased services that are used to produce other goods and services rather than for final consumption
Taxes on Production & Imports Net of Subsidies (TOPI)	Includes sales and excise taxes, customs duties, property taxes, motor vehicle licenses, severance taxes, other taxes, and special assessments
Other Property Income (OPI)	Gross Operating Surplus minus Proprietor Income; it includes consumption of fixed capital (CFC), corporate profits, and business current transfer payments (net)
Multipliers	Multipliers are a measure of an Industry's connection to the wider local economy by way of input purchases, payments of wages and taxes, and other transactions. It is a measure of total Effects per Direct Effect within a Region.
Industry Contribution Analysis (ICA)	Industry Contribution Analysis is a method used to estimate the value of an Industry or group of Industries in a Region, at their current levels of production.
Multi-Regional Input-Output Analysis (MRIO)	MRIO analyses utilize interregional commodity trade and commuting flows to quantify the demand changes across regions stemming from a change in production and/or income in another Region. It measures the economic interdependence of regions.



AGENDA STAFF REPORT
AGENDA LOCATION: 7.B.

MEETING DATE: Tuesday, June 18, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Dan Spatz, Economic Development Officer

ISSUE: **First Street Reconstruction Options and Cost Analysis**

BACKGROUND

First Street was the original commercial corridor for the City of The Dalles (**City**) through the 19th and early 20th Centuries. In the years before Bonneville Dam, First Street fronted directly upon the riverbank, with retail stores such as the Gitchell Building serving as receiving points for cargo off-loaded from nearby sternwheelers. “Chinatown” centered here. The Umatilla House, one of the grandest hotels west of the Mississippi, stood at the corner of First and Union streets. When the Great Fire of 1891 destroyed much of downtown, new brick buildings soon replaced the lost wooden structures along First Street. Following the Great Flood of 1894, First Street and other downtown streets were raised to minimize future inundations. In those early days, this relied upon non-engineered foundations largely of dry-set stone. The sidewalk abutting the historic Baldwin Saloon at the corner of Union and Court streets rested then (and still does today) upon steel-reinforced concrete piers and beams raised above the original surface level.

Rail construction and expansion gradually displaced First Street’s role as a transportation nexus while severing First Street from the riverbank. That connection was fully broken with construction of Interstate 80-N (now I-84) in the early 1960s; the freeway cut off First Street and all of downtown The Dalles from the commercial dock that served the community beginning with completion of Bonneville Dam in 1938. (The dock had been built upon the river shore, anticipating the dam’s completion and subsequent reservoir. The dock was demolished in the early 1990s.) Commercial activity shifted fully to Second Street.

Today, First Street’s history of 19th Century construction techniques and subsequent near-abandonment has left a legacy of deterioration. Sections of the sidewalk are slowly settling as the concrete piers erode. This and other accumulating damage have been recognized for decades: the 2009 Urban Renewal Plan (**Plan**) listed streetscaping along First Street as one of its priority projects. By then, the City and Oregon Department of Transportation (**ODOT**) had

been awarded federal transportation funds totaling \$1,566,000 for improvements from Union to Laughlin streets. The City retained KPFF Consulting Engineers in 2007 to oversee project management, design and engineering. The City soon modified the scope to include a sunken public plaza at First and Washington streets, which would connect pedestrians to Riverfront Trail via a railroad and freeway undercrossing (in addition to the Union Street portal). These changes increased costs to \$4,837,000 (2008 dollars). To offset the increase, the City received \$1,350,000 in state transportation funds (STIP), citing proceeds from the City's 2009 Full Faith and Credit Obligation (FFCO) bond as local match source. (This bond supported various urban renewal projects as well as a Local Improvement District around West First Street and Bargeway Road.) In November 2015, Council postponed the Washington Street improvements (sunken plaza and undercrossing) and returned the \$1,350,000 in STIP funds. The November 9, 2015 agenda staff report noted the project was underfunded by approximately \$1,000,000. In March 2016, the City directed KPFF to place a scaled-down project on hold.

In May 2022, KPFF informed staff that ODOT forecast a construction delay in order to process various federally required permits, adding an additional three years for overall project completion. Both ODOT and KPFF concluded the City would be able to deliver the project much sooner if the ODOT agreement were terminated, with projected savings of approximately \$821,000 (despite the City having to repay approximately \$320,000 of the federal grant expended since 2007). The Agency and City agreed to terminate ODOT's role in the project on October 24, 2022. Following this termination, ODOT staff submitted an exception request, and later approved, for the repayment of all previously expended funds.

These and other scope and funding changes have continued to delay the project, even as construction and materials costs escalated. Today, KPFF continues to work with staff in an effort to bring First Street reconstruction "over the line." This would fulfill an urban renewal obligation arising from the 2009 Plan, which specified streetscaping along First Street as a bonded obligation. It would also ensure return on the Agency's multi-year investment in design and engineering, now calculated at \$1.5 million (resulting largely from the earlier scope changes).

The City and Agency have dedicated a current balance of \$3.8 million in the City's Budget Fund 18 for First Street reconstruction. These funds are separate from and will augment any Urban Renewal contribution to First Street reconstruction.

At a current estimated cost of \$6.6 million for total reconstruction from Union Street to Laughlin Street (itself a scope reduction from the initial project, which extended west from Union Street to Madison Street) First Street would be a significant urban renewal commitment. Not yet taken into account are anticipated archaeological and right-of-way acquisition, together estimated at \$125,000. In an effort to reduce costs, Agency staff have engaged with KPFF engineers to explore various scope alternatives, while also negotiating with the City to offset at least some of the cost. This would be similar to Second Street reconstruction in 2002. Originally, that project was solely an urban renewal responsibility. However, at least two change orders (one involving a water line replacement) resulted in the City covering almost one-third of the final project cost.

The purpose of this staff report is to outline six scope alternatives and estimated costs identified during recent work sessions with KPFF engineers. Staff's intent is to find cost savings by providing scope options while honoring the original intent of the First Street project, as the "front

door” and first impression of The Dalles for visitors arriving from the river. By reducing overall project cost, the Agency would be able to leverage remaining funds to incentive private development through various property rehabilitation grants/agreements. Staff will present these options in forthcoming supplemental materials. Once an option is selected, staff will work with the City to negotiate scope and potential City commitment.

BOARD ALTERNATIVES

1. Direct staff to explore one of the First Street design alternatives for future Board consideration.
2. Other direction as provided at the June 18, 2024 Board meeting.

Attachments

- First Street Project design alternatives - *forthcoming*



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 7.C.

MEETING DATE: Tuesday, June 18, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Dan Spatz, Economic Development Officer
Ann Moorhead, Special Projects Coordinator

ISSUE: **Tony's Site Public Survey and Redevelopment Options**

BACKGROUND

The Tony's Building site, located at 401-407 E. 2nd Street, consists of two 0.14-acre tax parcels zoned Central Business Commercial (CBC-2). Tony's Town & Country Clothing occupied the Site from approximately 1968 until 2016. The Columbia Gateway Urban Renewal Agency (Agency) acquired the Tony's Building in June 2016 for \$420,000 in order to redevelop the existing structure. This did not prove economically feasible. In February 2021, the Agency Board (Board) directed staff to pursue demolition and hazardous material abatement. Demolition, which brought total Agency investment in the Tony's site to approximately \$888,495, was completed in November 2023 under terms of a Public Improvement Agreement with Konell Construction and Demolition Corp., approved by the Board on June 20, 2023. The site is now leveled and fenced for security. With Agency permission to The Dalles Area Chamber of Commerce, the site hosted a Cherry Festival activity in April 2024.

At the October 2023 Agency Board meeting, staff requested Board guidance in identifying elements of a Request for Proposal (RFP) to redevelop the former Tony's site for such possible uses as upper story residential, street-level retail, a restaurant or community space. Responding in part to concerns expressed by the developer of Basalt Commons, which will be funded in part by the Agency, the Board directed staff to postpone RFP issuance at that time. (Concern centered on the risk of new downtown housing competing with the Basalt Commons project.) Staff presented other options at the January 30, 2024, Board meeting including: a modified RFP, Request for Expressions of Interest, parcel sale, parking lot, land bank, and an extension of the Federal Street Plaza. Board directed staff to conduct additional research, including a survey inviting the public to suggest ideas for site redevelopment. With expertise provided by Special Projects Coordinator Ann Moorhead, staff developed an on-line survey linked to a QR code posted on the Tony's site security fence.

Deadline for public comment was June 10. As of that date, the website had received 248 responses. Following is a broad summary:

Methodology and Limitations:

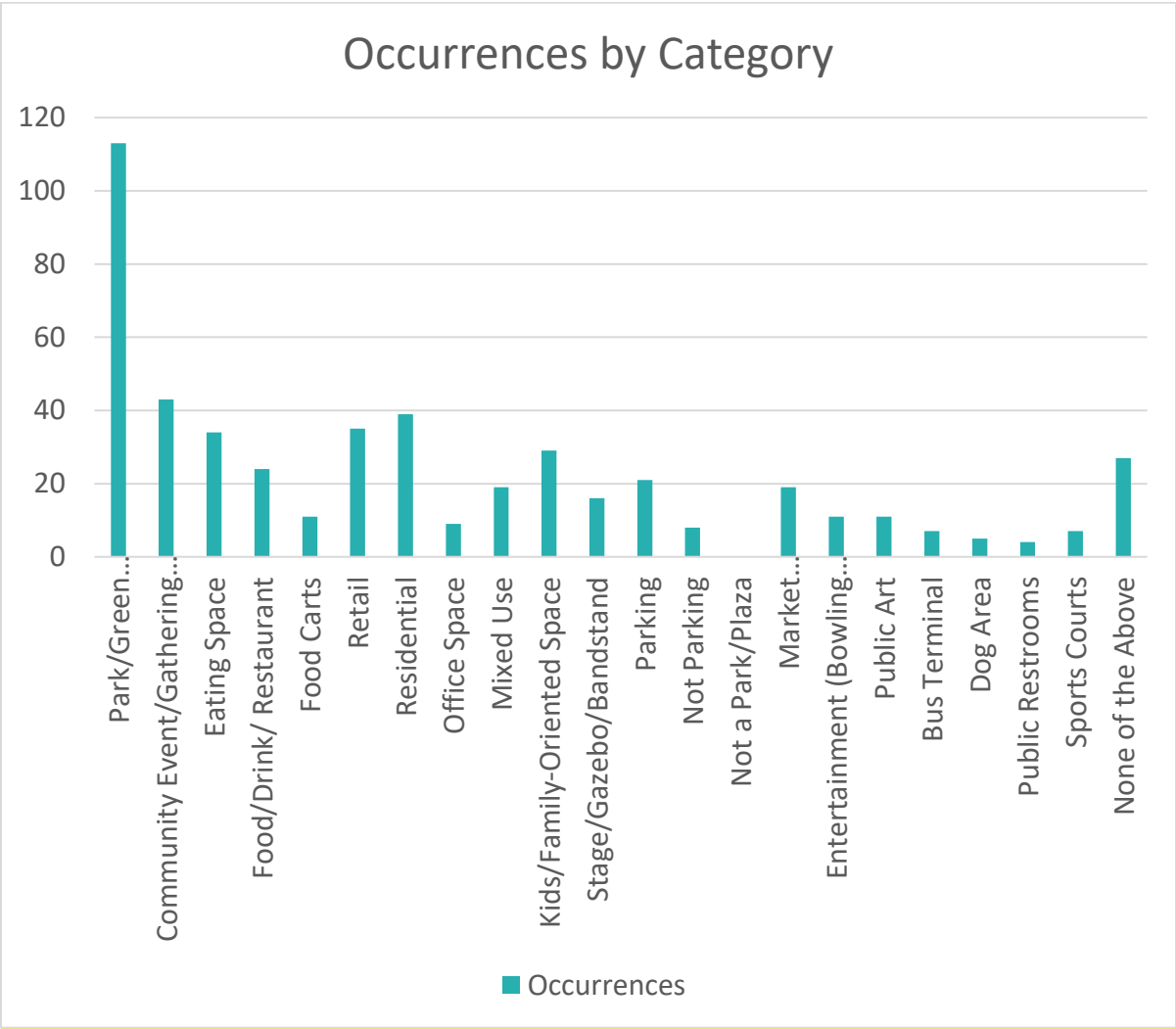
- To prevent barriers to participation, no identifying information was required to enter the survey and participants could submit multiple entries.
- Entries were removed if they contained profanity, illegal suggestions, or were duplicates of five words or more entered within a minute of each other.
- Any personal information included in the responses including names, phone numbers, emails, and addresses has been redacted.

