

## Tony's Building Site Redevelopment Request for Expressions of Interest September 2024

The Dalles City Council established Columbia Gateway Urban Renewal Agency in 1990 as a long-term investment strategy *“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.”*

A corresponding urban renewal district, established at the same time, encompasses nearly 320 acres primarily in the downtown commercial core of The Dalles. Over its 34-year history, the Agency has completed more than 70 projects, varying from multimillion-dollar public investments that leverage other public sources (such as a maritime terminal on the Columbia River) to smaller, private upgrades to business storefronts and interior renovations.

The Agency is managed through the City’s Community Development Department as a separate legal and financial entity from the City. It is governed by a nine-member board comprising elected and appointed officials representing taxing districts, businesses located within the boundaries of the urban renewal district, and the City. The Agency’s primary funding source is tax increment financing, proceeds from which repay capital bonds.

The urban renewal district is scheduled to sunset in 2029 when the last remaining bond is paid off. In the time remaining, the Agency places a high priority on responsible, productive development of the Agency-owned real property known informally as the “Tony’s Building site” (named after the former retail establishment located at that location, *Tony’s Town & Country Clothing*). The Agency is issuing this ***Request for Expressions of Interest (RFEI)*** to seek development concepts for the Tony’s site from creative, experienced development teams. Required qualifications are described on page 9 (Selection Criteria) of this RFEI.

Questions should be directed to:

Dan Spatz, Economic Development Officer  
City of The Dalles  
[dspatz@ci.the-dalles.or.us](mailto:dspatz@ci.the-dalles.or.us)



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## About The Dalles

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The Dalles is Oregon's third oldest city.

Known to its first peoples (the indigenous tribes of the Columbia River Gorge) as "Wascopam," The Dalles and its immediate surroundings occupy one of the longest continuously inhabited places in North America. Because of its location on the Columbia River, sheltered climate, abundant springs and proximity to the fisheries of Celilo Falls and Long Narrows, the area attracted Native American trade for thousands of years (and probably much longer), drawing tribes from the Great Basin to the Pacific Ocean.

The Lewis & Clark Expedition camped here on the westbound and return stages of their journey, in 1805-1806. Missionaries soon followed, establishing a Methodist mission in 1838.

Then came waves of pioneers—as many as 400,000 traveled the 2,000-mile Old Oregon Trail between 1840 and 1860. The Dalles was the end of their overland journey and a crossroads where settlers could either brave the Columbia River's wild rapids or trek the perilous Barlow Trail over the Cascades to the Willamette Valley.

Facing a choice like that, many decided The Dalles was a pretty nice place to settle down after all. Settle they did, in such numbers that the U.S. Army established Fort Dalles in the mid-1850s to help keep the peace as tensions rose between tribes and pioneers. The fort was never stockaded and one building still stands today among Oregon's oldest historical museums.

Fort Dalles lent its name to the community of pioneers, boatmen, traders, miners, gamblers and entrepreneurs who settled along the river shore below the fort. They incorporated the town as "Dalles City" in 1857, two years prior to Oregon statehood.

Today, after a boisterous 20<sup>th</sup> Century full of cherry growing, wheat ranching, fisheries, dam and bridge building, aluminum smelting and lumber milling, The Dalles embraces a new era of data processing, advanced manufacturing, carbon sequestration and recreation.

Today, The Dalles is...

- Still the sweet cherry capital of the world. We still grow a lot of wheat, too.
- Celebrating the Northwest fermentation industry...from wineries to brewpubs to kombucha, you'll find it in The Dalles.
- Commercial and public services center of the nation's first and largest National Scenic Area, a story told in detail at the Columbia Gorge Discovery Center and Wasco County Historical Museum.
- Host to Columbia Gorge Community College, providing affordable education and family-wage job training from its beautiful, 60-acre campus overlooking the city and Columbia River Gorge.
- Destination for modern cruise ships recreating the 19<sup>th</sup> Century stern-wheelers that visited The Dalles
- Ending point for a 70-mile biking trail on the Historic Columbia River Highway.



All that plus a 10-mile paved walking and biking trail bordering the City's waterfront, a public airport hosting Gulfstream jets, LifeFlight and wildfire response teams, and much more.

