

SPECIAL MEETING
MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING
October 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, Walter Denstedt, Scott Hege (joined at 6:13 p.m.),
Kristen Lillvik, Timothy McGlothlin, Dan Richardson, Marcus Swift and
Ben Wring

BOARD ABSENT:

STAFF PRESENT: Director and Urban Renewal Manager Joshua Chandler, Economic
Development Officer Dan Spatz, City Attorney Jonathan Kara,
Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Long at 5:31 p.m.

PLEDGE OF ALLEGIANCE

Chair Long led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Director Chandler noted under Board Member Comments and Questions, Board Member
Richardson mentioned that three city councilors were part of the ad hoc committee. However,
only one city councilor was involved, meaning the committee should have consisted of three
Board Members. Board Member Lillvik noted four Board Members are part of the ad hoc
committee.

City Attorney Kara stated the primary purpose of the minutes is to ensure the minutes are an
accurate reflection of what was actually said. He offered the possibility of adding a footnote to
clarify details, such as the correct number of members, and suggested that it might be easier to
hold defer adopting the minutes that night to address this issue properly, as doing so after
adoption would complicate matters.

Board Member Richardson suggested that adding the word "other" in brackets or parentheses after "three" would accurately reflect his intent, making it read "three other board members."

Chair Long agreed, suggesting it would be wise to decide the best way to accurately represent such details. She noted that since many people read the minutes without attending every meeting, it would be better to include a footnote or another corrective procedure.

It was moved by Richardson and seconded by McGlothlin to approve the minutes of September 17, 2024 as corrected. The motion carried 6/0; Coburn, Denstedt, Lillvik, Long, McGlothlin, and Richardson voting in favor, none opposed, Swift and Wring abstained, Hege absent.

PUBLIC COMMENT

EDO Spatz directed attention to comments submitted by Todd Carpenter, Attachment 1.

DISCUSSION ITEM

First Street Project: Agency/City Project Cost Discussion

Director Chandler presented the staff report.

During his presentation, he directed attention to a sketch (Attachment 2) which looked back at the constraints and opportunities of First Street. He explained the central area shown was initially designed as a pedestrian and bike connection to the river, featuring a sunken plaza with three different streetscaping alternatives considered. This initial brainstorming, dating back to June 2005, laid the foundation for the City's vision, much of which has since been implemented by the City and the Agency. While the current project does not follow the exact plan with the sunken plaza, Chandler emphasized that the First Street project still aligns with the spirit of the riverfront connection. He then pointed out the red area on the map, which represents the scope of the First Street streetscaping project from Union to Laughlin Street, including nearby major Agency projects. Director Chandler noted that these improvements were not random but part of a larger vision outlined in the early 2000s.

Chandler continued, the blue area on the map (Attachment 3) represents the existing streetscape, with the largest portion being the Second Street streetscaping project. This project extended through much of downtown, stopping near Lincoln Street. The dashed line marked an area near the Thompson Park sidewalk, where there is not full streetscaping but still pedestrian connectivity. Similar to the Second Street project, the First Street project also extended one half block north and south.

He mentioned Federal Street as the first streetscaping project, done before the 2000s, which tested elements like planter strips and trees, some of which have now matured. The Federal Street streetscaping connects to the Civic Auditorium and intersects with the maritime terminal, Union Street undercrossing, and Lewis & Clark Festival Park. Chandler also pointed to the Riverfront Trail, which connects to the Columbia Gorge Discovery Center and ties into the First Street streetscaping.

Chandler highlighted Mill Creek Greenway, another Agency project, and mentioned ongoing negotiations regarding its design and engineering. He discussed how the Federal Street Plaza and First Street streetscaping will enhance tourism, allowing visitors to walk through the downtown and reach the dock.

Finally, Chandler brought up the Mill Creek connector project behind the post office, a potential extension of the Mill Creek Greenway. Though still in early stages and requiring further discussions with the railroad, this path would provide a 15-foot-wide bike and pedestrian lane and connect to the larger system.

Director Chandler emphasized that the First Street project was not a random selection but part of a broader vision. He then introduced City Manager Matthew Klebes, who would provide the City's perspective.

City Manager Klebes echoed many of Chandler's points, reflecting on the origins and evolution of the First Street streetscaping project. He discussed two main philosophies guiding urban renewal agencies: one where the agency invests in public infrastructure to revitalize downtown and signal to businesses that the City is committed to its core services, and another where the Agency partners with private investment to boost development and tax base growth. Both approaches, while aiming to revitalize the downtown, carry risks, such as private investment not materializing after development of infrastructure.

City Manager Klebes explained that when the First Street project began, the City and Agency focused on strengthening the downtown's infrastructure, with a vision of reconnecting the community to the river. He emphasized the project's long history, noting the City's commitment to making it a reality through urban renewal. He also mentioned the City's role in supporting the project, including creating an ad hoc committee for the Federal Street Plaza and highlighting the connection between First Street, the Riverfront Trail, and the anticipated increase in bike tourism with the completion of the bike trail.