Results:

Survey Responses at a Glance

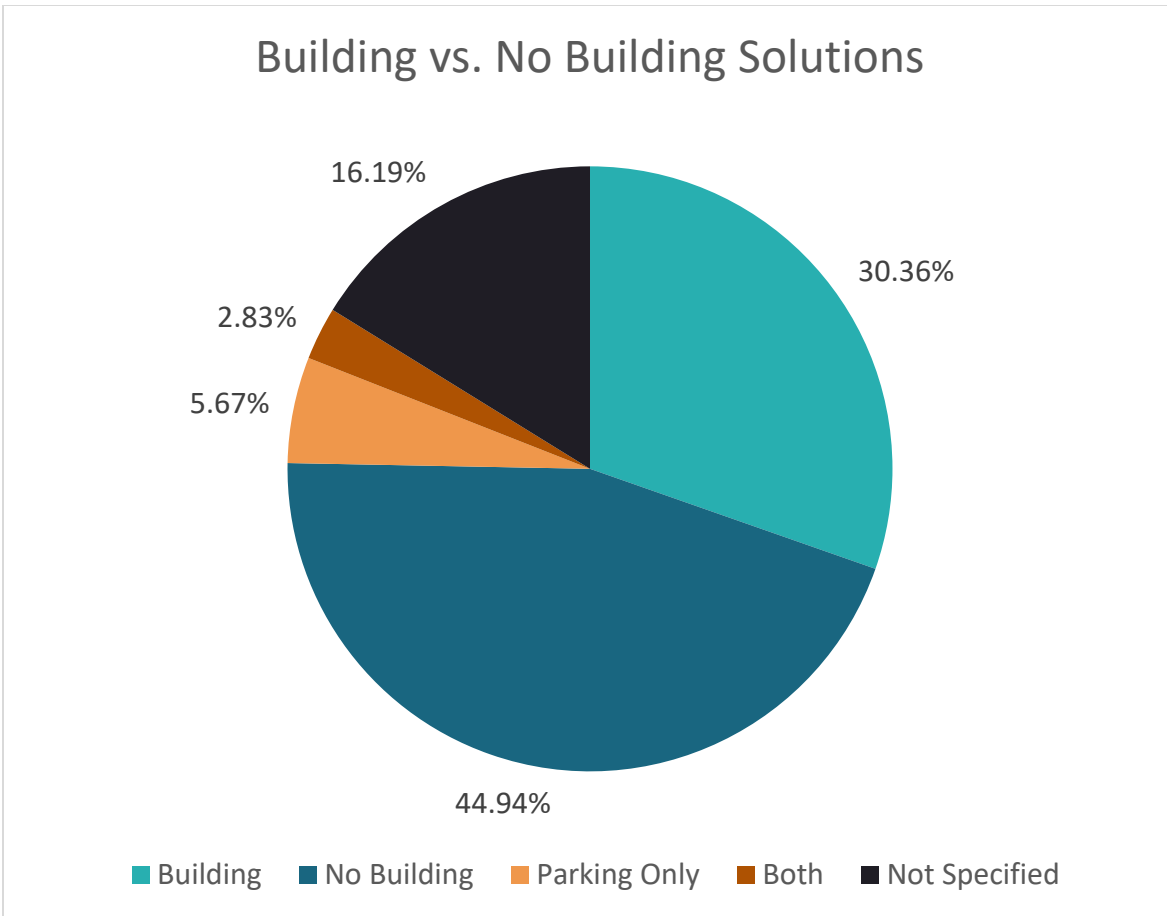


This graph is a “word cloud,” or graphic depiction of responses as weighted by popularity. This graph shows the diversity of interests and responses gathered in this survey. The full survey responses are attached (Attachment 1).



This graph displays the number of times each category is mentioned in the responses. Each response, except for “None of the Above,” can contain multiple categories, but each category is counted only once per response.

While this graph shows a broad range of interests indicated in the responses, it also highlights a strong preference for the inclusion of some sort of outdoor solution, such as a park or plaza.



This graph categorizes each response into one of five groups: responses that mention a building of some kind; those that specify a park, plaza, or open space; those that only want parking; those that mention both a building and a no building solution; and those that mention neither. Each response is counted only once for this graph.

This graph indicates a notable majority of responses (14% more than those supporting a pro-building solution) who advocate for a no-building solution.

Common themes

Based on the survey responses, the top six most frequently mentioned categories are:

1. **Park/Plaza/Public Square**
 - Respondents frequently emphasized the importance of having accessible open spaces like parks, plazas, and public squares. These spaces are desired for relaxation, social interactions, community events, and enjoying nature, highlighting the community's preference for outdoor areas that promote well-being and social cohesion.
2. **Community/Event Space**
 - There is a strong demand for community gathering spaces and event areas where social interactions, public events, concerts, and communal activities can take place. This reflects the community's desire for a central area that fosters a

sense of belonging and togetherness, serving as a hub for various community activities.

3. Residential/Housing

- The need for residential development, including apartments and housing, was a common theme. Participants highlighted the importance of addressing housing shortages and providing convenient living spaces within the community, indicating a significant demand for residential options.

4. Retail/Commercial

- Many respondents mentioned the desire for retail or commercial spaces, including shops, businesses, and mixed-use buildings that combine living spaces with amenities like retail stores and cafes. This suggests a preference for developments that create a vibrant, multifunctional community hub, offering both residential and commercial benefits.

5. Food/Drink/Restaurant/Food Carts/Eating Space

- Food-related spaces, including restaurants, food carts, and designated eating areas, were frequently mentioned. This indicates a preference for convenient and diverse dining options within the community, reflecting the importance of food and drink venues as social gathering spots and essential amenities.

6. Kids/Youth/Children/Teens/Family-Oriented

- There is emphasis on facilities and spaces designed for children, teens, and families. Respondents mentioned playgrounds, youth centers, and family-friendly recreational areas, underlining the community's desire for safe and engaging environments for younger residents to play, learn, and socialize.

Staff invites the Board's review and looks forward to receiving guidance.

PROJECT BENEFITS

Redevelopment of the Tony's Building property will return the site to a productive use, potentially generating a return on Agency investment and long-term revenue for Urban Renewal taxing districts, or otherwise contributing to downtown vibrancy.

Attachments:

- **Attachment 1** – Individual survey responses

Timestamp	Please let us know what you would like to see in this space!
4/15/2024 15:30:00	Dog park!!!
4/15/2024 15:36:54	A pretty public square for community events such as tree lighting, Cherry Fest bands, Fourth of July bands, Earth Day festival, etc. Have shade trees, planters with flowers, nice benches, public art, maybe a permanent stage. Also could be used for a weekly farmers market!
4/15/2024 15:55:49	Mixed Use - 1st floor: commercial only (no real estate offices, no accounting offices, etc.), 2nd floor: office space, 3rd floor and up: residential. Building height should be a maximum number of stories, not a maximum number of vertical feet. Parking in the rear of the building. Property is built out to the public right-of-way. Commercial storefronts will have large windows looking out onto the sidewalk so shoppers walking by will see what's offered; setbacks will have the opposite effect. Being so close to destinations, public transit, and destinations, there should be no parking minimums. Parking, if offered, should be located in the rear of the building. Facade should include locally sourced materials (stone, basalt, timber, etc.)
4/15/2024 16:38:16	Someone else commented that they wanted to see a space for a downtown farmers market here. I think that would be amazing. It would end up driving more business to downtown shops on days that the farmers market is open. For the days that there isn't a market running, it could be a community gathering space with benches and picnic tables along swirling walkways dotted with shade trees. There could potentially be a covered stage/gazebo that could be used for small get-togethers or performances (akin to Jackson Park in Hood River). The space has a ton of potential, and I'm excited to hear that it's not just going to be a parking lot/garage!
4/15/2024 17:12:13	Low income apartments, first floor Subway, cheap clothing store, Malt shop. OR a Black Bear Dinner, they have the best food and the amount of food for the price is well worth it. On another matter: Every year The Dalles spends money on planting trees. Trees don't grow down town. Just stop wasting money on trees, find something useful to use the money.
4/15/2024 18:26:38	olive garden
4/15/2024 19:22:04	Public park with a bandstand, trees and picnic tables
4/15/2024 19:27:54	A nice park to enjoy during events with a kids playground.
4/15/2024 19:46:42	If I had the money I would love to put a kids play center with bounce houses or an indoor park with juice stands and consession stands.
4/16/2024 6:43:39	Parking
4/16/2024 7:15:11	A park with food trucks/event space
4/16/2024 7:16:24	Kids Fun Zone
4/16/2024 8:20:32	It would be nice to have a nice place downtown to eat, gather, enjoy the downtown. A green space/plaza with shade, maybe a stage since we built a temporary stage for events and block off the street anyways. The Dalles has improved, but still doesn't encourage walking or a day out downtown spending money. A nice gathering place can help change that.
4/16/2024 11:25:51	I'd LOVE to see a place for adults AND children to coexist in happily. An indoor play place and a cafe/coffee shop (something that doesn't serve cheap crap food) or bookstore would be the coolest.
4/16/2024 13:10:26	A park or green space would be incredible to the vibrancy of the down town :) I think this would bring more people to hang out down town if there was a beautiful place to enjoy nature. Similar to Hood Rivers little park by the library on their down town strip
4/16/2024 13:36:52	I as a lifelong member of this community would love to see an interactive music park. Think grass, toys installed that children can express their creativity, drums, xylophone, a musical fence. The Dalles is called "Little Music City" after all, momentum toys, a couple picnic tables in the shade of either a covered area or trees, and maybe a small stage for actual performances. There is so much potential to really use this space to the benefit of us local people and visitors, which in turn can benefit out downtown businesses.

Timestamp	Please let us know what you would like to see in this space!
4/16/2024 13:39:03	A multistory apartment building with affordable units and luxury units with retail on first floor. That is the only logical solution to the space.
4/16/2024 14:57:57	I would love to see a pocket park here. Somewhere that the community can go, bring kids to eat, play, and enjoy the downtown space. Shade trees, a play structure, a covered picnic area, or maybe even a stage for live music.
4/16/2024 15:48:27	Outdoor community space with sun/rain cover and benches.
4/16/2024 17:58:05	Multi-Use building that can double as a youth center - we have NOTHING for our youth
4/16/2024 20:51:32	Plus size clothing and shoe store
4/17/2024 9:57:29	Skating Ring
4/17/2024 11:19:31	Something green with trees/shade where parents can bring their kids to play and run around and where people come to take their lunch breaks or sit on a bench while they are out supporting the local businesses and grabbing a coffee! It can be simple but should also be well thought out and beautiful. Not just a scraggly patch of grass where people take their smoke breaks. Then you could center fun events around the area like First Fridays and Farmers markets where you close down second street and have an outdoor spot for people to hang out and enjoy while they are supporting locally! Please don't let it be just another vacant building with a barely there business that won't last. Let's make it a space that adds character and class! Something that draws local residents to want to be invested in their city and draws visitors to check it out!
4/17/2024 14:00:11	Bowling alley and arcade or any kind of indoor family activity space for older kids
4/17/2024 16:22:01	A plaza with green space, shade trees, and seating areas. This would encourage folks working, living, or shopping downtown to grab lunch and eat outside. Close federal and make it bike/pedestrian only. Excited to see what happens there!
4/17/2024 18:35:04	Covered food cart area with a bar and fire pits ! And games for kids. Or a green space.
4/17/2024 20:46:35	Parking lot
4/19/2024 6:49:53	A business resource center for those who work from home. Include an internet cafe, food & coffee, and an onsite play area that the kids can't get out of where, parents can watch them while they work. This would local entrepreneurs as well as fill that gap in childcare.
4/19/2024 13:50:25	Mix retail and multi-family residential!
4/20/2024 15:57:51	A multi-story mix-use building with a basement! The main floor can be set for businesses and the second floor can be used for offices and or apartments. Lastly the third and plus floors can just be apartments. Please don't turn this property into a parking structure and or a surface parking lot. The Dalles deserves more diver mix-use buildings. Thank you.
4/21/2024 15:51:38	Pizza place
4/22/2024 14:37:03	housing/apartments
4/23/2024 10:43:04	Pickleball/basketball/tennis court/ music and market space
4/23/2024 17:04:45	It would make a great park, a place for some greenery downtown
4/23/2024 17:09:08	Park/Greenery
4/24/2024 14:54:15	Parking lot or food truck court
4/24/2024 16:36:40	Green space with an all season playground and community space