Historic Downtown The Dalles brings it all together, as captured in a citywide mural project completed in 2022. Those murals tell the colorful history of this City, and the promise of a future just as colorful.

We invite you to be a part of that future by investing in our downtown.

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## About the Site

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The Tony's Building site (**Site**), located at 401-407 East Second Street, comprises two 0.14-acre tax parcels zoned Central Business Commercial, Sub-District 1 and 2 (**CBC**). The Site encompasses about one-third of a full city block, measuring approximately 100 by 120 feet.

This is a high-profile site in the core of Historic Downtown The Dalles.

The Site was developed for commercial use prior to 1884, occupied in that year by a hardware store and Jackson Hotel. These and any later wooden structures would have been destroyed by the Great Fire of 1891, which leveled most or all of 20 downtown blocks.

The City's residents quickly rebuilt, this time with brick. By 1900, the Site's western tax lot was occupied by a commercial building and its eastern tax lot was partially occupied by retail storefronts along East 2<sup>nd</sup> Street—by 1909, these included a bank, saloon, tailor and other retail shops.

By 1960, the Site had developed into the two adjoining parcels recognized today. *Tony's Town & Country Clothing* (a Western gear retail store and popular local landmark) occupied the Site from approximately 1968 until 2016. Its closure left a significant vacancy at a highly-visible downtown location.

The Columbia Gateway Urban Renewal Agency (**Agency**) acquired the Tony's

Building in June 2016 to redevelop the existing structure, but those plans faltered when inspections and studies revealed the high cost of repairs, including hazardous materials abatement.

After other plans failed to materialize, the Agency Board decided to demolish the building to create a level site for new commercial development. Between 2021 and 2022, the U.S. EPA, through a Brownfield Community Assessment Grant, funded a Phase I environmental assessment and oil tank removal. BusinessOregon funded an archaeological assessment, while the Agency covered costs for asbestos abatement and demolition.

Demolition was completed in November 2023. The site is now leveled, fenced for security, and shovel-ready for development.



See photo details on page 13.

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## Public Survey

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In January 2024, the Agency Board directed Agency staff to conduct a public survey to gather ideas for the Site's development, and the survey concluded in June 2024. Nearly 250 people responded and the survey's results are summarized here with the intent to inspire possible development ideas (detailed survey responses will be provided to prospective development teams).

The Agency emphasizes the need for prospective developers to recognize the strong interest and passion City residents attach to the future of this downtown property.

The top 6 most frequently mentioned categories are:

- **Park/Plaza/Public Square:** Respondents emphasized the importance of having accessible open spaces (e.g., parks, plazas, and public squares), which provide relaxation, social interactions, community events, and enjoying nature, highlighting the community's preference for outdoor areas promoting well-being and social cohesion.
- **Community/Event Space:** There is a strong demand for community gathering spaces and event areas for social interactions, public events, concerts, and communal activities, reflecting a desire for a central area fostering a sense of togetherness and serving as a hub for various community activities.
- **Residential/Housing:** The need for residential development (including apartments and housing) was a common theme in survey results. Participants highlighted the importance of addressing housing shortages and providing convenient living spaces within the community, indicating a significant demand for residential options.
- **Retail/Commercial:** Many respondents mentioned retail or commercial spaces (including shops and mixed-use buildings combining living spaces with amenities like retail stores and cafes) suggesting a preference for developments creating a vibrant, multifunctional community hub.
- **Food/Drink/Restaurant/Food Carts/Eating Space:** Food-related spaces (e.g., restaurants, food carts, designated eating areas) were frequently mentioned, indicating a preference for convenient and diverse dining options within the community and reflecting the importance of food and drink venues as social gathering spots and essential amenities.
- **Kids/Youth/Children/Teens/Family-Oriented Space:** People encouraged 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.

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## Adjoining and Other Relevant Properties

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Privately-owned commercial buildings occupy blocks immediately west and south of the Site. An adjoining parcel to the east is occupied by a vacant commercial structure currently offered for sale by private owner. City-owned parking lots (separated by a City alley) are to the north.

