

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 A. Long
Darcy Long, Chair

ATTEST: Paula Webb
Paula Webb, Secretary
Community Development Department

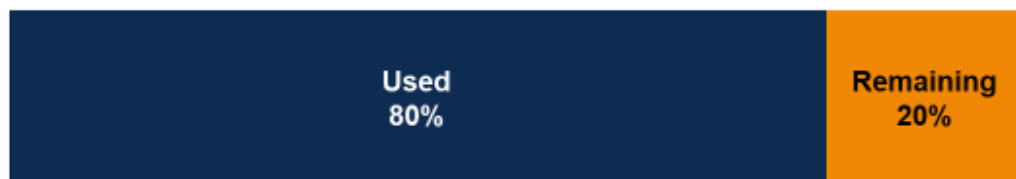
City of The Dalles Columbia Gateway Urban Renewal District Fiscal Analysis, Part II

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

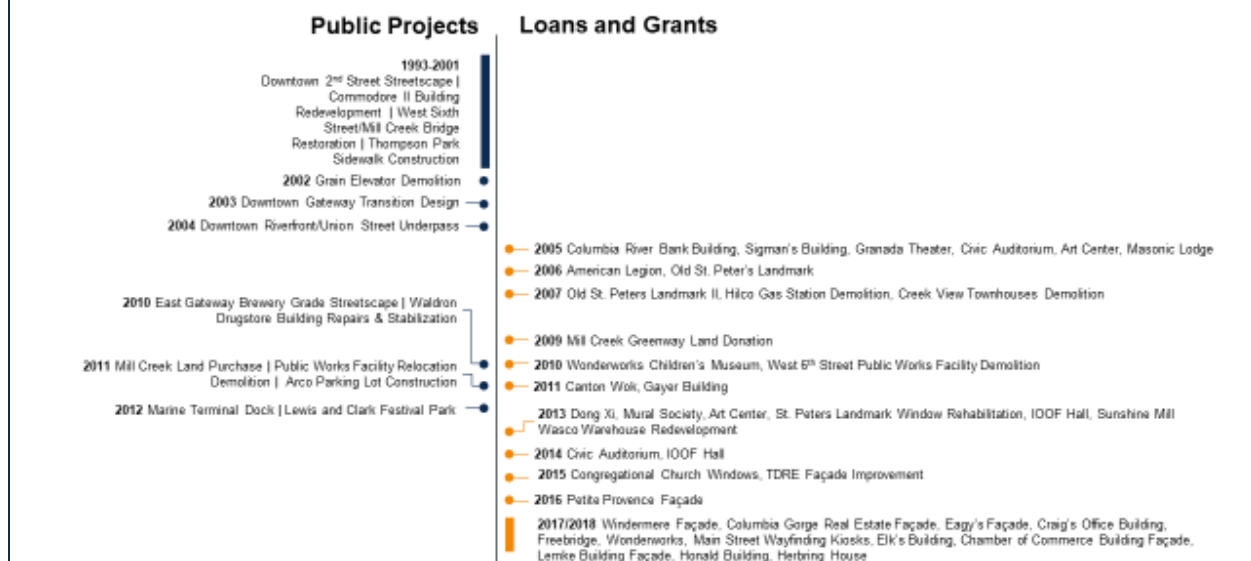
Continue activities until MI is reached (FYE 2024 at earliest, but no later than 2029) and collect TIF until sufficient funds to repay debt (FYE 2026)

- 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

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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>	<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 6