Timestamp	Please let us know what you would like to see in this space!
4/25/2024 8:25:31	Things that would be a positive addition to this corner: green space, a pocket park, a community gathering space, public plaza, street musicians, public art, beautification, open air market, benches/seating, a fountain, night lighting, historical displays, a mural. Commercial uses that might be positive: a nice downtown hotel that appeals to visitors in a way that the current downtown lodging doesn't. Underground parking. Things that wouldn't be positive: a high rise, corporate offices, residential development (not until downtown is better equipped for more residential density).
4/25/2024 19:16:36	I would like to see a park!
4/26/2024 15:34:20	A parking lot with a mini park. That way there is some extra parking space and a place under a tree to sit.
4/26/2024 19:14:20	The parking lot can also be used for extra space to set up vendors for downtown events.
4/26/2024 20:00:08	Place where families could hang out. Bowling alley
4/26/2024 20:51:13	Park! Plaza! A place for families to gather outdoors, eat ice cream. Central gathering place. This downtown is begging for it.
4/26/2024 23:14:40	Public parking
4/27/2024 5:18:45	Taxbase and jobs!! Don't give more property away!
4/27/2024 6:21:27	Stores on the bottom with fun housing on the top; an indoor children's playground/fun center
4/27/2024 7:11:43	A family friendly park.
4/27/2024 7:16:48	Downtown needs more green space with cherry trees and native plants. Do a contest for a sculpture to be placed there as well. Themed murals could be put on side of building to the East.
4/27/2024 7:24:35	Housing with off Street parking for visiting health care providers, law enforcement and teachers who have a heck of time finding somewhere to stay in The Dalles. Offer it only for those workers. We loose a lot of good people to the fact that they can't find anywhere to rent or buy in Hood River or The Dalles. Help make our schools and hospital health care team better. While we are on the subject of making things better, invite Costco to join The Dalles area.
4/27/2024 8:21:08	Not a parking lot! A nice green space, town square sort of idea. Benches and a water fountain---why not take the one from the corner of 10th and Union, by the high school, and repurpose it here? A couple of nice food carts and some trees. We would need a public restroom and I don't know how to make that happen without having it overrun with homeless traffic, like L&C Park. But our beautiful town belongs to us and we deserve a nice green space downtown.
4/27/2024 8:22:31	NOT a parking lot. Something multi-story, built with some flourishes, by a developer who is experienced and well-capitalized. Not a one-off project by an inexperienced person.
4/27/2024 8:22:54	A building with character. A developer with a solid business plan. Residential units are fine but should not be required.
4/27/2024 8:29:44	Something that complements the federal st plaza URA is looking at.
4/27/2024 9:49:12	Some type of entertainment or fun things 4 children to do since there's NOTHING to do in this town 4 kids!!
4/27/2024 13:12:20	A mixed use building with retail on the ground floor and housing above with a town square on Federal St - vacate the street.
4/27/2024 14:04:40	Low income housing similar to the Commodore Building.
4/27/2024 14:24:47	An indoor kids space where kids can play all year round and where families can meet and hang out.
4/27/2024 16:26:11	A chick-fil-a restaurant. Just kidding, but I really want one in the Dalles. How about a museum detailing all the buildings of The Dalles and the history of each. Or a clothing store with regular, non-trendy clothes. Like a mini Macy's. Try to make downtown a regular type place.
	A simple new park to attract foot traffic and families. With plug ins for booths to set up and have small festivals.

Timestamp	Please let us know what you would like to see in this space!
4/27/2024 17:15:53	A "Green Space". Centered is a gazebo with band stage (Stage could be collapsable). Entrances from the 4 corners in a soft curving way. The entrances have small gardens on both sides. The rest is grass. Place benches along the walks and some picnic tables on the grass. Power for lights and various entertainment equipment. Such as Bands on Friday nights, choirs from different organizations, puppet shows for kids, etc. A fountain or two. Statues of indigenous animals, tribes, pioneers, etc. A special space for honoring current students, military, citizens for their accomplishments. Thank you for this opportunity. Sincerely,
4/27/2024 19:58:07	A Western Store
4/27/2024 23:07:13	Community food garden to help feed the hungry in our city
4/28/2024 8:45:52	this is a rare opportunity to expand the livable space in The Dalles - this needs to be a park!
4/28/2024 12:49:19	i would not like to see a parking lot for houseless people
4/28/2024 14:18:26	Bus terminal
4/28/2024 14:19:08	Bus terminal and public plaza
4/28/2024 19:46:02	I would like to see a double story parking facility with public restrooms. We all know that downtown parking is a major issue and it seems ridiculous we would even consider anything other than more parking to help revitalize downtown and allow for new housing in the area.
4/28/2024 20:04:56	Community park/rental site - covered or not, rented out by the city for events and funding
4/29/2024 6:57:40	I would like Urban Renewal to stop buying up property and to be used as it was originally intended. I would like it to be used for a viable building or a green space that was not allowed to become a camping site.
4/29/2024 8:23:32	I'm the founder of www.pnwcreativeevents.com we curate markets and community art experience that showcase the diverse tapestry of artists, makers, food purveyors and small businesses that call the PNW home. I would LOVE to coordinate markets and community art experiences in this space. As well as any other spaces you may see as a good fit!
4/29/2024 10:14:57	Imagine plants, trees, park benches, a water fountain?, maybe a small kids play space for families and residents of The Dalles to gather, GREEN SPACE attracts people to the downtown core
4/29/2024 11:22:20	A parking lot with designated ADA parking.
4/29/2024 12:24:24	Mixed use business and middle income housing.
4/29/2024 14:46:56	A green space/park
4/29/2024 15:45:42	A RASING CANEEEESSSS
4/30/2024 8:08:35	Small city park. Trees, grass, benches.
4/30/2024 10:53:34	A park for children
4/30/2024 10:58:10	A park with trees and a merry-go round. If another building is put in, downtown will become more crowded as well as less sunny and welcoming.
4/30/2024 11:50:10	ball field
4/30/2024 11:51:03	food truck court
4/30/2024 11:51:22	is it big enough for fields? soccer baseball?
4/30/2024 13:14:25	A pocket park with green grass, trees, benches, shade structure til trees are big enough. A water fountain for humans and dogs.

Timestamp	Please let us know what you would like to see in this space!
4/30/2024 13:20:02	Sell it to whatever private entity will buy it. Going forward, stop taxing us for money to speculate on real estate with no personal financial risks yourselves. Investing with other people's money is shameful. Your willingness to pay more than market value for a property is purely a function of your lack of personal investment.
5/1/2024 10:39:08	Retail or Restaraunt
5/1/2024 15:18:19	I would like to see a green space where people can relax as they visit the many businesses in town. It would also be a great place for the Farmer's Market. Or a mini Good News Nursery, native plants, more specialty offerings.
5/1/2024 19:13:22	A Park with green grass, few trees for shade. Handicap play area in middle with paved paths leading in from corners. Posted No smoking or Drugs & enforce it. Well lit.
5/2/2024 8:44:46	Ebike and scooter charge station and seating.
5/2/2024 8:45:35	Reuse Tony's brick
5/2/2024 8:46:24	Band stage and distribution distribution stage combo
5/2/2024 8:49:17	Park a dog 4 foot by 10 foot area Is pet relief. doggy bags, water
5/2/2024 8:51:00	Represent mid to late 1800s structure and trade and natural resources used to build the town, Maybe Pole barn type construction and lean to with metal roof
5/2/2024 8:51:20	Open air market spaces for rent
5/2/2024 9:05:17	Use the vintage used car and truck sign from 3rd street on the plaza parking lot
5/2/2024 10:10:24	I would love to see a mixed use space that incorporates green space and room for public gathering / use. Federal Street between 1st and 2nd streets would be a wonderful site for the farmers market and other public gatherings to help activate the 2nd street business district.
5/2/2024 11:42:43	I would like to see more parking downtown. More parking would make downtown more accessible and would help the businesses downtown be more successful.
5/2/2024 16:31:50	A community green space, farmers market area, food tuck space with covered heated spaces and beer, wine & cider carts.
5/2/2024 16:33:20	A community green space and area for farmers market type events, food carts with seating to encourage people to be down town and hang out and help boost downtown businesses
5/3/2024 9:31:41	Grassy area with picnic tables, benches, and maybe a covered area to sit and enjoy the food options of downtown
5/3/2024 9:32:54	A park
5/3/2024 14:56:56	Some things I think would be a huge benefit to this downtown area would be a convenience store of some kind(Walgreens, RiteAid, CVS, 7-11), a healthy food franchise like (tropical cafe, Chipotle, or a Frozen Yogurt shop), Or we make it into a food court. Take the food trucks that are out on 6th street where the old Wendys was, and move them down here. Lay out some fake grass, benches and a canopy if necessary and let them line the perimeter. The other item I think would be a good fit either there or somewhere else around the area would be a store like ALDI. The need for a solid store like that with consistent low prices and quality food is an essential need. Not just The Dalles benefits from stores like that coming in. Families from all over the gorge and other rural areas come here to shop.
5/3/2024 17:29:43	Community event space. First Friday vendor could put up spots. Weekend block parties. Family fun and a space to get our community back to it roots and being together and supporting local businesses
5/3/2024 23:15:39	A public gathering space for all ages to enjoy: Create a Yard; left back corner tiered steps for an outside gathering; back right corner small stage with built in seating (acoustic guitar; puppet show; poetry reading, etc); front left (on 2nd St) food & drink carts; right front (on 2nd Street) covered seating area with picnic tables and hanging lights
5/4/2024 1:02:25	Dog park

Timestamp	Please let us know what you would like to see in this space!
5/5/2024 14:33:48	Bubble tea/vietnamese restaurant
5/6/2024 15:31:10	The is evidence that open spaces designed for people have positive effects on towns and cities so I envision an attractive public square and garden with ample places to sit.
5/8/2024 7:40:09	A community garden or pocket park, maybe a small playground for kids.
5/8/2024 17:34:31	Outdoor eating pavilion space with fun interactive structure for kids and families / making takeout a fun option for families who want to enjoy downtown with added benefit of being able to be outdoors. This would support the downtown economy and food industry while also promoting more families to hang out down town. Lastly, adding more ground plants to decorate the space.
5/8/2024 20:01:19	Dog Park
5/9/2024 15:41:38	Pavers or bricks ... not vets wall (we have one at sorosis) ... not dog stuff!! A courtyard for people, kids
5/9/2024 15:42:44	Shade, benches, bricks, water feature, public art/sculpture, bike racks
5/10/2024 12:13:17	Tax base and jobs!!
5/12/2024 16:14:37	The Dalles farmers market
5/14/2024 2:42:44	Anything that involves housing, preferably at affordable prices.
5/14/2024 7:45:02	Most cities our size could only dream of open space in city center. Using the old bus/train station/Federal street/ all or part of "Tony's Lot, we can create an open city center. It's possible to bring the hub of our local "LINK" back to the center, including links to Hood River and other. The Chamber has seconded this. To sum up: LET'S BRING THE CENTER OF TD's BACK TO THE CENTER. (24 year resident)
5/14/2024 11:22:39	Apartment complexes & housing
5/14/2024 11:24:22	More apartments and housing !!!!!!!
5/14/2024 11:29:53	Apartments! That would give more housing options to locals and give the downtown area an economic and social boost!
5/14/2024 11:43:11	affordable housing development!
5/14/2024 11:44:37	Low Cost Housing
5/14/2024 11:45:33	Mixed use housing. Bottom floor is commercial and building up to residential.
5/14/2024 11:55:55	Apartments, housing
5/14/2024 11:56:26	I think some dense affordable housing options would be awesome!
5/14/2024 12:21:12	Housing
5/14/2024 12:56:22	Apartments! Or an Italian restaurant
5/14/2024 15:42:06	Raising canes
5/14/2024 19:24:14	It would be cool to be able to live in the heart of downtown! I say build an apartment complex. Many small businesses in the downtown area would benefit from that!
5/15/2024 13:40:12	Barcade. An arcade for adults that serves alcohol
5/15/2024 23:59:29	Batting cages