City Manager Klebes shared that the City's financial contributions to the project are limited due to existing infrastructure debt, though they are willing to assist. He explained that the Public Works department had made an effort to distinguish between infrastructure and streetscaping elements in the project's breakdown. For instance, foundational work below the sidewalk is considered part of the streetscaping, while elements like the water supply systems fall under infrastructure. However, he clarified that this breakdown was for analysis purposes, not an indication of what the City can contribute financially.

Chair Long emphasized that the reference to the "bonded obligation based on the 2009 plan" should be clarified, as it was stated somewhat passively. She pointed out that this bond from 2009 obligates the Agency to complete the streetscape project.

Board Member Denstedt noted that in order to move forward with the project, the Board must consider an additional \$6.1 million [added to the MI]. Without this funding, the First Street streetscape would not progress until another revenue source is found. He emphasized the urgency of the water main replacement and the safety concerns related to the sidewalk. He expressed that while there is no immediate urgency for streetscaping, there are other urgent needs.

ACTION ITEMS

Urban Renewal Plan Update, Substantial Amendment and Report

EDO Spatz presented the staff report.

EDO Spatz called attention to the Sixth Street Bridge. In September, the City received a technical report from Oregon Department of Transportation (ODOT) focusing on the Sixth Street Bridge. It is an historic structure, but everything visible is actually not historic. The bullards, lights, and other parts were replaced in 2001, but urban renewal did not touch the underlying

structure of that bridge. According to the ODOT technical report, there are two “intolerable” items, regarding the structure and surface of the bridge. The report calls for replacement of the surface, and some type of action regarding the structure. The city is exploring legislative funding options for the Sixth Street Bridge, but the approach may need to change depending on the final cost estimate for the project.

Board Member Hege joined the meeting at 6:13 p.m.

Board Member Denstedt asked if Urban Renewal, the city, or a combination of both was to resolve the issue.

City Manager Klebes replied the Sixth Street Bridge is aging. ODOT’s earlier recommendation was to revamp and repair the bridge to extend its useful life. Recently, their recommendation changed to replacement of the bridge. The City had not anticipated the recommendation. As early as next month, the City will put out an RFQ or RFP for engineering services to evaluate the project and determine costs.

Board Member Denstedt stated the main reason we are talking about the bridge is because the City is unlikely to have funds to help with First Street or anything else on the Agency’s agenda. City Manager Klebes replied, “Correct.”

Board Member Hege said in discussions about the City’s potential role in First Street, he remembered there was funding the City could contribute to the project. He asked if that had changed.

City Manager Klebes replied one discussion looked at the Federal Street Plaza and improvements that may take place on Second Street. There were also very early discussions about the sidewalks along the City-owned First Street parking lot. Probably more solid is some in-kind staff contributions from the Public Works department for project management for First Street. Director Chandler added the City’s Development Inspector could assist the Agency with construction management, which would save a considerable amount of money.

EDO Spatz introduced Elaine Howard of Elaine Howard Consulting.

Nik Popenuk, Tiberius Solutions, who provided the financial analysis, joined Ms. Howard.

Ms. Howard presented the financial overview and next steps for the substantial amendment, Attachment 4.

Board Member Denstedt requested the amount of money that would be forfeited by the Fire District if the amendment passed, and if it did not.

Ms. Howard replied, if this does not pass in 2024, the Fire District would still have the \$214,000 impact.

Board Member Wring asked if other contributing districts expressed concerns with increasing the maximum indebtedness (MI). EDO Spatz replied staff would continue outreach, but had not received concerns as of this meeting.

Board Member Denstedt emphasized the current financial and operational challenges facing the Fire District. He noted that the District has an active bond used to purchase new equipment. He explained there is a strong desire to avoid seeking another bond after the current one is paid off. The District previously paid off its fire station bond and immediately pursued a new bond, but there is now reluctance to ask taxpayers for additional funding. The Fire District is reserving funds to ensure the ability to build another fire station and replace equipment as necessary.

Board Member Denstedt shifted focus to what he considered an urgent issue: a severe paramedic shortage. He noted that paramedics are leaving, creating a critical operational gap. He recounted a recent 24-hour shift with zero paramedics on duty, emphasizing the risks this posed to public safety. Denstedt stressed that addressing the paramedic shortage was a top priority for him. He warned that failure to resolve the issue could result in negative public relations and jeopardize the district's reputation.

Board Member Richardson acknowledged the importance of emergency responders showing up promptly when called, emphasizing that such services should remain a priority.