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

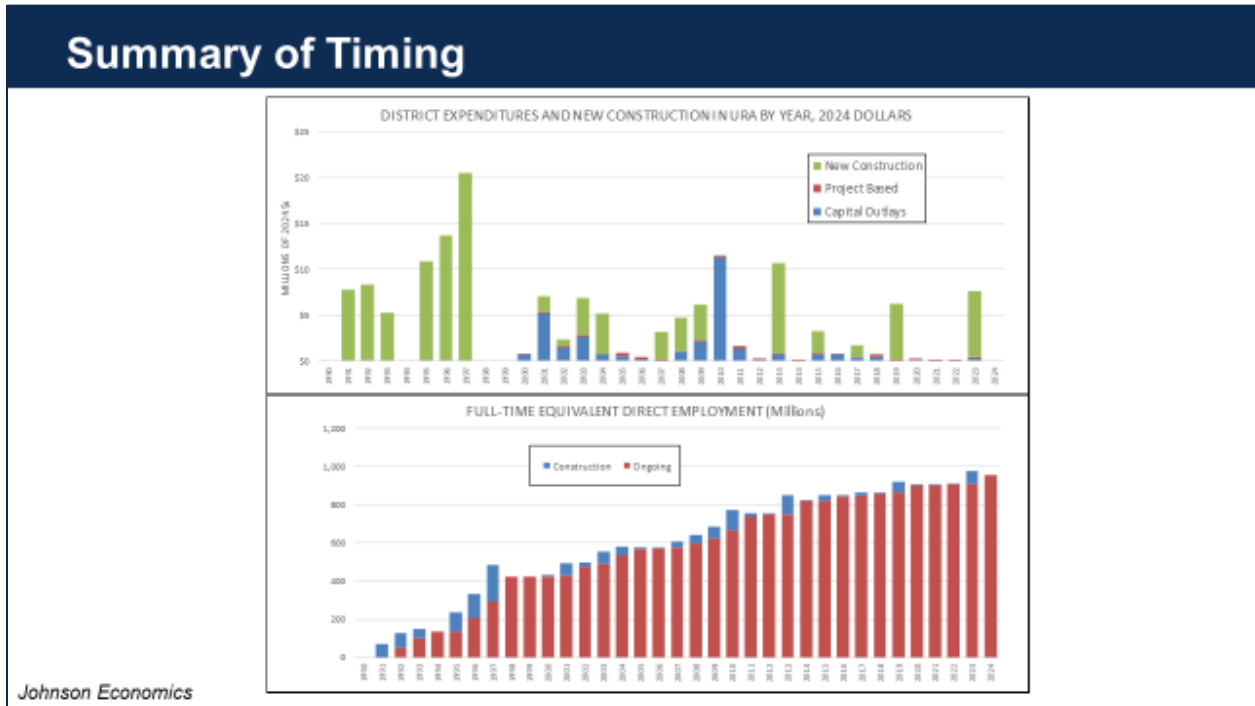
Tiberius Solutions 6

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 7

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
1991	\$3,390,245			\$7,773,828		\$0
1992	\$3,755,705			\$8,357,621		\$0
1993	\$2,449,083			\$5,284,155		\$0
1994	\$0			\$0		\$0
1995	\$5,338,456			\$10,938,376		\$0
1996	\$6,898,532			\$13,731,682		\$0
1997	\$10,547,848			\$20,516,148		\$0
1998	\$0			\$0		\$0
1999	\$0	\$0	\$0	\$0	\$0	\$0
2000	\$0	\$895,010	\$48,499	\$0	\$736,292	\$87,941
2001	\$981,227	\$2,915,649	\$97,694	\$1,730,488	\$5,142,027	\$172,293
2002	\$438,159	\$809,947	\$128,608	\$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	\$2,996,150	\$35,016	\$128,422
2008	\$2,476,781	\$681,395	\$93,055	\$3,995,515	\$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
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
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
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		

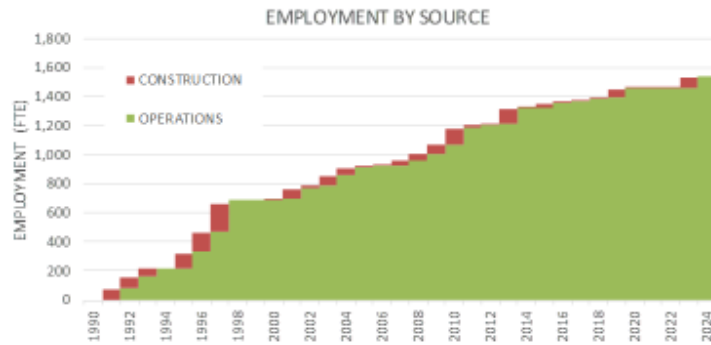
Summary of Projected Impacts

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					
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