Federal Street borders the Site to the west. The City and Agency are exploring redeveloping this adjoining, one-block segment of Federal Street (between East 1<sup>st</sup> Street and East 2<sup>nd</sup> Street) as an outdoor public plaza or park. The former transit center (a City-owned one-story brick structure) is located at the intersection of East 1<sup>st</sup> Street and Federal Street, and

plans call for a veterans' museum in this building.

The Federal Street plaza or park concept is not yet fully defined. Responders to this RFEI are invited to incorporate ideas for this plaza or park into their submittals and the City and Agency are prepared to modify their plaza or park concept accordingly.

"Basalt Commons" is a four-story, mixed-use structure slated for development two blocks away at 523 East 3<sup>rd</sup> Street. That development is slated to include 116 for-rent residential units and ground-floor retail, such as a brewpub.



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## I. Development Offering Overview

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Site redevelopment will complete a long-held goal of the Agency to bring this central downtown property back into productive use. The Agency envisions private sector redevelopment to returning the Site to the tax rolls in alignment with the Agency's mission of increasing property values.

This RFEI is intended to be flexible: the Agency invites concept renderings and accompanying detail sufficient to demonstrate a compelling vision for the Site (including preliminary programming, phasing, and deal structure) from developers, business owners, or others who demonstrate the capacity and experience to deliver on that vision. Engineered designs are not required.

The Agency is open to a broad range of uses, including mixed-use, restaurant, makerspace, residential, recreational, retail, office or other commercial. Submittals should recognize (and, if feasible, integrate) concepts with the proposed and adjoining Federal Street plaza or park, including ideas for the City and Agency to consider in developing that space.

The Agency will consider various financial deal structures and incentives, as summarized here:

**Standard Purchase and Sale:** The Agency sells the Site to the development team, either for cash or seller-financed. Under Oregon law, the Agency may dispose of land for what it determines as fair market value. That value may be set

to assure the Agency its real property is developed in accordance with the Agency's mission and goals, including conditions of sale as established by the Agency.

**Ground Lease/Long-Term Lease:** The Agency enters into a long-term lease with the development team, which could include an option to purchase the Site.

**Joint Venture:** The Agency enters a joint venture with the development team, with the land and the Agency's historic investments in the Site (purchase, demolition, environmental remediation) serving as the Agency's contribution.

**Sale/Lease-Back:** The Agency sells the Site to development team at a discount, then leases a portion back to receive rentals from commercial tenants through subleases. The Agency recognizes redevelopment, particularly if integrated with the adjoining Federal Street plaza or park, may require a public-private partnership to achieve all of the Agency's goals.



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## II. Other Incentives

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Without offering an assurance of direct investment, the Agency is committed to helping the selected development team secure funding necessary to create a

development aligning with the Agency's and community's aspirations. For instance:

- **Land/Lease Write-Down:** The Agency will consider offers of a discounted sale price (or lease payment) if the Agency (in its sole discretion) determines the resulting development satisfies goals set forth in its Urban Renewal Plan.
- **Urban Renewal:** The Agency has urban renewal funds available which may be used for a variety of purposes, including pre-development environmental and geotechnical studies, appraisal, design and engineering leading to construction, permit fees, and system development charges (SDCs) as described below.
- **Identifying Other Financing Sources:** The Agency will assist the development team in identifying other potential financing sources for the project, including conventional loans, EB-5, HUD 221(D)(4) loans, and Low-Income Housing Tax Credits. The Agency anticipates partnering with Mid-Columbia Housing Authority, a community partner, if some of these options are considered.
- **Assistance with Pre-Development:** The Agency will provide copies of all reports and technical studies in its possession, including environmental, title report, survey, appraisals, and the various studies noted below.
- **Vertical Housing Tax Zone:** The Site is part of The Dalles Vertical Housing Tax Zone (**VHTZ**), certified by the State of Oregon in 2014. The VHTZ is managed by City as provided through SB 310. Under that program, mixed-use projects featuring at least two floors of housing over ground floor street-facing commercial use are eligible for a 10-year tax abatement (20% per floor, capped at 80%) of improved value. The City and Agency are exploring adoption of a Multiple Unit Housing Property Tax

Exemption (**MUPTE**) program, which may either replace or augment the VHTZ.

- **Systems Development Charges:** The Agency offers up to \$10,000 per new residential unit (payable to City and Northern Wasco County Parks & Recreation District) to offset the costs of SDCs. SDC credits from previous uses may apply to the new development.