Timestamp	Please let us know what you would like to see in this space!
5/16/2024 12:15:18	<p>First of all, thank you to the City and Urban Renewal for reaching out to the community per suggestions on what citizens believe should happen at this space going forward. On my part, I believe that a Community Center/Open Space, similar to a Zocalo in Mexico, would be a great utilization of not only this space, but could be considerably enhance by adding the city parking lot to the north to such an Center. This could be an area that constantly attracts visitors and shoppers to the downtown, and to stay in the downtown for a longer period of time, as it would provide shade, off-street landscaping, benches, sculptures, a water feature or two ---- in essence, a great meeting place. If such an approach was chosen, I would recommend using a local/gorge landscape architect to come up with several designs for the combined area, and then also running those by the community for input prior to a final selection. I think it is important to remember how many of our community members are now Latino and outreach to ensure that this community had a voice in this feedback process as well as the design of a final space, should it be a community center, is critical, in my view. Thanks again for reaching out to the community/area in regard to the future development of this space.</p> <p>Sincerely,</p>
5/17/2024 13:19:23	community garden
5/17/2024 20:57:28	Please build affordable housing!
5/18/2024 7:27:00	Something for kids/young people. This town doesn't offer much for the youth. We have such a big drug problem. It would be nice if there was a space for young people who want to enjoy and clean life. Maybe a space for outside dances, some play structured for little. Something for teens would be ideal.
5/18/2024 9:10:36	Public parking (only correct answer)
5/18/2024 9:10:48	Parking lot
5/18/2024 9:11:04	City parking
5/18/2024 9:11:27	Chipotle
5/18/2024 9:31:34	Multi use plaza with native trees and plants.
5/18/2024 9:35:58	Parking downtown can be extremely difficult to come by, especially during peak traffic seasons. A multilevel parking structure would be an asset. The roof could be a greenspace, or open air parking. While it isn't necessarily something pretty, functionality beats beauty.
5/18/2024 9:39:10	A green space, maybe a few benches or a fountain or statue
5/18/2024 9:46:23	Parking
5/18/2024 9:53:20	Parking with a permanent shade structure with benches.
5/18/2024 9:53:51	Parking structure
5/18/2024 9:54:24	A place to park and a gazebo for sitting
5/18/2024 11:06:17	Please create a "town square" pedestrian area on Federal, using the little building for a coffee shop and tourism kiosk. I would like to see an apartment building on that lot with commercial on the ground floor and a stage for the town square incorporated in it, where people can play music or put on events for the public.
5/18/2024 12:25:58	Ebike/scooter rentals
5/18/2024 13:10:57	Affordable Housing w/Parking

Timestamp	Please let us know what you would like to see in this space!
5/18/2024 14:30:40	A TRUE DOWNTOWN SMALL CHILDRENS, COVERED/WIND BLOCKED OUTDOOR/INDOOR PLAY AREA. Please keep it safe from the homeless and drug users. However the downtown space would be really cool, for parades, businesses ect. If we had a place to take our kids when the wait time is a maybe a bit longer, or our kids are acting like little wild animals and we just need to let run it out for like 10 mins and rejoin society, cool calm and collected. It needs the weather atmosphere breaks to really work, because we want outside when its nice, and the cool downtown offers. I HAVE A million times wanted to get ice cream and go to the park and play but my toddler is in meltdown mode.. or maybe brickcity is over stimulating? Okay well we dont have to leave leave, just lets take a stimulation time out and go to the Tonys Park! Downtown needs to include parents with kids, LITTLE KIDS. and LITTLE KIDS need to learn to love our downtown!
5/18/2024 16:49:41	A park event location or the carousel
5/18/2024 20:00:18	Community art park
5/19/2024 7:03:01	Farmers market
5/19/2024 9:16:34	<p>A park with green space and maybe a fountain would be real nice to have since that's near where cherry fest usually happens. You could hold any event there really!</p> <p>A stage with seating areas would also do well, and could be used for public plays and concerts and such. That way cherry fest wouldn't have to rope off as much of the roads for their stage every year.</p> <p>Really any covered seating areas for people to rest would be really nice, we don't have many public benches. A play to refill a water bottle or one of those sprinkler fountains for kids to play in when it gets hot and their parents could watch from the shade.</p> <p>Also you could put a bus stop and smaller booths buissness could rent out on it for more use as well! I know I don't spend much time around town because I don't want to walk all over with no rest stop.</p>
5/19/2024 17:14:59	A park with green space, benches, pavilion, and small fountain for kids to play in. An extension of the highly anticipated federal street plaza. There could be a spot for food trucks too along the alley.
5/20/2024 10:10:31	Covered open space with plants. Music venue
5/20/2024 17:12:08	Arcade

Timestamp	Please let us know what you would like to see in this space!
	<p>MY NAME IS _____. I'VE BEEN A RESIDENT OF THE DALLES FOR 25 YEARS. THANK YOU FOR THE OPPORTUNITY FOR COMMUNITY INPUT REGARDING FUTURE PLANS FOR THIS SITE. THE FOLLOWING ARE A FEW OF MY THOUGHTS. PLEASE FEEL FREE TO CONTACT ME FOR ANY CLARIFICATIONS AND/OR FURTHER INPUT.</p> <ol style="list-style-type: none"> 1. CREATE A PUBLIC TOWN SQUARE/PLAZA....A HUB FOR OUR CENTRAL DOWNTOWN AREA. 2. COMMUNITY URBAN GREEN SPACE. BE AN IMPORTANT ROLE IN URBAN CLIMATE CHANGE WITH RESIDENT'S HEALTH AND SUSTAINABLE DEVELOPMENT GOALS. 3. PHYSICAL CHARACTERISTICS AND SOCIAL FUNCTION 4. CREATE A SPACE THAT IS INTERESTING AND PLAYFUL TO ATTRACT ACTIVITY. 5. A PLAN TO CREATE INTRICATE DETAILS: EXAMPLES: FOUNTAINS, ART, SCULPTURES, BENCHES, PICNIC TABLES, WALKING PATHS, GAZEBO, TREES, SHRUBS, GRASS AND/OR OTHER VEGETATION. ASSESSABLE FOR ALL. 6. A LONG TERM PLAN TO SUSTAIN THE SPACE. KEEP IT MAINTAINED AND BEAUTIFUL. TO ALWAYS BE PROUD OF IT. 7. CULTURAL RESOURCES : ART, LATINO, NATIVE ETC 8. HAVE ENOUGH ACTIVITY TO FEEL SAFE UNDER THE CONSTANT SURROUNDING OF RESIDENTS/VISITORS. 10. BRING THE PUBLIC TRANSPORTATION HUB BACK TO THE HUB OF THE DOWNTOWN AREA. 11. I BELIEVE THESE IDEAS WOULD BRING RESIDENTS AND VISITORS TO THE HUB OF DOWNTOWN AND HELP SUPPORT LOCAL BUSINESSES. 12. SPENDING TIME IN A GREEN SPACE IN THE HUB/CENTER OF DOWNTOWN OFFERS A SENSE OF COMMUNITY, BELONGING AND PRIDE FOR OUR TOWN WHICH WE LIVE IN.
5/20/2024 19:55:42	WITH GRATITUDE,
5/21/2024 18:41:22	What ever is designed and constructed needs to be complementary of the historic character of downtown.
5/22/2024 0:09:43	Pickleball courts
5/22/2024 8:15:33	A courtyard square with greenery and benches. With a bus stop!
5/22/2024 11:46:01	An open plaza with greenery and benches to sit. With a bus stop.
5/22/2024 19:25:28	Be able to remove and relocate a pole barn type open air market for businesses
5/22/2024 19:31:47	Utilize practically unused parking lot behind the lot joining first Street four and as plaza entrance, Using some type of overlay. The adjoining 1st Street parking lot could be the access to shade for the plaza.
5/25/2024 19:51:30	Martial arts
5/29/2024 1:15:18	<ol style="list-style-type: none"> 1. Second and Federal, Architectural and Landscape designing to include a 1st. St. (Promenade) flow. Rock Stone Iron Water Wood Fish Trussells Tugboats Barges Stern wheelers 2. Use the, Used Car & Truck sign, on the corner of 1st and Federal, to face the freeway at the open air market Tony's Plaza. 3.
5/29/2024 1:17:51	1st street Federal street and Tony's lot as one

Timestamp	Please let us know what you would like to see in this space!
5/29/2024 1:27:14	In our Old Town alley way between 1st and 2nd st. SaveTheWalls, it is an excellent walk of scenery and view of entrance tunnels to the ship yard dock, from plaza.
5/29/2024 8:03:51	Shade now
5/29/2024 8:04:17	Restaurant. More restaurants, more people. More people more traffic. A two story Sports Bar over their own parking lot with a great view north to the river and south to town and great food will generate downtown traffic as well as any anchor retailer. This strategy is working in Coeur d'Alene. Our Downtown is like a restaurant mall with a perfect mix of food and retail and traffic! Oh, and if it were me I'd call it Tony's Bar an Grill no matter who built it just for the locals :) PM
5/29/2024 8:04:18	Stage
5/29/2024 8:05:22	No food truck rat problem like Portland
5/29/2024 8:11:30	Brick, Wood, Rock, Iron
5/29/2024 8:22:13	Between second and first on federal is the most used parking lot in the city do not remove for plaza if possible.
5/29/2024 8:22:13	Focus on community involvement youth recovery low-income volunteers. Year round and daily activities
5/29/2024 8:24:17	BQ Stations for barbecue and chili cook offs.
5/29/2024 8:25:34	No parking needed
5/29/2024 8:28:48	Open air, pole barn activity center
5/29/2024 8:29:50	On-site craft Schools
5/29/2024 8:30:50	Open air, Convention gathering location
5/29/2024 8:31:48	Not just more concrete, trees and art. More like something useful
5/29/2024 8:37:28	Fill 1st St. with Bicyclist and continue the hood to coast run, From the plaza charging station
5/29/2024 8:38:41	Have a small small area for dog duties
5/29/2024 8:40:43	Use something besides hot concrete pavement Or gravel And no more chain link in our historic downtown areas
5/29/2024 9:02:28	Reduce Reuse Recycle, Build with insight to be able to Remove Relocate with Portably Of of the materials used for whatever goes in this lot to another location. Hopefully this will maintain interest for even bigger ideas for bigger opportunities for our city.
5/29/2024 9:05:09	Plaza activity space for all with lowest maintenance needs as possible
5/29/2024 11:10:30	Green space/parklet, eating area, space for fairs/vendors
5/29/2024 14:04:43	Public green space
5/29/2024 14:16:23	The need for downtown parking and affordable living spaces.
5/30/2024 10:54:40	Community Garden
6/3/2024 9:55:30	Pickleball courts with public restrooms and a place to eat/get food
6/3/2024 9:57:54	Data center!
6/3/2024 10:00:32	Five Guys
6/3/2024 10:02:43	Don't build on it opens up the view of the beautiful brick building across the street. Parking lot. Weekend market place.
6/3/2024 10:03:43	Fun center for the youth!

Timestamp	Please let us know what you would like to see in this space!
6/3/2024 10:14:28	Public restrooms that are open 24/7
6/3/2024 10:36:40	Downtown Park
6/3/2024 10:42:54	A green space for people to go outside in all seasons. Some trees on the south side for shade. Planks/seating for folks to sit on.
6/3/2024 10:55:41	Public restrooms with showers.
6/3/2024 10:55:53	Outdoor space! We have 300 days of sunshine per year but almost nowhere downtown to spend them. A food cart pod, park, or other open air use space would be great to create more foot traffic on that portion of Second
6/3/2024 11:04:01	Seeing as how it's in the heart of downtown, it needs to remain a space that will attract new retail shops, restaurant, or related business.
6/3/2024 11:35:49	Adult dance studio, , frozen yogurt spot . Dance bar ,
6/3/2024 11:44:06	Visitor center with bike/stroller rental and vending machines, maybe a couple kiosks.
6/3/2024 11:59:46	Park with a fountain
6/3/2024 12:20:55	A plaza a place for gathering with benches and a fountain or maybe a new place to put the Dalles Christmas tree!
6/3/2024 12:38:57	Multi function green space
6/3/2024 13:01:13	Retail food establishments
6/3/2024 13:08:16	We do not need another data center. But we do need additional shopping..Costco, WinCo, Walmart, Target....something! These data center buildings are ugly and do not do anything for bringing people into the community for shopping. For once, listen to those that live here and want to stay...affordability for the majority should be "top of mind". Thank you.
6/3/2024 13:13:53	Trader joes
6/3/2024 14:40:10	I think this could be an incredible green space including a community garden, small meeting space with benches and a covered area.
6/3/2024 15:00:53	A park with shade or covered space and a unique landmark/element like a piece of art or something noticeable that can become a center point for the downtown and the community. With places to sit and eat too! Not parking. Please not parking.
6/3/2024 15:24:31	Edging Facility!!!
6/3/2024 15:24:40	I'd like to see an Edging Facility built here.
6/3/2024 16:57:09	Sold to a private owner. At cost the city bought it for.
6/3/2024 17:41:49	Green space park with water feature
6/3/2024 17:58:24	Something for families.
6/3/2024 18:08:54	HOUSING!!!!
6/3/2024 18:09:20	Multifamily housing
6/3/2024 18:09:56	Affordable housing
6/3/2024 18:10:08	Workforce housing
6/3/2024 18:10:21	Not a park
6/3/2024 18:10:37	housing
6/3/2024 18:41:15	Mixed use- restaurants both dine in and quick service, shops. A rooftop bar/patio would be a gem.