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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

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City of The Dalles Columbia Gateway Urban Renewal Plan Projects

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May 21, 2024



Potential Projects

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

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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

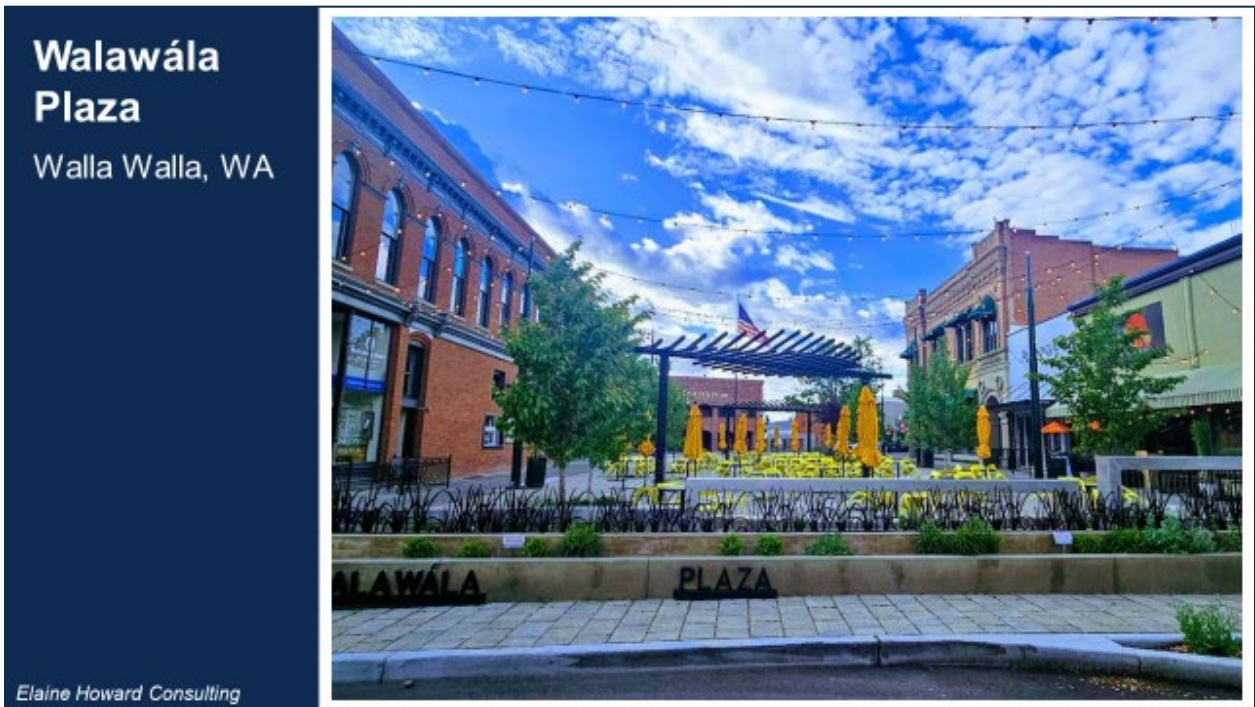
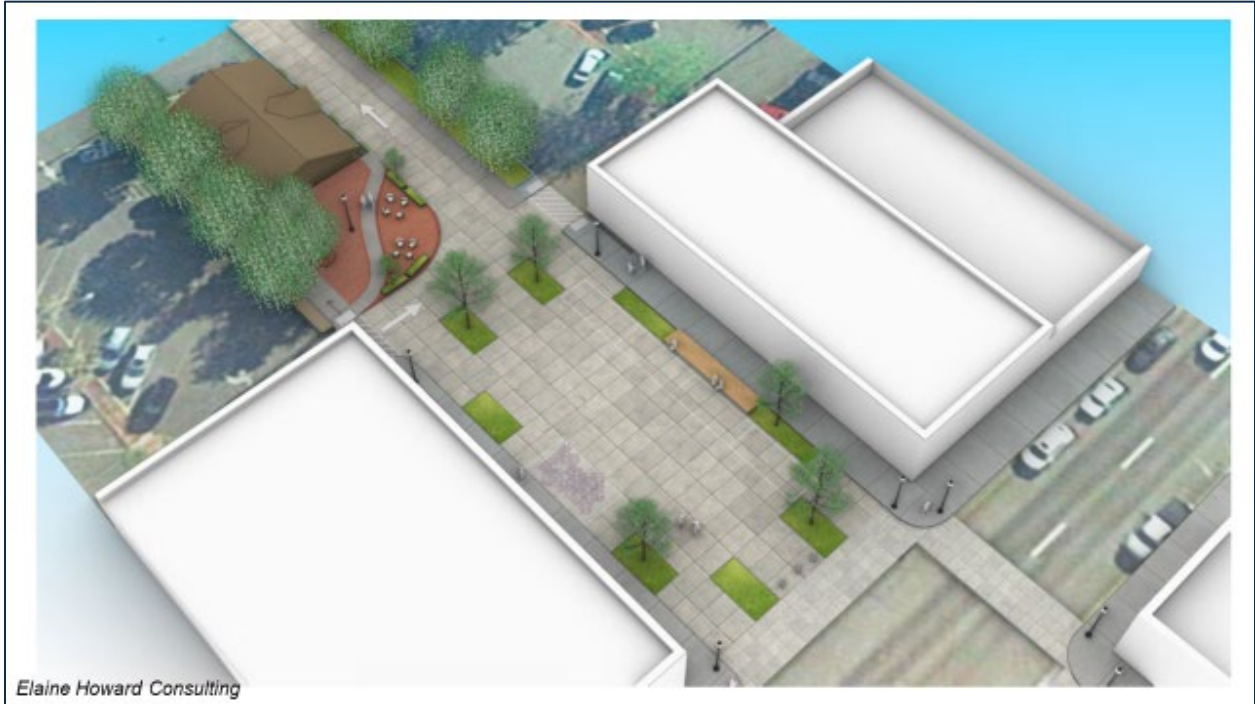
- H. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the downtown area;
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency’s financial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