Board Member Richardson highlighted two points for consideration. First, he acknowledged the financial impact of the City's request, noting that the Fire District would contribute approximately \$742,000 over four years. Second, he noted the Google data centers would soon be contributing taxes. He estimated, based on conservative calculations, that Northern Wasco County Parks & Recreation would receive an additional \$250,000 annually beginning around 2025 or 2026, while the Fire District would gain approximately \$800,000 annually. These figures stem from efforts three years ago, where a group lobbied to ensure all districts would benefit from the data center revenues.

Chair Long asked if the Fire Board gave Board Member Denstedt direction for the vote, or if it was a personal choice. Denstedt replied the District wants Urban Renewal to sunset.

Board Member Swift expressed personal reservations about the First Street project but acknowledged the significant investment of over a million dollars, along with extensive staff time and effort. Recognizing that the project must move forward, Swift sought a positive perspective by focusing on its potential benefits.

Board Member Swift highlighted exciting developments, including the Mill Creek Greenway and Federal Street Plaza, and emphasized the opportunity to create safe, attractive, and convenient connections between the Riverfront Trail, Federal Street Plaza, and eventually the Mill Creek Greenway.

Board Member Swift affirmed support for the project, citing the Agency's mission and its positive impact on downtown businesses and the broader community. Acknowledging the mutual benefits of thriving businesses, a stronger tax base, and increased resources for parks and other community services, Swift noted urban renewal's past contributions to parks, such as projects at Thompson Park and Mill Creek Greenway.

Reflecting on initial skepticism, Swift shared how extensive conversations, board discussions, and research ultimately led to a change in perspective. He concluded by expressing confidence in the decision to move forward.

Board Member Hege explained that during a recent county meeting the topic was discussed, resulting in mixed opinions. One commissioner opposed the proposal, while two supported it. Additionally, the county staff generally expressed reservations. He wanted to ensure everyone was aware of the divided stance.

Board Member Coburn acknowledged that while the Port of The Dalles represents a smaller portion of the group compared to others, it takes its role in supporting local business seriously. She admitted initial reluctance toward the project months ago, particularly due to concerns that the current scope deviates significantly from the original plan agreed upon over 20 years ago. If the project were revisited today, the focus might have been different. However, given the current circumstances, Coburn emphasized the importance of addressing safety concerns, aging water infrastructure, and the potential to enhance the city's appearance along I-84.

Recognizing the potential benefits for the business community, Coburn expressed support for the proposal.

Board Member Lillvik thanked those who shared their opinions and engaged in discussions. While initially undecided due to the significant amount of money involved and recognizing that many agencies could use those funds in other ways, Lillvik highlighted the importance of supporting local business owners. She underscored the need to prioritize business community needs and announced support for the proposal.

Board Member McGlothlin concluded the passage of this is imperative to finalize the original mission of the Agency. He was in favor of the process.

Board Member Wring acknowledged having been undecided, aligning initially with concerns expressed by others, particularly about the potential funding impacts districts. Wring credited ongoing education from city representatives, personal research into alternative funding sources, and discussions with City staff for clarifying the financial landscape.

Board Member Wring noted the significance of new revenue streams, including substantial contributions from Google, which could mitigate concerns about financial losses to some districts. Emphasizing the City's need for improvements, Wring referenced the Federal Street Plaza project as an example of The Dalles deserving investments that enhance community spaces. The proposal was seen as an important final addition to urban renewal efforts before the program sunsets. Wring concluded by expressing appreciation for the collaborative discussion and a shift in perspective toward supporting the proposal.

RESOLUTION

Resolution No. 24-004 – A Resolution Directing Staff to Commence the Substantial Amendment Process for Making Changes to the Columbia Gateway/Downtown Plan

Move to adopt UR Resolution No. 24-004, a motion to have the Columbia Gateway Urban Renewal Agency forward the Columbia Gateway Urban Renewal Plan Substantial Amendment and Report to all impacted taxing districts, to The Dalles Planning Commission for its review of the Plan's conformance with The Dalles Comprehensive Plan, to the Wasco County Commission for briefing, and then to The Dalles City Council for a public hearing and vote on adoption.

It was moved by McGlothlin and seconded by Coburn to direct staff to proceed consistent with the provisions of ORS Chapter 457 Urban Renewal, to commence the process of approving a substantial amendment to the plan to add projects, revive the goals and objectives, add property under 20% cumulative of the original boundary, increase the maximum indebtedness and generally update the Plan in accordance with the Columbia Gateway Urban Renewal Plan amendment, attached as Exhibit A, and the report on the Columbia Gateway Urban Renewal Plan Amendment, attached as Exhibit B. The motion carried 8/0; Coburn, Hege, Lillvik, Long, McGlothlin, Richardson, Swift and Wring voting in favor, Denstedt opposed.

ACTION ITEMS (continued)

Surplus of Agency Property

Director Chandler explained that the Agency was addressing the surplus of property from the former Tony's building site. This task, typically routine and included in a consent agenda, was brought forward due to the historical significance of the property and its unique considerations. Director Chandler provided background on the project, noting that in November 2023,

demolition and hazardous material abatement were completed under a contract with Konell Construction. A cultural resource review, including an archaeological assessment, was conducted by Stantec Consulting Services in compliance with SHPO requirements. The site is now leveled and secured with fencing.