In addition to various forms of financial assistance noted above, the Agency will consider providing other forms of assistance to the developer team:

- **Zoning & Entitlements:** The Agency will work with the selected development team to support the Site's land use and development permitting processes.
- **Community Relations:** The Agency will work closely with the development team to coordinate communications with the community and help build strong community support for Site development.

Ultimately, the Agency seeks a qualified, professional development team demonstrating capacity in staffing, knowledge, and experience to deliver a project best fulfilling the Agency's goals as expressed in the selection criteria below.

This RFEI sets forth The Agency's intentions for this project, including the selection criteria, selection process, and other information and requirements. Once it has selected a preferred team, the Agency intends to enter into exclusive negotiations with that team with the intent to initiate Site development as early as Spring 2025.

The response deadline is **3:00 p.m. on Thursday, October 10, 2024**. Responses should be prepared and addressed as described under *Submission Requirements* (page 12).

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### III. Property Information and Technical Requirements

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**Zoning:** Site is zoned CBC-1 and CBC-2. The CBC zoning district is *“intended 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.”*

**Historic District:** Site is located within the national Commercial Historic District. All new development must comply with historic design/development standards outlined in The Dalles Municipal Code Chapter 11.12 and is subject to review by the City’s Historic Landmarks Commission.

**Permitted Uses:** A broad mix of uses are allowed outright in the CBC zone district, including retail, upper-story residential, food services, offices, open space, indoor recreational facilities, and hotels/motels, as well as conditional uses such as breweries and wineries. All conditional uses are subject to review by the City’s Planning Commission.

#### **Development Standards:**

- **Building Height:** 55 ft. permitted outright, and up to 75 ft. with a Conditional Use Permit. Buildings shall be at least 16 feet minimum height with a façade having the architectural appearance of a two-story structure.
- **Building Setbacks:** Front/Corner Side Yard = 0 ft. maximum; Rear = No minimum/maximum.
- **Building Orientation:** Buildings must be oriented primarily toward a street or designated accessway.

- **Parking Requirements:** The minimum number of off-street parking spaces varies by use. Note: minimum required off-street parking spaces may be waived for properties located within the CBC-2 Sub-District. Free City-owned parking lots are available adjacent to the Site and may be used to accommodate parking of the proposed development. Free overnight parking permits for those lots are available to all downtown tenants and employees consistent with The Dalles Municipal Code Chapter 6.02.
- **Design Standards.** All new development must comply with design standards outlined in The Dalles Municipal Code Article 10.5.050, including building exteriors finished with brick (excluding concrete brick), rock, stucco, plaster, cut stone such as marble or granite, and similar materials. Exterior elevations of buildings shall incorporate architectural design features such as offsets, balconies, projections, base/wall/cornice design, windows, entries, bays, seating, wall articulation, traditional storefront elements, or similar elements to preclude large expanses of uninterrupted building surfaces.
- **Roofs.** Buildings shall have flat roof lines and may include parapets.
- **Entries.** Primary entries must face a public street or designated access drives and shall be accessed from a public sidewalk. Secondary entries may face parking lots or loading areas. Doors shall not swing into public rights-of-way.

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### IV. Relevant Plans and Studies

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#### **Economic Opportunity Analysis**

The City is revising its Economic Opportunity Analysis, which is anticipated for completion late in 2024 to early 2025.

The City will make the current draft version available to prospective developers and anticipates few, if any, modifications to the draft that would impact strategic planning for the Site.

## Housing Studies

The City completed a Housing and Residential Land Needs Assessment and Buildable Lands Inventory in 2023, and a Housing Production Strategy (**HPS**) in 2024. Findings and recommendations may prove relevant to Site development (depending upon the development team's vision).