Timestamp	Please let us know what you would like to see in this space!
6/3/2024 19:00:27	Would love to see a park, maybe with a cool mural from a local artist...a place for morning summer yoga?!
6/3/2024 19:01:21	Town Square- community gathering place. Its what makes an attractive downtown
6/3/2024 19:36:22	Farmers market,a place for the community to meet
6/3/2024 20:21:16	Green space that could be used for events like farmers markets or other small festivals
6/3/2024 21:46:38	https://youtu.be/YME7pM1OLiM?si=_cxjNKgpgJ54EetE
6/3/2024 22:17:58	Put put golf course
6/4/2024 2:45:55	Name brand restaurant!! Like Olive Garden this town would thrive on one or even a two story clothing store that is cheap and actually sells plus clothes that don't look like granny outfits like Fred Myers or even just a Victoria secret FROZEN YOGURT!
6/4/2024 6:15:24	Sell it to a private company or developer and let it go back on the tax roles. I would like to see upgraded (modern) retail or restaurant space(s). It would be more appealing to businesses thinking about coming into The Dalles to have an up.to code, modern amenities, and today's weatherization needs. We need to upgrade our buildings for our businesses and appeal.
6/4/2024 7:52:45	A community plaza with a small stage, seating, more to draw folks down town.
6/4/2024 8:17:06	Meeting and training space for disabled adults in our area.
6/4/2024 8:47:13	If it's not a city plaza, please put an RFP out for a developer who will build housing with retail on the bottom. Ideally housing that is for middle-income earners like teachers, firefighters, etc. Could be condos or apartments, but please restrict purchasing of condos for STRs. Thanks!
6/4/2024 10:18:09	city plaza with garden stage and art
6/4/2024 14:44:44	Stop relying on public opinion for decisions like this. Follow best practices instead. This lot is directly across 1st St. from the railroad tracks and the Wastewater Treatment Plant. It is not appropriate for a public plaza/event space. https://mrsc.org/stay-informed/mrsc-insight/october-2018/3-ways-to-make-your-public-plaza-more-successful#:~:text=3%20Ways%20to%20Make%20Your%20Public%20Plaza%20More,Buildings%20...%203%203%3A%20Program%20Your%20Public%20Space
6/4/2024 14:59:56	Please do not convert this lot into a public use. The Federal Street Plaza concept already fulfills that role. This lot needs to be developed into mixed-use commercial (1st floor), office (2nd floor), and residential units (3rd floor and above) and be kept on the tax roll. There is so much of downtown already that is simply empty parking lots. Downtown needs to grow vertically.
6/4/2024 15:01:59	We could use a reasonably priced clothing store
6/4/2024 16:17:44	Housing with an active ground floor use that engages downtown (commercial, retail, production, etc). It would be cool to have the federal space between 2nd and 1st as a Plaza for some downtown open space. We have many indoor community gathering spaces. I would rather see us invest in what we have rather than build another.
6/4/2024 19:42:23	A verdant town square-a fabulous opportunity to rectify an oversight by our historic town fathers. Virtually every town and city in the US has one, and most especially in Europe where I travel frequently. I'm so inspired that I drew a schematic! I know failures like in Houston where I lived; they redid Jones Plaza twice in the 20 years I lived there. Still too much concrete, not welcoming. It should be an inviting space with benches, shade trees all around the perimeter, not the tall skinny ones(!), a water feature in the center, a couple small interior paths that meander, with bushes and flowers, and a larger path entrance from 2nd and the side street, the bald side of the adjacent building a grand mural! I'd love to present my vision. I've studied downtown public squares all over, as a "student" of urban planning and what makes towns inviting. Walkers and shoppers would congregate there and it would enhance our community in a myriad of ways.
6/5/2024 7:31:30	Green space, with a few picnic style tables. A respite for shoppers, travelers and shopkeepers in the vein of a town square. Maybe a panel or two of local history and a city map.

Timestamp	Please let us know what you would like to see in this space!
6/5/2024 9:19:17	A plaza and green space with a water feature (splash pad fountain) Closing that block of Federal st to be included in the plaza area. Very shady with comfortable places to sit. Surrounded on all sides by complimentary businesses (cafes, restaurants, tasting rooms, gelato or bakery, etc.)
6/5/2024 9:27:58	I would like to see a plaza that is open to all community members with benches and art and possibly food vendors (food carts as it does not look like a space big enough for food trucks), opportunities for outdoor musicians or artists to showcase their work.
6/5/2024 13:48:00	<p>I see this location's sole purpose as a gathering place for people to enjoy the historic town-center.. This would be a place to relax and unwind, (kind of like a very small "Central Park". In the far end of the lot, there could be an exciting fenced play structure, including plenty of comfortable benches for parents to relax, watch their kids, and talk within. (bathroom??) The other remaining half+ of the space might have a "Focus Tree(s)", a water feature, and numerous small tables and other cozy sitting spots "mazed" together attractively.</p> <p>The whole park area should have an attractive, soothing, all weather canopy, that would let light in, but keep messy seagulls out (food problem). The canopy could be as simple or unique as desired. The canopy would also provide protection from heat, rain and snow. Tie the second street lot with the Carousel Park on 3rd, and people are naturally encouraged to walk back and forth....finding books, eats, and other things to buy or look at. :-).</p> <p>In the closed off street outside the Tony's Park, I encourage you to offer (regularly) Family Square and Line Dancing for a couple hours. This kind of dancing brings people from all over, and leaves most people looking for something more to do in our city.</p> <p>Hope that you like this idea!</p>
6/5/2024 16:01:54	A green space or an event space to give events, like Cherry Festival, so as to not put so much pressure on downtown business during said events.
6/6/2024 5:45:52	Public space like a park with trees or a plaza
6/6/2024 6:44:55	The Jantzen Carousel. Connects youth and families and tourism with heart of downtown
6/6/2024 6:47:14	Group seating, shade, bike racks, tables for chess and checkers, planters if there is someone to care for them.
6/6/2024 7:48:35	Plaza with a splash play water feature. Trees and places to sit and eat your lunch.
6/6/2024 7:57:54	Communities thrive when residents are actively present. A city plaza with an interactive water feature that can be used as a cooling station.

Timestamp	Please let us know what you would like to see in this space!
6/7/2024 10:49:56	<p>The Historic Jantzen Beach Carousel, under the National Neon Sign Museum’s ownership, would be an engaging and transformative addition to the Tony’s Town & Country’s former site. As Columbia Gateway Urban Renewal Agency seeks input on how to transform and reimagine the downtown The Dalles, the Jantzen Beach Carousel has proven itself to be the vibrant Picasso in search of its grand canvas. Since the announcement of the Carousel finding a home in The Dalles, Oregon, our community has received heightened visitation from the greater Oregon and Pacific Northwest. Not only would the Carousel serve as a strong focal point, establishing itself as a well developed hub for the downtown area, the placement of the Tony’s site would be the lighthouse and anchor that attracts the 9M annual visitors passing by our city on an annual basis. The Carousel is both an innovative business attraction and community space, offering relational community opportunities to the greater The Dalles, and pulling more traffic to the downtown commerce. And, with its connection to the National Neon Sign Museum’s current location, it encourages and opens up the opportunity to create a more connected downtown atmosphere. Between the Neon Museum, Carousel, and current murals, your Urban Renewal team has the chance to create several engaging learning opportunities, unifying education and commerce; the Neon team should be highly encouraged to support the development of downtown tours– sending their Museum and Carousel guests between locations and experiencing the downtown. This could look similar to the circuits that the Cruise Line operations currently offer and, as with the Cruise Line operations in mind, will prove as an invaluable positioning opportunity when negotiating contracts with the boats to encourage guests to experience the greater downtown. As The Dalles continues to grow and expand the Main Street, it is imperative that we have strong, engaging, and exciting anchors placed throughout the historic district. The pre-existing relationship between the Neon Museum and Carousel is a one-of-a-kind opportunity that will attract countless thousands of annual visitors to our downtown space. It would be a mistake, for the future flourishing success of the community, to centralize the two operations to one location. And perhaps most significantly for The Dalles community, pulling the Jantzen Beach Carousel to the downtown Main Street area will bring both community-driven spaces and an event space to accommodate the future growth of our city.</p>
6/9/2024 5:41:40	Plaza with splash fountain
6/9/2024 7:35:49	<p>A community garden would be low cost and low effort, but a huge improvement. There is plenty of space for raised beds, which could be made with recycled materials like railroad ties or corrugated steel. The garden could be maintained by volunteers or overseen by a master gardener, but the whole point would be that the garden is a space for everyone to try out their green thumbs and get free vegetables/fruit. It could provide learning opportunities for youth and a safe space for everyone.</p>



AGENDA STAFF REPORT
AGENDA LOCATION: 7.D.

MEETING DATE: Tuesday, June 18, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Dan Spatz
Economic Development Officer

ISSUE: **Columbia Gateway Urban Renewal Plan Revision**

BACKGROUND

On March 21, 2023, Urban Renewal Agency (**Agency**) staff proposed a revision of the Columbia Gateway Urban Renewal Plan (**Plan**), which has not been updated since 2009. The current Plan lists several projects which have long since been completed; others have been abandoned or may not be considered relevant. New projects have occurred which are not yet referenced. It is considered best practice for all major projects to be listed.

The revision, which will be accomplished through a City Council amendment rather than a Minor or Substantial Amendment, is a multi-stage process involving fiscal analysis, review of long-term economic impact, reevaluation of goals, and updated projects list.

At the October 17, 2023, Agency meeting, staff accepted a proposed schedule of monthly board work sessions to accomplish these tasks. The first of these occurred at the November 2023 session, which focused on Agency history and accomplishments; there was also a brief recap of goals and objectives. In December 2023 and January 2024, the Urban Renewal Agency Board (**Board**) reviewed and approved revisions to goals and objectives, which will be included in the revised Plan. At the May 21, 2024 meeting, the Board reviewed proposed modifications to the Incentive Program, which will be added as a new project (“Property Rehabilitation Grants and Agreements”) in the revised Plan, together with three recent projects described below.

All of this is preparatory to urgent tasks facing the Agency: To confirm the Agency’s remaining fiscal capacity and determine how best to invest that remaining sum prior to the expiration of Columbia Gateway Urban Renewal District (**District**), which is currently scheduled for 2029 but could occur earlier.

Tax Increment Financing and Maximum Indebtedness

Fiscal consultant Nick Popenuk of Tiberius Solutions calculated the District's Maximum Indebtedness (**MI**) at \$5,756,258 as of June 30, 2023. This was the approximate investment capacity available to the Agency as of that date, with on-going adjustments for tax collection and other revenues. However, it did not take into account subsequent commitments and expenditures; these are detailed in the Fiscal Analysis staff report for the June 18, 2024 meeting. The revised sum is substantially less.

As detailed in the May 2024 Board packet, Urban Renewal's primary funding mechanism is Tax Increment Financing (**TIF**). TIF revenues allow the Agency to incur and pay off debt. In recent years, the Agency has drawn upon proceeds from a 2009 City-incurred bond obligation, which paid for Urban Renewal as well as City projects. Urban Renewal is responsible for repaying the City for Urban Renewal projects funded by that 2009 bond.

Urban Renewal's overall MI is \$29,125,583; this is the Maximum Indebtedness authorized over the 30-year history of the Agency. Of this, \$23,369,324 had been used as of June 30, 2023, leaving the MI balance at \$5,756,258 as of that date but not taking into account subsequent expenditures and commitments. Approximate remaining actual debt (as distinct from MI) is \$4.3 million. By 2026 the Agency will have collected sufficient TIF funding (estimated at \$1.8 million annually) to pay off this debt. TIF collections may extend beyond 2026, but state law precludes any funds so collected from being expended except through an increase in MI.

MI is as much a legal term as an accounting reference. Mr. Popenuk has offered this explanation:

The issue is that the legal term "maximum indebtedness" has a specific meaning that isn't intuitive. By law, TIF funds can only be used to pay for "debt." And maximum indebtedness is a cumulative limit on the amount of debt that a URA has ever incurred. Those two things combined result in maximum indebtedness functioning as a limit on funding for projects for URAs. Because it is a measure of cumulative debt incurred, paying off old debt doesn't free up more maximum indebtedness capacity. And paying for projects on a cash basis (rather than taking out formal loans) doesn't allow you to avoid counting those projects as informal "debt" for the purposes of maximum indebtedness (because legally all expenditures of TIF have to go towards debt service). Instead, these cash expenditures are designated as "contract indebtedness" which is a legal way of saying they are debt to comply with State law, even though no logical person would ever think of it as debt.