During the demolition, notable items were preserved: the Tony's Town and Country sign, a second sign from Tammy's Florals, and a historic leather and metal pulley system, believed to date back to the site's automotive use in the 1920s. These items were carefully packed and stored on City property. Although informal discussions had taken place regarding their future use, Agency staff determined that the items were no longer needed by the Agency.

Director Chandler outlined the disposal process, adhering to local contract review board rules, which allow for methods such as intergovernmental transfers, auctions, or donations. The City recently approved a similar surplus process for the Griffith Motors sign and plans to host a local auction targeting buyers within the 97058 zip code or Wasco County. The Agency will collaborate with the City to include the Tony's site materials in this auction process.

Staff recommended the Board approve the surplus of the Tony's property items. Alternatively, the Board could decline and provide direction for other uses of the materials.

Board Member Lillvik suggested this item be postponed until after conversations with the

Lillvik suggested postponing the decision until after the Federal Street Plaza design team meets with the architect. She proposed considering whether the Tony's Town and Country sign could be incorporated into the Plaza's design, preserving the site's history in its original location.

Board consensus was to postpone the decision and add it to the next agenda.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member Richardson asked EDO Spatz if he would briefly review the Tony's lot RFEI during the meeting. He then commented that, based on the meeting materials, it seemed there would be a forthcoming discussion or suggested updates to the incentive program. EDO Spatz replied, correct.

Board Member Richardson proposed implementing a more formal method for calculating return on investment (ROI) for projects. He emphasized the importance of being thoughtful and careful with public funds while supporting entrepreneurs but suggested that a clear ROI calculation would provide greater accountability and insight.

EDO Spatz replied that the draft prepared for the incentive program had been put on hold for six or seven months, pending the current discussion. He noted that ROI is one of the topics covered in depth within the draft, with various approaches to justify it.

City Manager Klebes commented that he liked the idea of discussing the sign for Federal Street Plaza at the ad hoc committee. He noted the Agency would likely need to transfer ownership of the sign to the City. He suggested that it might be beneficial to surplus the sign first, even if it is ultimately moved to the City or incorporated into the Federal Street Plaza. This would allow flexibility in case the ad hoc committee decides to take a different approach.

City Attorney Kara agreed with the City Manager's approach. He explained that it makes sense for the Agency to surplus the property. If the Board intended to transfer the property to the City, this could be done through an intergovernmental agreement, especially if it was to be applied for a specific purpose, such as the Federal Street Plaza. He also suggested that since the matter

was on the agenda, it would be a good time for the Board to reconsider surplusing the property that evening.

It was moved by Swift and seconded by McGlothlin to approve the surplus of Agency property as described. The motion carried 8/0; Coburn, Denstedt, Lillvik, Long, McGlothlin, Richardson, Swift and Wring voting in favor, none opposed, Hege absent.

STAFF COMMENTS / PROJECT UPDATES

EDO Spatz provided a status report, starting with an update on the EPA Brownfield Grant, which is a half-million-dollar grant to the City of The Dalles. The team is finalizing contract language and anticipates starting the project around November. He mentioned that several projects are on hold for this grant.

Regarding the Tony's lot RFEI (Request for Expressions of Interest), EDO Spatz noted that three distinct proposals had been submitted. He refrained from providing further details until after the first meeting of the Advisory Committee, scheduled for November 12. He explained the proposals were diverse, included detailed budgets and cost analyses, and some of the information was proprietary.

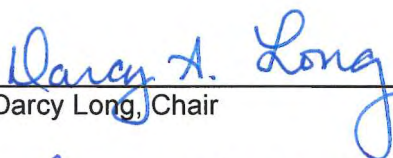
The Advisory Committee includes Chair Long, Commissioner Hege, Andrea Klaas (Port of The Dalles Manager), Hannah Mapes (Studio Fit and Main Street board member), City Manager Klebes, Director Chandler, and himself. Spatz emphasized that the committee would guide the release of public information, and he would provide updates after their first meeting.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:43 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

From: Todd Carpenter <toddecarpenter@gmail.com>
Sent: Monday, October 21, 2024 8:15 AM
To: Dan Spatz <dspatz@ci.the-dalles.or.us>
Cc: Gregory Price <gprice@cgcc.edu>; Chris Zukin <czukin@meadowoutdoor.com>; Michael Leash <mleash@tdhgi.com>; Yan Ma <yanxima168@yahoo.com>; William Bill Dick <billdick2@earthlink.net>; steve@freebridgebrewing.com; Lindsey Giamei <lindsey@thedallesworkshop.com>
Subject: Re: Urban renewal board Monday, Oct. 21 - Substantial Amendment

Good morning, I was pulled into a meeting at my day job late this evening. I am going to do my best to attend remotely but I have put together a letter in support of the authorization to spend TIF revenues already scheduled for collection, terminating in 2029.