For instance, recommendations from the HPS include:

- ***Provide more flexibility for housing in commercial zones:*** Evaluate options for providing more flexibility for housing in the CBC zone. This may include allowing for horizontal mixed-use development (residential behind commercial), only requiring a portion of the ground floor to be commercial uses, or only requiring ground floor commercial in select locations within commercial zones.
- ***Adopt MUPTE to incentivize needed housing:*** Design and adopt a Multi-Unit Property Tax Exemption program to replace or augment the existing Vertical Housing Tax Zone, specifically considering tax exemptions to offset creation of workforce and multi-family units.
- ***Proactively pursue the State's new State Revolving Loan and Find Candidate Projects:*** Continue to work with regional partners to identify candidate projects and proactively pursue applying Oregon Housing and Community Services' new SB 1537 \$75M State Revolving Loan to fill housing financing gaps.
- ***Evaluate the feasibility of scaling SDCs to unit size and/or deferring until final certificate of occupancy:*** These are preliminary ideas expressed in the HPS and the City is reviewing

those and other strategies. The Agency recognizes Site development may present an early opportunity to cost-model those incentives. Should it occur, formal adoption may or may not align with the Site's development timeframe.

## Transportation Studies

In addition, several recent transportation-related studies may help inform development responses, including:

- ***The Dalles Transportation System Plan*** (2017), prepared for the City. It is designed to guide transportation-related investments over the next 20 years and provides a comprehensive analysis of current and anticipated traffic patterns, demand, and strategies.
- ***Columbia Gorge Regional Transit Strategy*** (2023), produced by Gorge Translink Alliance. The Dalles is a regional transportation hub, with public transit connections to Hood River, Sherman and Gilliam counties and rural communities in Wasco and Jefferson counties. That study proposes expansion strategies potentially impacting downtown The Dalles development.
- ***North Wasco County School District Safe Routes to School Plan*** (2022), identifies a network of safe school routes across the City, extending to downtown.
- ***Wasco County Transit Development Plan*** (2022), prepared for Wasco County. Summarizes needs and proposes recommendations for public transit based in The Dalles and extending to rural communities in Wasco County.



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## V. Selection Criteria

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Following are criteria the Agency will use in development team selection based on the team's submittal:

- Evidence of team's experience and capacity to fulfill any concept presented in response to this request.
- A compelling vision ensuring highest and best use for the Site, including enhanced property value.
- A development encouraging further redevelopment of underused properties in Historic Downtown The Dalles by encouraging visitation and 24/7 downtown residency, either on-Site or in fostering other downtown residency by enhancing downtown vibrancy.
- While not a requirement, consideration may be given to mixed-use, multi-story development including workforce and "missing middle" housing.
- Quality and sustainable design and construction—in-building elements and urban design elements including pedestrian connections; public spaces complementing the proposed and adjoining Federal Street plaza or park.
- Originality in programming and use—the creation of a destination complementing the historic character of downtown The Dalles while embracing the City's role in the region's agricultural, technology, and recreation-based economy.
- Capacity of the project to contribute to the City's economic growth, including responsible use of any fiscal support provided by the Agency.
- Demonstrable commitment to engaging the broader community in project design and programming. For instance, development team will be encouraged to coordinate with an ad hoc committee established by the City Council to develop concept plans for the proposed and adjoining Federal Street plaza and park.
- Demonstrable experience in financing and delivering projects similar in scope and quality to what the team is proposing in its submittal responding to this RFEI.
- Response packet—limited to 25 pages single-sided, 8.5" x 11", bound or digital.

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## VI. Selection Process

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Upon receiving submittals in response to this RFEI, the Agency will appoint a Selection Advisory Committee (**SAC**) to review respondent qualifications, conduct appropriate due diligence, and evaluate proposals. No less than one member of the Federal Street ad hoc committee will be represented within the SAC. The Agency may solicit additional information or clarifications from respondents.

Several alternatives are then possible:

- 1) The SAC will recommend a short list of prospective development teams to the Agency Board. Agency staff and Board will rank short-listed respondents and conduct follow-up interviews. Following

those interviews, Agency staff and Board will re-rank the responses, based in part upon information and observations gleaned during the interviews. The Agency Board will then invite formal proposals from no more than three finalist teams. The Agency will make available a Request for Proposals (**RFP**) to these teams, providing any additional requirements the Agency deems appropriate. The Agency, SAC and Board will conduct a final round of interviews with teams responding to the RFP and select a finalist for contract negotiation.