These definitions provide background for review of the Plan and major projects identified below. It is apparent that the Agency's remaining capacity will not be sufficient to cover the cost of these projects. Staff continue to refine anticipated costs and available revenue in an effort to propose a multi-year project budget concluding with District termination in 2029.

Urban Renewal Plan revisions

Attached to this staff report is an initial revision of the 2009 Columbia Gateway Urban Renewal Plan. This is a red-lined version of the 2009 document. Many of the changes are typographical, but there are key new elements:

- **A rearrangement of 2009 projects by category:** Projects completed, postponed, abandoned, new or proposed.
- **Revised Goals and Objectives:** As stated in the current Plan, addition, deletion or modification of goals and objectives also need to be approved by the City Council. Accordingly, any accepted changes to current goals and objectives will be referred to City Council.
- **Projects:** Several projects have been adopted through Plan amendment since 2009 (some have since been completed, but were never included in the Plan’s primary text). Among the projects now listed are three which have received considerable attention over the past year:
 - Basalt Commons – Approved as a combination Development Funding Agreement and Incentive Program SDC payment project in August 2023.
 - First Street – Identified as a “Streetscape” project in the 2009 Plan, but never completed. This is the subject of a separate agenda item for the June 18, 2024, Board meeting. It will continue to be referenced under “Streetscape” projects in the revised plan.
 - Tony’s site redevelopment – Initiated through Agency acquisition in June 2016, but never specifically referenced in the Plan. This is also a separate agenda item for the June 18 Board meeting.

In addition, staff have proposed certain modifications to the Plan’s “Property Rehabilitation” program, which was revised in 2023 as the “Incentive Program.” At the May 2024, Board meeting, the Board reviewed staff’s proposed updates to this program. Staff have taken Board comments into account and revised the Incentive Program for further Board review; the new draft will be the subject of a separate agenda item for the July 16, 2024, Board meeting. This will be included (by reference) in the draft Plan, under a new title: “Property Rehabilitation Grants and Agreements.”

As of date of this staff report, several individual projects are under consideration, pending or postponed under “Property Rehabilitation Grants and Agreements.” These include The Mint, Sigman’s Flowers, Canton Wok / Vogt Block façade, Maier façade and Last Stop upper story development. Other new projects continue to be identified.

Presentation of the draft Plan at the June 18 Board meeting is intended as a starting point for Board review. Staff will compile Board comments leading up to the July 16 meeting, at which time a final draft will be presented for recommendation to The Dalles City Council. (Council concurrence is required through provision of the Urban Renewal Plan itself.)

FISCAL IMPLICATIONS:

While no fiscal impacts directly arise from goals and objectives, there will be significant implications as the Agency identifies projects through which goals and objectives will be implemented. The intent is to provide Agency direction in achieving MI by 2029 and upon doing so terminate the District.

Board alternatives:

1. Direct staff to prepare a resolution for the July 16, 2024, Board meeting recommending to The Dalles City Council approval of the Urban Renewal Plan revisions by adoption through special ordinance.
2. Propose additional revisions to the Urban Renewal Plan and so direct staff.
3. Other direction to staff.

Attachment:

- **Attachment 1** – Red-lined revisions to the 2009 Urban Renewal Plan

COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AGENCY

“Improving Our Community”

Plan and Report

DRAFT

Revised and updated: July 16, 2024 [JC1]

COLUMBIA GATEWAY/DOWNTOWN PLAN

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

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

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

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

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

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

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

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

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

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

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

Amendment 9 – Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
January 28, 2008
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

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

Amendment 11 – Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
April 12, 2010
By Resolution No. 10-068

Amendment 12 – Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
May 10, 2010
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
May 12, 2014
By Resolution No. 14-001

Amendment 14 – –Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
February 9, 2015
By Resolution No. 15-001

Amendment 15 – –Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
March 23, 2015
By Resolution No. 15-002

Amendment 16 – –Minor Amendment

Approved by ~~the Columbia GatewayThe Dalles~~ Urban Renewal Agency on
April 17, 2018
By Resolution No. 18-002

Amendment 17 – City Council Amendment

Approved by The Dalles City Council on

September 9, 2024

By General Ordinance No. 24-???

PLAN

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[DS2]

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- AMENDED EXHIBIT 1 – Narrative Legal Description
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- AMENDED EXHIBIT 5 – [Parking lot for Commodore redevelopment](#)[First Street reconstruction](#)
- AMENDED EXHIBIT 6 – [Wasco Warehouse Milling Company](#)[Tony's Building parcel map](#)
- AMENDED EXHIBIT 7 – [Union Pacific Railroad Property Acquisition](#)[Basalt Commons site plan](#)
- AMENDED EXHIBIT 8 – [The Dalles Skateboard Park Project](#)
- AMENDED EXHIBIT 9 – [Block Redevelopment between Washington and Court and E. 1st and 2nd](#)

ATTACHMENTS

- [A. REPORT - Columbia Gateway/Downtown Plan, Adopted Report June 2009](#)
- [B. Original projects list \(pages 14-19 of ORD 90-1113\)](#)
- [C. Fourth Amendment projects list](#)

SECTION 100 - INTRODUCTION

The Columbia Gateway/Downtown Plan (the “Plan”), as amended, governs the 318.12 acre Columbia Gateway/Downtown Urban Renewal Area (the “Area”) of the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness allowed under the Plan. The Area consists of a single geographic area **with an amended certified 1998/99 base year assessed value of \$24,866,020.** [DS3]

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

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 90—1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ordinance Number 98 – 1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance No. 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to 6 members, including the Mayor and the five City Councilors, and these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic.

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

[Description of the Amendments](#)

[The Urban Renewal Plan has been amended on 16 occasions. The Plan defines criteria for minor and substantial amendments: Minor amendments clarify language, add or drop projects from the plan and change project scope, provided such changes do not alter the plan’s goals and objectives. Substantial amendments expand district boundaries \(limited by ORS 457.220\) and increase maximum indebtedness. In addition to these changes through time, amendments also periodically shifted Agency governance authority between the City Council and Urban Renewal taxing districts. Following is a summary of all Plan amendments as of April 2024:](#)

[First Amendment \(Resolution 91-007\): Minor amendment adopted July 23, 1991, established that no bonded debt should be incurred beyond 2012-13 except through a Substantial Amendment to the Plan.](#)

Second Amendment (Council Ordinance 93-1161): The first Substantial Amendment occurred March 15, 1993. This was a response to Oregon voters' approval of Measure 5 (November 1991 general election) and subsequent enabling legislation in 1992 (HB 2550), which altered the calculation methodology for Tax Increment Financing. An unintended consequence was to create a significant disparity (7X) in tax burden between the two school districts serving The Dalles at that time, The Dalles School District 12 and Chenoweth District 9. The taxation disparity was resolved by removing all urban renewal district acreage from District 9 (deletion of either 32.14 or 71.86 acres – both estimates are referenced in various documentation). Included in the deletion was the western segment of West Second Street corridor (see Attachment B). This amendment also made various other changes to the Plan, including expansion of the Plan's Project list.

Third Amendment (Resolution 96-925): Minor amendment clarifying language regarding scope of proposed Projects and other public improvements.

Fourth Amendment (Council Ordinance 98-1223): The next Substantial Amendment occurred on June 22, 1998, when the Fourth Amendment established a maximum debt limit to comply with Oregon Constitutional changes approved by voters in 1997 (Measure 50). This amendment also established a table projecting costs of anticipated Urban Renewal Projects (Attachment C). However, the enabling ordinance was repealed through a referendum (Measure 33-22) in the November 1998 general election.

Fifth Amendment (Council Ordinance 98-1229): This Substantial Amendment, adopted December 14, 1998, responded to Measure 33-22. City Council adopted two related ordinances that day: Ordinance No. 98-1228, which established the City Council as the Agency Board (**Board**), and Ordinance No. 98-1229, which again reduced the size of the district (see Attachment D, removing 238.04 acres from the original 628.02 acreage). These measures complied with terms of a mediation agreement in October 1998 between the City, Agency, Wasco County, The Dalles Trade Center Association and Committee to Dissolve Urban Renewal.

Sixth Amendment (Council Ordinance No. 99-1232): This Substantial Amendment, adopted August 9, 1999, provided context for developments in the preceding year. Concerns leading to mediation reflected a view that Urban Renewal Projects did not contribute significantly to increased tax base. The Sixth Amendment revised the Project list, sought to ensure project compliance with Plan criteria, and reduced the amount of maximum indebtedness to \$14.23 million, a number later increased to \$29.13 million (see Tenth Amendment below). The amendment outlined a new list of Urban Renewal Projects. This list, which replaced the Fourth Amendment project list, together with minor, later changes in project descriptions, constitutes the first 13 projects that have carried forward ever since and provide the basis for projects identified in this plan revision.

Seventh Amendment (Resolution No. 01-040): Minor amendment allowed acquisition of a parking lot at First & Court streets to support redevelopment of the *Commodore Building*, adopted May 14, 2001.

Eighth Amendment (Resolution 03-052): Minor amendment adding Wasco Warehouse & Milling Co. property as an Urban Renewal project, adopted November 10, 2003. (This became Project #14 in the Urban Renewal Plan, now the “Sunshine Mill.” Project is complete.)

Ninth Amendment (Resolution 08-060): Minor amendment adding Union Pacific Railroad and Oregon Department of Transportation properties to the Wasco Warehouse & Milling Co. redevelopment Project, adopted January 28, 2008.

Tenth Amendment (Council Ordinance 09-1301): The last Substantial Amendment to the Plan occurred June 22, 2009. The Tenth Amendment made various textual edits throughout the Plan. Aside from later minor amendments, the primary text carries through to the present day. The Tenth Amendment modified, added and deleted various items in the original Plan, including changes to the processes for property acquisition and land disposition. It modified the Mill Creek Greenway project from property acquisition to development, added East Gateway / Brewery Grade Reconstruction (this became Project #15 in the Urban Renewal Plan, the Sunshine Mill Roundabout), and Third Place Street improvements (Project #16 in the Urban Renewal Plan). Urban Renewal investment in the roundabout leveraged a \$2.4 million federal grant. Significantly, this Substantial Amendment increased Maximum Indebtedness of the Agency from \$14,227,353 to \$29,125,583, and deleted the provision regarding the duration of the District. That last change meant that the Agency does not necessarily sunset at any particular time, but rather when Maximum Indebtedness is achieved. The Tenth Amendment was accompanied by a detailed report and fiscal analysis.

Eleventh Amendment (Resolution 10-068): Minor amendment adding The Dalles Skateboard Park to West Gateway Project #10, adopted April 12, 2010.

Twelfth Amendment (Resolution 10-069): Minor amendment adding redevelopment of properties bordered by Washington and Court streets and First and Second streets (the Granada Block), adopted May 10, 2010, as Project #17.

Thirteenth Amendment (Resolution 14-001): Minor amendment adding a new goal of increasing value of properties within the district and enhancing opportunities for non-profit organizations to participate in the property rehabilitation and loan grant fund program. This allowed grants to for-profit, public, non-profit and civic organizations, and was approved May 12, 2014.

Fourteenth Amendment (Resolution 15-001): Minor amendment adding Thompson Park Pool as Urban Renewal Project #18 (slide, climbing wall, shade or other landscaping), adopted February 9, 2015.

Fifteenth Amendment (Resolution 15-002): Minor amendment adding redevelopment of the former Elks Lodge as an Urban Renewal Project #19, adopted March 23, 2015.

Sixteenth Amendment (Resolution 18-002): Minor amendment revising description of the proposed Mill Creek Trail Greenway Project, adopted April 17, 2018.

In addition, the historical record should note for clarification Resolution 23-002, amending the Urban Renewal Incentive Program, adopted on April 18, 2023. This amended an Urban Renewal program established in August 2022 but did not constitute a minor amendment to the Plan itself.

On September 12, 2016, the City Council adopted General Ordinance No. 16-1346, which amended General Ordinance No. 90-1106. This restructured the Agency, removing the City Council as Agency Board and restoring authority to the Board as it exists in 2024, comprising representatives from each affected taxing district (Wasco County, Mid-Columbia Fire & Rescue, Northern Wasco Parks & Recreation, Port of The Dalles; three city councilors; and two citizens at large). The Urban Renewal Advisory Committee was eliminated at that time.