As you all know, I have just completed the third building of the Recreation project which was purchased by Urban Renewal several years ago. While voting to not authorize this spending and increasing tax revenue for our local government services (who do need this money) would give a percentage boost of their current revenue, it falls short of the revenue that would be gained by voting for this spending and using the money (to increase tax revenue even more) by investing further in urban renewal projects over the next 5 years.

The buildings which I have been involved in in the last several years at 209, 213, 215, and 219 have provided increased property taxes by tens of thousands of dollars over the next five years. I do not have the new number from 2023 but I can imagine the total amount would be somewhere between 50,000 and 100,000 dollars of increased taxes during that time.

In addition to the property tax revenue, these URAB investments have created jobs, have increased economic vitality, created an attraction downtown, created excitement, and have given service industry employees a feeling of satisfaction in being part of a community that values them. The investment has created something bigger than just the Urban Renewal program. It has helped develop our community.

By voting to spend this money and make a long term decision, the Urban Renewal Agency, which has over the last few years had some successes with the Granada, the recreation building, the national neon sign museum, the sunshine winery/mill, and other projects can continue to help build the community, increasing excitement and value for people who have decided that The Dalles is worth investing in. These projects do return value to the community, not only in increased long term property taxes for our government services but compounded by increased economic vitality and redistribution and reinvestments with that economic vitality, which in return creates more property tax revenue.

I am rambling now but...

Pointing to a specific project and saying "that didn't work" does not always consider the other aspects that the project may have helped create. I am not aware of the National Neon sign museum's property tax value. I have heard members of the community question projects the URAB has invested in like this one. My point if given the opportunity to educate them is, If we did not have the National Neon Sign Museum, we would not have had the Wall Dog/Northwest Mural Fest event, we wouldn't have reinvigorated the walking tours around the historic paintings

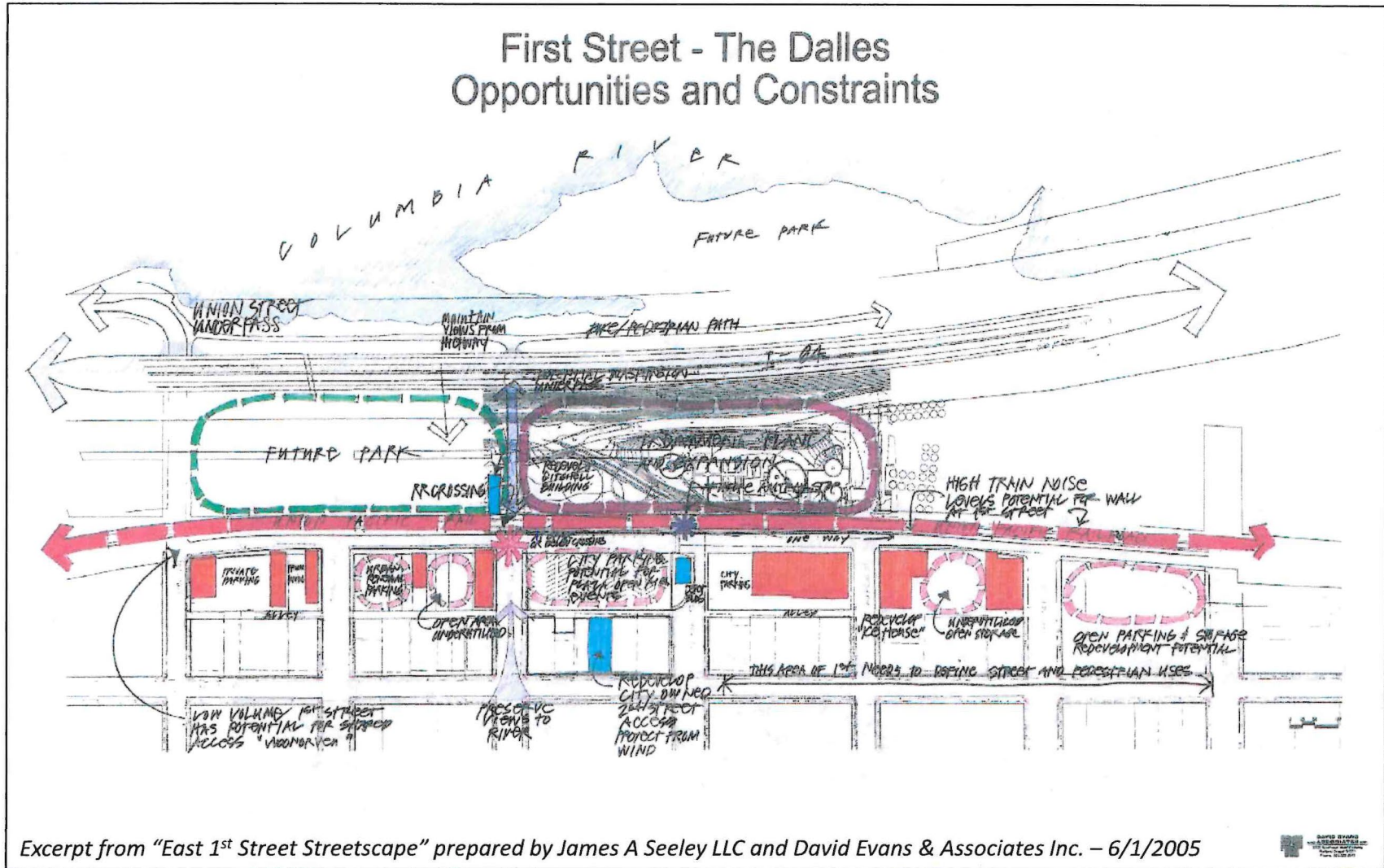
all over town that draw people to The Dalles and specifically brings them downtown. We would not have painters back every year, having fun, spending money, creating more spectacle and contributing to word of mouth across the country about our town. Without the National Neon sign museum, we also would not have the neon sign walking tours. This is just one example of an URAB project that added value not even imagined. This investment lead to increased economic vitality, building community and excitement, and creating advertisement for the town.