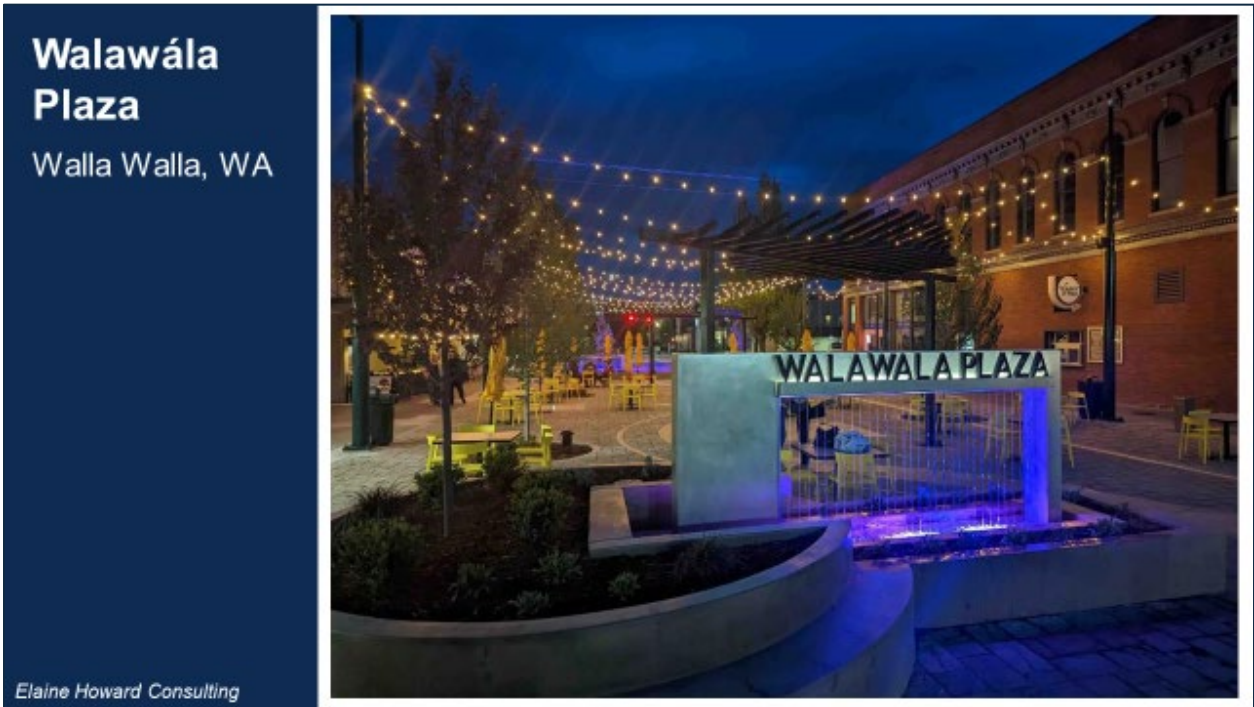
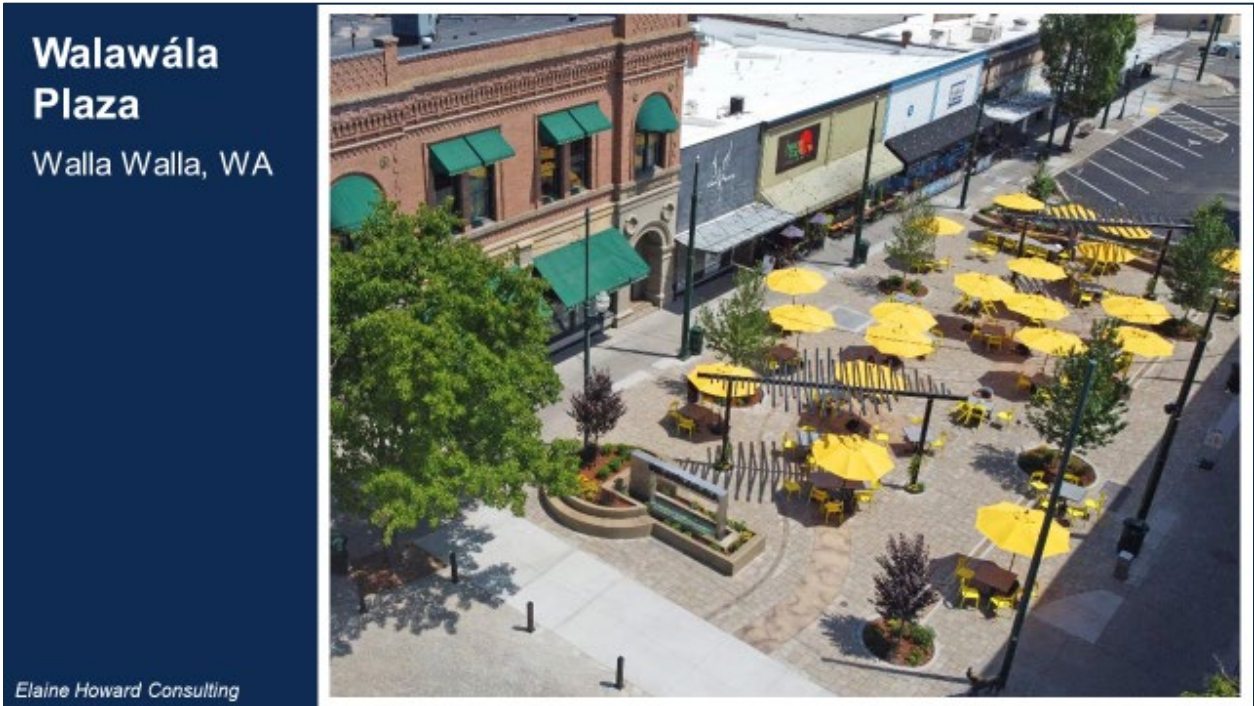
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Matrix of Goals and Objectives and Projects

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

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Questions?

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