This summary does not attempt to document all of the changes, challenges and progress achieved through the Agency since 1990. Its intent is to offer a historical foundation for the next – and final – phase of the District, and to offer a foundation for decisions leading to the ultimate continuation or discontinuation of the Agency itself.

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SECTION 200 - DEFINITIONS

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

201. AGENCY means The Dalles Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.
202. AREA means that geographic portion of the City which encompasses the Columbia Gateway/Downtown Area — an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
203. BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

A. —

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

- A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

~~The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:~~

- ~~1. Defective design and quality of physical construction;~~
- ~~2. Faulty interior arrangement and exterior spacing;~~
- ~~3. Overcrowding and a high density of population;~~
- ~~4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or~~
- ~~5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;~~

~~B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;~~

~~C. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;~~

~~D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;~~

~~E. The existence of inadequate streets and other rights of way, open spaces and utilities;~~

~~F. The existence of property or lots or other areas which are subject to inundation by water;~~

~~G. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;~~

~~H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or~~

~~I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.~~

204. CITY means the City of The Dalles, Wasco County, Oregon.

- 205. CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.
- 206. COMPREHENSIVE PLAN means the Land Use Plan of the City of The Dalles including all of its policies, procedures and implementing provisions.
- 207. COUNTY means Wasco County, Oregon.
- 208. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.
- 209. ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

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- 210. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.
- 211. REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.
- 212. STATE means the State of Oregon including its various departments, divisions and agencies.
- 213. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by The Dalles Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia Gateway/Downtown Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.
- 214. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.
- 215. U.R. means "urban renewal" as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
- 216. URBAN RENEWAL ADVISORY COMMITTEE means the committee established pursuant to General Ordinance No. 98-1228, whose duties include review of all projects and expenditures for the Agency to ensure compliance with the Agency's adopted budget and the Plan; making recommendations to the Agency concerning potential projects to be undertaken, public contracts to be awarded, potential plan amendments, and budget needs, policies and procedures for the Agency; and performance of other tasks and duties as requested by the Agency.
- 217. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.
- 218. URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway/Downtown Area--an Urban Renewal Area of the City of The Dalles, Oregon.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

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

- 301. Amended Exhibit 1 - Narrative Legal Description of Urban Renewal Area.
- 302. Amended Exhibit 2 - Graphic (Map) Description of Urban Renewal Area.

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~~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, ATTRACTS AESTHETICALLY PLEASING, JOB PRODUCING PRIVATE
INVESTMENTS THAT WILL STABILIZE OR INCREASE PROPERTY VALUES AND
PROTECTS THE AREA'S HISTORIC PLACES AND VALUES.~~

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^[DS4]

- 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:
 - 1. Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County; or
 - 3. Ensure a more attractive, functional and economically viable city; or
 - 4. Restore historically significant properties to productive use when such use aligns with Goals A and B above, or
 - 5. Recognize, maintain awareness of and when feasible mitigate the fiscal impact of Urban Renewal on local tax districts, or^[DS5]
 - 6. Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing^[DS6]

7. Support the development of public spaces downtown^[DS7]

- 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.

~~401. GOALS AND OBJECTIVES~~

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

- ~~A. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.~~
- ~~B. To make strategic investments of urban renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances;~~
- ~~C. To participate by means of various urban renewal activities (e.g. land acquisition and disposition, rehabilitation loans, etc.) in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:
 - ~~1. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County; or~~
 - ~~2. Increase property values so that the area will contribute its fair share to the costs of public services, provided by the city, county, schools, community college, port and park and recreation district; or~~
 - ~~3. 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; and~~

~~E. To encourage the maximum amount of public involvement and citizen participation in the formation and implementation of the Urban Renewal Plan by explaining and discussing the details of the Urban Renewal process:~~

- ~~1. To the public at town hall type gatherings;~~
- ~~2. To special interest groups, public service organizations, public bodies and the general public by invitation to Agency meetings;~~
- ~~3. By issuing periodic news releases;~~
- ~~4. By cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process;~~
- ~~5. By use of the Internet;~~

~~F. To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking;~~

~~G. To create positive linkages among the two sectors of the Urban Renewal Area—i.e. the Downtown and the West Gateway Area;~~

~~H. To cooperate, coordinate and assist in funding with the program to improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance public use of the Riverfront;~~

~~I. To improve the visual appearance, capacity, and traffic flow of streets that carry the major share of vehicular and pedestrian traffic in areas where development would otherwise be inhibited;~~

~~J. To assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity;~~

~~K. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the Downtown area;~~

~~L. In conjunction with specific urban renewal development or redevelopment projects, supplement existing funding sources to construct, install or replace publicly owned utility systems such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and~~

~~M. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.~~

~~N. To install underground utilities in areas of urban renewal projects including alley rights-of-way in the downtown area.~~

403. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

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

404. CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

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

405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY

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

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

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

406. COORDINATION WITH THE LANDMARK COMMISSION POLICIES

In the implementation of this Urban Renewal Plan, and in particular with the Rehabilitation Program project, the Urban Renewal Agency shall coordinate their efforts with those of the

Historic Landmarks Commission in the Urban Renewal Area in which the Historic Landmarks Commission has review authority.

SECTION 500 – LAND USE PLAN

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

501. LAND USE DESIGNATIONS

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

1. Central Business Commercial District, CBC.

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

2. Industrial District, I.

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

3. General Commercial District, CG.

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

4. Commercial/Light Industrial District, CLI.

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

5. High/Medium Density Residential District, RH.

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

6. Parks and Open Space District, P/OS.

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

502. The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including The Dalles Riverfront Plan, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, are incorporated hereby by reference as if they were included in full.
503. The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

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SECTION 600 – URBAN RENEWAL ACTIVITIES

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

601. URBAN RENEWAL PROJECTS AND ACTIVITIES

Projects and activities listed under this section as “completed, partially completed, pending or on-going” were recommended by the Urban Renewal Advisory Committee in 2009, based in part on project selection criteria. New projects identified by the Urban Renewal Agency Board as part of this 2024 Plan revision will follow. ~~–Selection~~ These criteria are as follows:

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

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

SPECIFIC CRITERIA

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

- i. Increases the value of the property on which the project is located.
- ii. Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- iii. Places unused or underused property in a productive condition.
- iv. Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- v. Provides adequate amount of properly located off-street parking in the downtown area.
- vi. Promotes riverfront improvements as determined in The Dalles Riverfront Plan.
- vii. Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- viii. Assists property owners with the rehabilitation of their buildings and property.
- ix. Enhances storm drainage capacity of streets.
- x. Leverages the Agency’s financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- xi. Encourages investment in the core commercial area.
- xii. Promotes housing opportunities in the Downtown area.

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

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

SPECIFIC CRITERIA

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

- Increases the value of the property on which the project is located.
- Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- Places unused or underused property in a productive condition.
- Enhances opportunities for business, civic, residential, cultural, and tourist related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- Provides for an adequate amount of properly located off-street parking in the downtown area.
- Creates positive linkages between the two sectors of the commercial areas of the community, i.e. the Downtown and the West Gateway areas.
- Promotes the program to improve the riverfront as determined in The Dalles Riverfront Plan.
- Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- Assists property owners with the rehabilitation of their buildings and property.
- Enhances storm drainage capacity of streets.
- Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- Encourages investment in the core commercial area.

- Promotes housing opportunities in the Downtown area.

[DS8]

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The following projects and activities are hereby deemed necessary to:

- Eliminate blighted conditions and influences;
- Stabilize or increase depreciating property values;
- Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;
- Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and
- Further the objectives of this Urban Renewal Plan as set forth in Section 400.^[DS9]

~~Eliminate blighted conditions and influences;~~

~~Stabilize or increase depreciating property values;~~

~~Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;~~

~~Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and~~

~~Further the objectives of this Urban Renewal Plan as set forth in Section 400.~~

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

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

PROJECTS COMPLETED

- Note: Project descriptions carried over from 2009 Urban Renewal Plan are italicized, followed by status as of April 2024.

Grain Elevator Demolition

- *"This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator: the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant."*
- ✓ The former grain elevator was destroyed in a fire in 1999; Urban Renewal purchased the property and paid for cleanup following the fire, establishing land base for the City's sewer treatment plant expansion and Lewis & Clark Park. **Status: Complete.**

Commodore Building Redevelopment

- *Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior.*

- ✓ Agency purchased the Commodore and leased it to Commodore II Limited Partnership on April 10, 2001. Agreement included an Agency loan of \$282,445. Loan is payable on or before Dec. 31, 2026. **Status: Renovations completed; Agency interest continues until loan is repaid.**

Civic Auditorium Remodel and Reconstruction

- The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.
 - ✓ The Civic Auditorium was saved from demolition when City of The Dalles conveyed ownership to the Civic Auditorium Historic Preservation Committee in 1990. Major and minor phases of repair and restoration continued for more than 30 years, including Urban Renewal investments and many other sources. The Civic celebrated its centennial on May 12, 2023. **Status: All major renovations complete.**

Mill Creek Bridge Reconstruction (West Sith Street)

- The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.
 - ✓ Reconstruction used a combination of Urban Renewal and City of The Dalles street funds. Completed in the early 2000s, this included deck reconstruction, replacement of the historic parapet and period lighting. **Status: Complete.**

Thompson Park Sidewalk

- This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.
 - ✓ Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. **Status: Complete.**

Redevelopment of Wasco Warehouse & Milling Company Property

- Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.
 - ✓ This project was completed through acquisition and redevelopment as the Sunshine Mill. Urban Renewal assisted through its loan program, beginning with a loan agreement to Discovery Development LLC in 2009. Loan was paid in full and mortgage satisfied on Jan. 1, 2020. **Status: Complete.**

East Gateway/Brewery Grade Street Reconstruction

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

- ✓ Brewery Grade roundabout was completed in 2010. This was a \$3.5 million project, combining urban renewal with other public funding sources. Improvements included public parking lot, redesigned access from East Second and East Third streets, and parking upgrades at the former Great Southern Railroad Depot (later Cannon Packer). **Status: Complete.**

Thompson Park Pool Project

- The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.
- ✓ Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. **Status: Complete.**

Redevelopment of the Elks Lodge Building

- The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.
- ✓ Urban Renewal Agency acquired the building in March 2015 and entered a Development and Disposition Agreement with David and Kirsten Benko on April 3, 2015, with the goal of establishing a museum dedicated to the preservation and display of vintage neon signs. Property title was conveyed in 2015. The National Neon Sign Museum opened in 2018. **Status: Complete.** In 2023 the Benkos and Restore Oregon announced plans to relocate the historic Jantzen Beach Carousel to a parcel adjoining the building. This project is on-going.

Downtown Parking Structure and Surface Parking Lots

- Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.
- ✓ Initial plans called for acquisition and demolition of the former Penny's Store on Second between Court and Washington, with construction of a multi-level parking structure on that site and the adjoining parking lot. This project was later abandoned. Focus instead was on construction of smaller, surface parking lots near St. Peter's Landmark, Sunshine Mill Roundabout and (in 2024) East Third. All of these have been completed or are pending completion. No further surface parking lots are proposed. **Status: Surface lots complete. Parking structure abandoned.**

Redevelopment of Armory Property / Public Works site

- This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.
- ✓ Requiring nearly three decades of effort, this project concluded with construction of Ft. Dalles Readiness Center on the Columbia Gorge Community College campus in 2014 – a \$19.4 million project. The college leased part of its campus

to the Oregon Military Department. This allowed demolition of the former armory (a 1940s-circa Quonset hut at West Sixth & Webber Streets) by Urban Renewal and enabled Wasco County to regain site control at that location. A separate, nearby project was the Urban Renewal-funded demolition of the former City of The Dalles Public Works building on West Sixth Street. Public Works relocated to West First Street, making way for an automotive dealership on West Sixth Street, representing a significant private investment on property formerly owned by Wasco County. Commercial property redevelopment resides with Wasco County as property owner. **Status: Complete.**

Projects partially completed, pending or on-going

- Note: Most of these projects have changed in scope significantly since 2009. While some major elements have been completed, such as the maritime terminal and Union Street undercrossing, the original visions may still be considered works in progress.