Voting to spend this money is the long-term play and it will be more beneficial in the long run for the community services we need to expand through property taxes. It will also be more beneficial for the entire community they serve.

Sincerely,

Todd Carpenter

Todd Carpenter
PO Box 2688
The Dalles, OR 97058
Cell: 503-705-2889

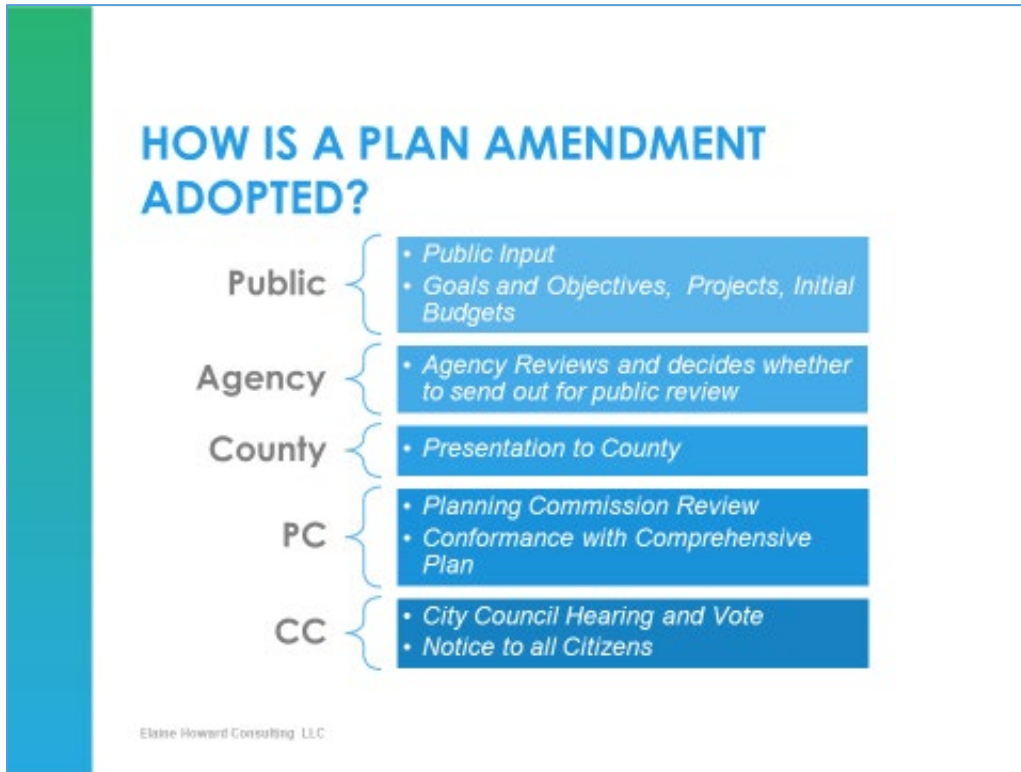




COLUMBIA GATEWAY URBAN RENEWAL PLAN SUBSTANTIAL AMENDMENT 2024



1. Process
2. Plan and Report review
3. Financial overview
4. Next Steps and motion



COLUMBIA GATEWAY URBAN RENEWAL PLAN UPDATES

1. Goals and Objectives
2. Projects
3. Increases Maximum Indebtedness
4. General updating



Completed project:
Sunshine Mill

Elaine Howard Consulting LLC



Granada:
Past and Future Project



Elaine Howard Consulting LLC

PROJECTS

Continuation of building improvement projects in Plan.