- 2) Alternately, the Agency, as directed by the Board, may elect to enter direct negotiations with a single finalist, in which case no RFP would be issued.
- 3) The Agency, as directed by the Board, may reject any or all submittal responses to this RFEI.
- 4) The Agency, as directed by the Board, reserves the right to recommend two or more teams consider forming a partnership, if in the Board's judgment

such a partnership would be conducive to achieving the Board's goals for this project.

All meetings of the Agency Board are public and selection of the development team will occur in a public meeting. All submittals in response to this RFEI are public records and may be reviewed by any member of the public (see further information about confidentiality in Section X, *General Conditions*).

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## VII. Post-Selection Process

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Upon selection of a development team, the Agency will enter an Exclusive Negotiating Agreement with the team, including terms, conditions, project timeline and any necessary refinement of project vision and scope.

During that period, the Agency anticipates the program, deal structure, financing, composition of the development team, or other components may be modified as a detailed proposal is developed. During the pre-development phase, the Agency may negotiate with the selected team a Memorandum of Understanding (**MOU**) setting forth in non-binding terms the financial and other general aspects of the project. That MOU will also serve as the basis for negotiation and execution of a subsequent binding agreement (which may

take any of several forms, including a Disposition and Development Agreement, Lease Agreement, Purchase and Sale Agreement, or another form to be determined through the negotiations). The final, binding document(s) will govern final disposition of the Site and set forth the terms of the transaction. Any such MOU will include provisions reserving to the Agency the right to terminate negotiations with the selected development team if the Agency in its sole discretion determines negotiations during the predevelopment phase are not progressing to the Agency's satisfaction. Should this occur, the Agency would then either work with another team or may decide upon another course of action entirely for the Site.

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## VIII. Anticipated Schedule

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September 13, 2024: Issuance of RFEI

September 27, 2024: Deadline for Requests for Clarification. The Agency issues clarifications to RFEI, if any (these will be made available on the Agency's website:  
[https://www.thedalles.org/government/urban\\_renewal\\_agency/](https://www.thedalles.org/government/urban_renewal_agency/)).

October 10, 2024, 3:00 PM: Deadline for Responses. Sealed responses must be received by City of The Dalles Community

Development Department, The Dalles City Hall, 313 Court Street, The Dalles, by this time.

October 21, 2024: Short list of development teams and interviews scheduled.

October 28, 2024: Preliminary selection of development team, pending negotiations.

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## IX. Submission Requirements

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Original Material (12 pages or fewer, not including resumes, letters of reference and samples of other projects.)

1. **Cover Letter:** Describe the development team and interest in the project. Identify the primary point of contact for the team. Include a statement indicating the submittal response is valid for 6 months.
2. **Describe your vision for the Site:** How is it consistent with the Agency's aspirations for the Site and adjoining downtown and surrounding area, particularly in light of Selection Criteria? What are your preliminary thoughts about program, phasing, design, and deal terms? Does your proposal anticipate (or require) the acquisition of any other properties adjoining the Site? If so, please describe your acquisition strategy. What are your thoughts about project financing, including any anticipated role for public partners? Are you aware at this time of any City zoning or other codes that may impede your development concept for the site?
3. **Team and Development Experience:**
  - A. Identify development team members and roles and describe their qualifications. Provide resumes for key team members.
  - B. Describe the team's experience in the development of high quality and successful projects, preferably projects similar in scope and scale to what you are proposing for the Site. What is the team's recent experience with this type of development? Photos are required.
  - C. Describe the team's previous experience working with public sector partners and types of public-private partnerships.

### 4. Financial Capacity:

- A. Explain your financial capacity and share any preliminary thoughts you have about financing approaches for your project ideas, such as possible equity and debt sources. Provide as much information as you wish (e.g., certified financial statements, credit availability letters, bank references) to make the case you have the financing capacity to carry out your proposed project (any financial documents should be placed in a separate envelope and clearly marked as confidential). While the Agency will maintain the confidentiality of any such information to the extent allowed by law, please do not submit information you do not wish to be made public; see also the statement about "Proprietary Information" in the *General Conditions* section, below).
- B. Describe any expectations for public financial participation at this stage. The response should include general statements relating to financial participation, assistance with permits, and other potential public funding sources.

### 5. Project Delivery Timeline:

- A. Using a Gantt chart, provide the preliminary project delivery schedule with anticipated date of completion. If you envision a phased approach, please describe.