Downtown Streetscape Improvements

- The location of the Downtown Streetscape Improvements project may include all areas designated on the City’s official Zoning map as “Central Business Commercial” and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include: Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. Construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the area.
 - ✓ Second Street downtown was redeveloped in 2002 using a combination of Urban Renewal and City of The Dalles street funds. Opticom GPS was not installed downtown. Third Street redevelopment was scheduled for 2007-08 but postponed amid an economic downturn, then never resumed. First Street has received priority because of failing sidewalks between Union and Washington, the need for separated traffic/pedestrian passage east of Washington, and inadequate infrastructure overall. Architecture and engineering is at 95% completion as of April 2024. Urban Renewal Agency has conveyed \$3.8 million to the city in preparation for this project, with all funding anticipated to come from the Agency. However, cost escalation has resulted in a significant budget gap from original estimates. Research is under way through April 2024 to resolve this urgent challenge. **Status: One major element completed**
 - ✓ First Street reconstruction to address hollow sidewalk between Union and Washington and other improvements. Given potential fiscal impact on the Agency’s capacity, this is called out as a new project below.

Downtown / Riverfront Access

- The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a

commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.

- ✓ Access including “boat dock near the old pier” was accomplished through construction of the Union Street portal in 2003, Maritime Terminal (Cruise Ship Dock) in 2012 and Lewis & Clark Park with associated vehicle parking. The undercrossing alone was a \$6 million project. Urban Renewal funding leveraged at least \$2.25 million in state and federal funds. Washington Street plaza, railroad and I-84 under-crossings were envisioned but later cancelled. There is significant potential for additional riverfront development within the current urban renewal district boundaries and west along West First Street and Bargeway Road.
Status: Two major elements completed

Mill Creek Greenway Property Development

- A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10-foot-wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian /bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in phases. Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.
- ✓ Ongoing partnership with Northern Wasco County Parks and Agency. Urban Renewal Agency in 2023 transferred \$300,000 to the parks district for an elevated boardwalk the District plans as part of this Project. There are no immediate plans for the linkage across West Second Street to Riverfront Trail near Mill Creek, although public partners recognize the need for this connection. Urban Renewal bought and demolished older structures prior to transferring property to Parks District. **Status: Pending**

West Gateway Project

- West Second Street from Lincoln Street to western boundary of Urban Renewal; street and property redevelopment, redesign and reconstruction. Amended April 12, 2020, by Resolution No. 10-068 adding Skateboard Park. The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.

- ✓ Skateboard park was completed, including a \$100,000 commitment from Urban Renewal. Limited intersection improvement occurred at Cherry Heights and West Second Street intersection. The urban renewal district includes multiple parcels along West Second Street west of Webber Street, extending to and including tax lot BC900. Webber Street undercrossing and realignment of West Second Street north of Interstate 84 were part of a proposed transportation improvement project in 2011 (estimated cost \$3.7 million) but later postponed. **Status: Incomplete.**

Third Place Street Improvements

- The 3rd Place improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.
 - ✓ This project would correct a tight curve on West Third Place just south of the West Fourth Street intersection. **Status: Indefinitely postponed.**

Redevelopment of properties located within the block bordered by Washington and Court Streets, and First and Second Streets.

- The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.
 - ✓ This became the Granada Block redevelopment. The Agency acquired the Granada Theatre, former Washington Hotel/Model Laundry (“Blue Building”) and Recreation parcels on Second Street, and conducted alley vacations preparatory to development of a downtown hotel and associated conference center. This plan was later discarded and the individual properties sold through Development and Disposition Agreements. All are fully or partially occupied as of April 2024. The Granada Theatre, constructed in 1929, operates in its original function as a movie theatre. The Washington Hotel houses limited retail and is the subject of a pending agreement for retail/residential development with the Agency, approved by the board in February 2024. Two of the three individual Recreation parcels have been redeveloped and sold; the third is scheduled for completion by June 2024, with a DDA amendment approved in February 2024 to expire in October 2024. **Status: Major elements completed.**

Property Rehabilitation Grant and Loan Fund Program Property Rehabilitation Grants and Agreements

- This is on-going, having current form (2023-24) as the Incentive Program and, for larger projects, Development Funding Agreements.
- This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:
 - a. Land Assemblage: The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.
 - b. Historic Design and Restoration: The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.

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

- The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall prepare and adopt a comprehensive rehabilitation loan plan that sets forth:
 - Criteria for eligibility:
 - Interest rates and terms for various loans;
 - Procedures for recycling the funds as loan obligations are paid;
 - Procedures for delinquent loan payments or defaults;
 - Procedures and conditions for which deferred payment loans may be offered;
 - Procedures for administering and servicing the loan program; and
 - Such procedures and conditions the Agency deems necessary.
- ✓ The property rehabilitation grant and loan fund program has been applied on numerous occasions and provides the basis for its current variation, adopted in 2023, the Urban Renewal Incentive Program. Earlier projects (as of 2009-10) included renovation and repairs to the Wasco Milling Co. Warehouse (Sunshine Mill), Columbia River Bank building, Sigman’s Flowers Building, Gayer’s Building, Granada Theatre, Civic Auditorium, The Dalles Art Center, Masonic Lodge/Second Courthouse (Clock Tower Ales), American Legion, Old St. Peter’s Landmark, IOOF Lodge façade, Craig’s Office Building, Hilco gas station demolition, Creek View townhouse demolition, and Mill Creek Greenway land donation.
- ✓ Another project, which has yet to conclude, is the Tony’s Town & Country building redevelopment, which began under Programs A (Land Assemblage) and C (Redevelopment) with acquisition of the structure. After determining that the Tony’s building could not be salvaged, the Agency had the structure demolished in 2023 for later redevelopment.
- ✓ The loan program is discontinued.

Status: Modified and ongoing

NEW PROJECTS:

- Basalt Commons: A mixed-use commercial and residential development at 523 East 3rd Street. Developer will demolish existing structure (a former auto dealer) and replace it with a five-story commercial and residential complex.
- Tony’s Town & Country building acquisition, demolition and site rehabilitation.

- o First Street reconstruction to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.

1. DOWNTOWN STREETSCAPE IMPROVEMENTS:

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

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

2. DOWNTOWN / RIVERFRONT ACCESS

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

3. GRAIN ELEVATOR DEMOLITION

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

4. COMMODORE BUILDING REDEVELOPMENT

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

5. PENNEY'S BLOCK REDEVELOPMENT

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

6. DOWNTOWN PARKING STRUCTURE AND SURFACE LOTS

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

~~7. CIVIC AUDITORIUM REMODEL AND RECONSTRUCTION~~

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

~~8. MILL CREEK BRIDGE RECONSTRUCTION (WEST 6TH ST.)~~

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

~~9. MILL CREEK GREENWAY PROPERTY DEVELOPMENT~~

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

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

~~10. GATEWAY PROJECT. WEST 2ND STREET FROM LINCOLN STREET TO WESTERN BOUNDARY OF URBAN RENEWAL, STREET AND PROPERTY REDEVELOPMENT, REDESIGN AND RECONSTRUCTION. AMENDED APRIL 12, 2010 BY RESOLUTION NO.10-068 ADDING SKATEBOARD PARK.~~

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

~~11. REDEVELOPMENT OF ARMORY PROPERTY / PUBLIC WORKS SITE~~

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

~~12. THOMPSON PARK SIDEWALK~~

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

~~13. PROPERTY REHABILITATION GRANT AND LOAN FUND PROGRAM~~

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

~~1. Land Assemblage~~

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

~~2. Historic Design and Restoration~~

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

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

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

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

- ~~a. Criteria for eligibility;~~
- ~~b. Interest rates and terms for various loans;~~
- ~~c. Procedures for recycling the funds as loan obligations are paid;~~
- ~~d. Procedures for delinquent loan payments or defaults;~~

- ~~e. Procedures and conditions for which deferred payment loans may be offered;~~
- ~~f. Procedures for administering and servicing the loan program; and~~
- ~~g. Such other procedures and conditions the Agency deems necessary.~~

~~14. REDEVELOPMENT OF WASCO WAREHOUSE & MILLING COMPANY PROPERTY~~

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

~~15. EAST GATEWAY/BREWERY GRADE STREET RECONSTRUCTION~~

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

~~16. 3rd PLACE STREET IMPROVEMENTS~~

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

~~17. REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE BLOCK BORDERED BY WASHINGTON AND COURT STREETS, AND 1ST AND 2ND STREETS~~

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

~~18. THOMPSON PARK POOL PROJECT~~

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

~~19. REDEVELOPMENT OF THE ELKS LODGE BUILDING~~

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

602. ACQUISITION OF REAL PROPERTY

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

A.—Property Acquisition for Public Improvements

A.

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

B.—Property Acquisition – From Willing Sellers

B.

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

C.—Land Disposition~~nn~~

C.

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

The Agency may dispose of property acquired under Subsection B~~7~~ of this Section 602 by conveying any interest in the property. The schedule for disposition of land acquired under Subsection B~~7~~ of this Section 602 will be determined by the Agency when the Agency determines the acquisition is necessary pursuant to Section 602.~~7~~B above. These determinations may be made by Resolution of the Agency.

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

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

605. RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displaces will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 35.500 – 35.530. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

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

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

- PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.
- REDEVELOPER'S OBLIGATION. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:
 - The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
 - The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
 - The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
 - The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
 - The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;

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

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

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

- ~~1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;~~
- ~~2. The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;~~
- ~~3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;~~
- ~~4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;~~
- ~~5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;~~
- ~~6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.~~
- ~~7. The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.~~

607 - OWNER PARTICIPATION

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

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE AGENCY

- A. The Agency may hire its own staff or it may obtain its administrative support staff from the City of The Dalles; and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree in writing. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.
- B. Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:
 - 1. Legal Counsel and Bond Counsel;
 - 2. Preparation of market, feasibility or other economic studies or plans;
 - 3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
 - 4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
 - 5. Providing accounting or audit services;
 - 6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;
 - 7. Assisting in -preparation of the annual financial report required under Section 800 of this Plan;
 - 8. Property acquisition and disposition appraisals;
 - 9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;
 - 10. Bond issuance and renewal financing consultants.
- C. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:

- ~~1.~~ Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;
 - ~~2.~~ Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the River. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and
 - ~~A3.~~ Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.
- ~~D.~~ The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
 - ~~E.~~ The Agency may invest its reserve funds in interest— bearing accounts or securities consistent with the provisions of City, State and Federal law.
 - ~~F.~~ To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.
 - ~~G.~~ Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

SECTION 700 - FINANCING OF URBAN RENEWAL INDEBTEDNESS

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

701. TAX INCREMENT FINANCING AND MAXIMUM INDEBTEDNESS

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

The maximum amount of indebtedness that may be issued or incurred under the Plan, as amended in 2009, was \$29,125,583. Maximum remaining indebtedness from this and prior bonded obligation was calculated at \$5.7 million (June 30, 2023) but did not reflect FY 2024 expenditures and commitments. TIF collections necessary to conclude this obligation are required through 2026, upon which time TIF collection may cease (state law precludes expenditure of TIF revenue beyond that point) and full taxable value of the district return to the tax districts. MI is projected to be reached in 2029, at which time the District shall terminate unless the Agency or City Council [DS10] determines otherwise.

702. PRIOR INDEBTEDNESS

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

703. ANNUAL BUDGET

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

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

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

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

802. STATEMENT FILED AND PUBLISHED

The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the "~~The Dalles Chronicle~~[Columbia Gorge News](#)", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

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SECTION 900 - CITIZEN PARTICIPATION

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

In particular, the Agency intends to give substantial weight to the recommendations of the Urban Renewal Advisory Committee established by the Agency. This Committee is charged with reviewing issues, programs and projects related to the Plan and its implementation. Membership on the Committee shall be representative of the interests of the City of The Dalles and of the Area. The Committee may establish such rules and procedures as it deems necessary to conduct its work^[DS11].

SECTION 1000 - NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, family status or national origin^[DS12].

SECTION 1100 - RECORDING OF PLAN

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

SECTION 1200 – PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.085 and ORS 457.220 and of Section 1203 of this Plan shall apply.

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

1201 - MINOR CHANGES

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

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

~~A. Clarification of language or the State Legislature’s changes in ORS Chapter and Section references.~~

~~B. Clarification of written or graphic Exhibits to this Plan.~~

~~C. Modification in this location of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.~~

~~D. The identification of property to be acquired as provided for in this Plan.~~

~~E. Changes to the scope, cost or location or projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.~~

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

1202 - AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES

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

~~A.~~ Where such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals – which affect the provisions of this Urban Renewal Plan – shall, by reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

~~B.~~ The City Council shall forward to the Agency copies of such Council actions as are herein above described, and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203 - COUNCIL APPROVED AMENDMENTS

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

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

1204 - SUBSTANTIAL CHANGES

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

Substantial changes shall include the following:

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

SECTION 1300 –VALIDITY OF APPROVED URBAN RENEWAL PLAN

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

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