New for 2024:

- *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.*
- *First Street reconstruction to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.*
- *Federal Street Plaza: Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.*

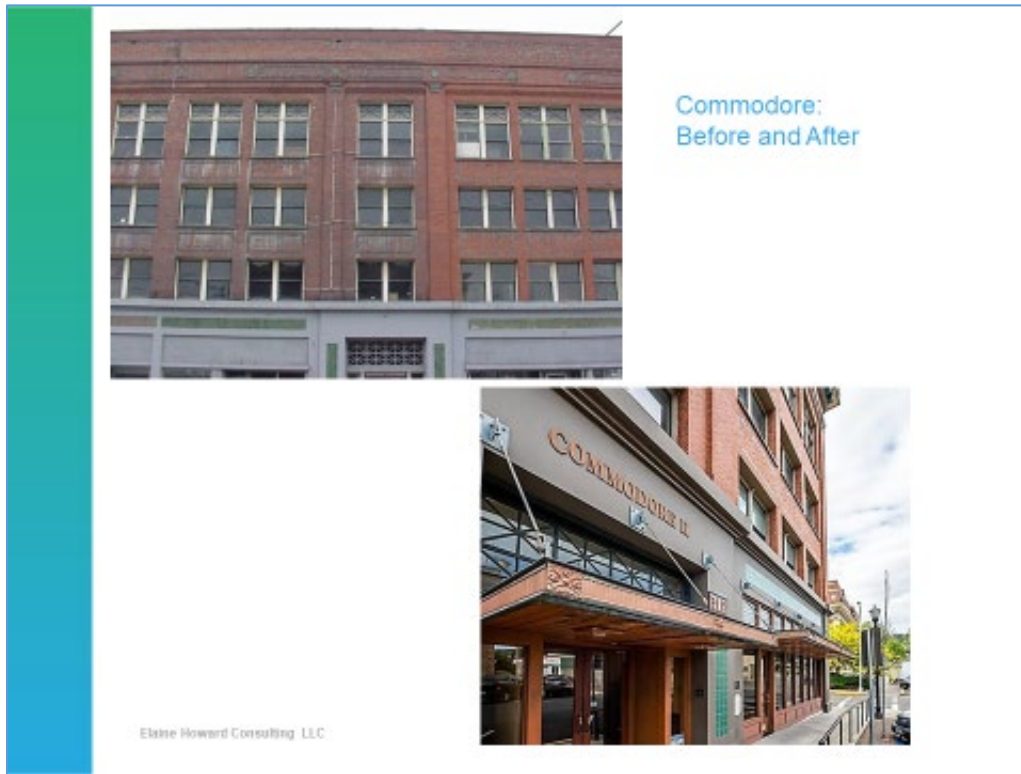
Elsie Howard Consulting LLC


PROJECTS

Continuation of the Incentive Program with downtown property rehabilitation projects.



Elsie Howard Consulting LLC





MAXIMUM INDEBTEDNESS	
Net TIF	\$ 8,528,981
Maximum Indebtedness	\$35,262,100
Capacity (2024\$)	\$10,949,304
Increase in MI of \$6,136,517 TIF Through FYE 2029	
<small>Elaine Howard Consulting LLC · Tibertos Solutions LLC</small>	

ESTIMATED PROJECT ALLOCATIONS

Expenditures	Constant 2024\$	Year of Expenditure \$
Incentive Program Projects	\$ (4,398,076)	\$ (4,695,901)
Gayer Building	\$ (12,000)	\$ (12,000)
Basalt Commons Development Agreement	\$ (730,000)	\$ (730,000)
Basalt Commons Incentive Program Funding	\$ (928,000)	\$ (928,000)
3rd/Jefferson Parking Lot Redevelopment	\$ (484,658)	\$ (484,658)
Parking Lot Resurfacing	\$ (100,000)	\$ (100,000)
First Street	\$ (3,200,000)	\$ (3,291,090)
Federal Street Plaza	\$ (700,000)	\$ (721,000)
		\$
Administration	\$ (285,347)	(316,257)
Total Expenditures	\$ (10,838,081)	\$ (11,278,906)

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PROJECTED IMPACTS OF AMENDMENT ON TAXING DISTRICTS - GENERAL GOVERNMENT

FYE	Wasco County	Port of the Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of the Dalles
2025	-	-	-	-	-
2026	(287,318)	(13,561)	(45,939)	(141,919)	(203,750)
2027	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2028	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2029	(349,855)	(16,512)	(55,938)	(172,809)	(248,098)
TOTAL:	(1,504,122)	(70,992)	(240,494)	(742,953)	(1,066,642)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	-	-	-	-
2026	(16,892)	(16,892)	(45,946)	(772,216)
2027	(25,485)	(25,485)	(69,318)	(1,165,039)
2028	(25,485)	(25,485)	(69,318)	(1,165,039)
2029	(20,569)	(20,569)	(55,947)	(940,298)
TOTAL:	(88,430)	(88,430)	(240,529)	(4,042,591)