### 6. Letters of Reference & Project Examples:

At least three letters of reference are required and may exceed the specified page limit. Submitters are encouraged to provide samples of other projects beyond the specified page limit. While the Agency does not expect engineered drawings, preliminary drawings are encouraged (together with

other supporting documentation demonstrating a clearly detailed vision of the development team's concept) and photos of accomplished projects. No more than four drawings will be accepted as part of the submittal above the specified page limit.

Submissions should be emailed to:  
[thedallesbids@ci.the-dalles.or.us](mailto:thedallesbids@ci.the-dalles.or.us).

Surface mail should be sent to:  
City of The Dalles  
Community Development Department  
313 Court Street  
The Dalles, OR 97058

Submissions sent via surface mail must be postmarked by September 30, 2024.

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## **X. General Conditions**

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All facts and opinions stated within this RFEI and all supporting documents and data are based on information available from a variety of sources. No representation or warranty is made with respect thereto.

The Agency reserves the right in its sole discretion to accept or reject all responses to this RFEI, without cause.

The Agency reserves the right in its sole discretion to modify the selection process or other aspects of this RFEI, including canceling the RFEI without selecting a developer or team. The Agency will take reasonable steps to ensure any modification or clarification to the RFEI will be posted to the City's website.

The Agency reserves the right to request additional information following review of initial submissions. In addition, the Agency may retain consultants to assist in the evaluation of submissions.

In the interest of a fair and equitable selection process, the Agency reserves the right to determine the timing, arrangement, and method of any presentation throughout the selection process. Teams are cautioned not to undertake any activities or actions to promote or advertise their proposals except during Agency-authorized presentations. Teams are encouraged to contact relevant Agency staff to learn more about ideas and visions for the site and the area. However, developers and their representatives are not permitted to make any direct or indirect (through others) contact with members of

the Agency Board, The Dalles City Council, Planning Commission, Historic Landmarks Commission, tax districts represented on the Agency Board, or SAC concerning their proposals unless such contact is in the course of Agency-sponsored presentations. Violation of these rules is grounds for disqualification of the team.

The Agency requests developers and members of their team who are considering responding to this RFEI to NOT contact any prospective public agency funding partners other than the Agency itself.

**Conflicts of Interest.** Please disclose any conflicts of interest or potential conflicts of interest that may arise as a result of engaging your team for this Project. Identify and describe fully any family or business relationships which any employees of your company may have or have had with any employee or elected official of the Agency or any affiliated entities. The submitter and Site sub-consultants shall identify any group, individual, or organization they have worked for, or currently work for, with ownership, lease, development, related, or similar interests in the Agency. Failure to disclose any existing or potential conflicts may disqualify a submittal from consideration.

**Nondiscrimination.** The Agency notifies all possible submitters that no person shall be excluded from participation in, denied any benefits of, or otherwise discriminated against in connection with the award and performance of any contract on the basis of

race, religious creed, color, national origin, ancestry, physical disability, sex, age, ethnicity, or on any other basis prohibited by law.

**Confidentiality.** Submitters intending any part of their submittal response to this RFEI be held confidential must contact the City Attorney's Office prior to submitting such information. The City Attorney, in their sole discretion, determines whether the Agency may maintain the confidentiality of any records in its custody consistent with the provisions of the Oregon Public Records Law. Email [jkara@ci.the-dalles.or.us](mailto:jkara@ci.the-dalles.or.us) or call (541) 296-5481 ext. 1150 for more information here.

**Miscellaneous.** All submissions shall become the sole and exclusive property of the Agency. Teams shall not copyright, or cause to be copyrighted, any portion of their submission.

The Agency makes no representations as to whether a project to be developed as a result of this RFEI, or any possible Agency participation therein, is a "public improvement" project subject to prevailing wage rates.

News releases by the selected team pertaining to its selection will require prior written approval from the Agency.

The Agency reserves the right to verify and investigate the qualifications and financial capacity of any and all members of the proposing teams.

The Agency accepts no responsibility or obligation to pay any costs incurred by any party in the preparation or submittal responding to this RFEI or in complying with any subsequent request for information or for participation throughout the evaluation process.