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PROJECTED IMPACTS OF AMENDMENT ON TAXING DISTRICTS - EDUCATION

FYE	ColumbiaGorge CommunityCollege	ColumbiaGorge ESD	NorthWasco SchoolDistrict 21	Subtotal	Total
2025	-	-	-	-	-
2026	(18,264)	(31,608)	(354,047)	(403,919)	(1,176,135)
2027	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2028	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2029	(22,239)	(38,488)	(431,110)	(491,836)	(1,432,134)
TOTAL:	(95,610)	(165,470)	(1,853,456)	(2,114,536)	(6,157,127)

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PROJECTED IMPACTS OF NO AMENDMENT ON TAXING DISTRICTS - GENERAL GOVERNMENT

FYE	Wasco County	Port of the Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of the Dalles
2025	(433,262)	(20,449)	(69,274)	(214,008)	(307,246)
2026	(146,157)	(6,898)	(23,369)	(72,193)	(103,647)
TOTAL:	(579,419)	(27,347)	(92,643)	(286,201)	(410,893)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	(25,472)	(25,472)	(69,284)	(1,164,468)
2026	(8,593)	(8,593)	(23,372)	(392,822)
TOTAL:	(34,065)	(34,065)	(92,657)	(1,557,291)

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PROJECTED IMPACTS OF NO AMENDMENT ON TAXING DISTRICTS - EDUCATION

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	(27,541)	(47,664)	(533,888)	(609,092)	(1,773,561)
2026	(9,291)	(16,079)	(180,102)	(205,471)	(598,294)
TOTAL	(36,831)	(63,743)	(713,990)	(814,564)	(2,371,854)

Elaine Howard Consulting LLC Tiberius Solutions LLC

FULL PROJECTED IMPACTS ON TAXING DISTRICTS - GENERAL GOVERNMENT

FYE	Wasco County	Port of the Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of the Dalles
2025	(433,262)	(20,449)	(69,274)	(214,008)	(307,246)
2026	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2027	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2028	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2029	(348,855)	(16,512)	(55,938)	(172,809)	(248,098)
TOTAL:	(2,083,541)	(98,339)	(333,137)	(1,029,154)	(1,477,534)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	(25,472)	(25,472)	(89,284)	(1,184,488)
2026	(25,485)	(25,485)	(69,318)	(1,165,039)
2027	(25,485)	(25,485)	(69,318)	(1,165,039)
2028	(25,485)	(25,485)	(69,318)	(1,165,039)
2029	(20,569)	(20,569)	(55,947)	(940,298)
TOTAL:	(122,495)	(122,495)	(333,188)	(5,599,882)

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FULL PROJECTED IMPACTS OF AMENDMENT ON TAXING DISTRICTS – EDUCATION

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	(27,541)	(47,664)	(533,888)	(609,092)	(1,773,561)
2026	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2027	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2028	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2029	(22,239)	(38,488)	(431,110)	(491,836)	(1,432,134)
TOTAL:	(132,442)	(229,213)	(2,567,445)	(2,929,100)	(8,528,981)

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PROJECTED REVENUE SHARING

FYE	Mandatory Revenue Share	Voluntary Revenue Sharing	Total Revenue Sharing	Wasco County	Port of the Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of the Dalles
2025	-	-	-	-	-	-	-	-
2026	62,610	0	62,610	15,295	722	2,446	7,555	10,846
2027	194,204	0	194,204	47,442	2,239	7,585	23,434	33,843
2028	262,323	0	262,323	64,083	3,025	10,248	31,653	45,444
2029	332,320	360,310	692,630	169,202	7,988	27,054	83,577	119,989
Total	851,456	360,310	1,211,766	296,022	13,972	47,331	146,218	209,923

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Columbia Gorge Community College	Columbia Gorge ESD	School District 21 North Wasco	Total
2025	-	-	-	-	-	-	-
2026	899	899	2,446	972	1,683	18,847	62,610
2027	2,789	2,789	7,587	3,016	5,219	58,460	194,204
2028	3,768	3,768	10,248	4,073	7,050	78,965	262,323
2029	9,948	9,948	27,058	10,755	18,814	208,500	692,630
Total	17,404	17,404	47,338	18,817	32,566	364,773	1,211,766

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Next Steps & Schedule

1. Agency Meeting October 21
2. Taxing Districts October 22
 - Consult and Confer 45 days
3. Planning Commission November 7
4. County Briefing TBD
5. City Council Hearing December 9
6. City Council Vote

Elaine Howard Consulting LLC

STAFF RECOMMENDATION

Move to adopt UR Resolution No. 24-004, a resolution directing staff to commence the Substantial Amendment Process for making changes to the Columbia Gateway Urban Renewal Plan.

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