

**MINUTES**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING**

July 15, 2025

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Dan Richardson, Chair

**BOARD PRESENT:** Jill Amery, Walter Denstedt, Scott Hege, Kristen Lillvik, Tim McGlothlin, Marcus Swift, One Position Vacant

**BOARD ABSENT:** Ben Wring

**STAFF PRESENT:** Director and Urban Renewal Manager Joshua Chandler, Economic Development Officer (EDO) Jacob Anderson, City Attorney Jonathan Kara, Planning Technician Paula Webb, Administrative Assistant Crystal Sayre

**EXECUTIVE SESSION**

The Agency Board recessed into Executive Session at 5:30 p.m. pursuant to:

- ORS 192.660(2)(e), to conduct deliberations with persons designated by the Agency Board to negotiate real property transactions; and
- ORS 192.660(2)(f), to consider information or records that are exempt by law from public inspection.

Representatives of the news media and designated staff were permitted to attend the Executive Session. Members of the media were directed not to report on or disclose the substance of the deliberations, in accordance with Oregon law.

The Executive Session adjourned at 6:15 p.m.

**CALL TO ORDER**

Open session was convened by Chair Richardson at 6:20 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Richardson led the Pledge of Allegiance.

### **APPROVAL OF AGENDA**

It was moved by Lillvik and seconded by Swift to approve the agenda as prepared. The motion carried 7/0: Amery, Denstedt, Hege, Lillvik, McGlothlin, Richardson and Swift voting in favor, none opposed, Wring absent, one position vacant.

### **ELECTION OF OFFICERS**

Chair Richardson opened nominations for Chair due to the resignation of Board Member Long.

It was moved by McGlothlin and seconded by Lillvik to appoint Richardson as Chair. The motion carried 6/1: Amery, Denstedt, Hege, Lillvik, McGlothlin and Richardson voting in favor, Swift opposed, Wring absent, one position vacant.

It was noted by City Attorney Kara that the nomination of a Vice Chair would need to wait until the next meeting, as stated in Article III, Section 6 of the Columbia Gateway Urban Renewal Agency By-laws.

### **APPROVAL OF MINUTES**

Board Members Amery, Denstedt, Lillvik and Swift abstained due to absence at the May 20, 2025 meeting. The vote was moved to the next meeting due to a lack of quorum.

### **ACTION ITEMS**

- A. Resolution No. 25-004, a resolution accepting real property and authorizing the Agency Manager to execute a Dedication Agreement with the City of The Dalles for the Federal Street Plaza Project

Director Chandler presented the staff report and explained that in order to construct the Federal Street Plaza, a portion of public right-of-way previously vacated by the City Council needs to be formally dedicated back to the City by the Urban Renewal Agency. The proposed resolution authorizes the Agency Manager to execute a dedication agreement for the property.

The plaza project, supported by a \$1 million Oregon State Parks grant and \$150,000 in Urban Renewal funds, is a key component of the updated Urban Renewal Plan. Several board members have participated in an ad hoc committee for its development.

Board Member Denstedt opposed the resolution, expressing concerns about emergency vehicle access and the use of bollards to control entry. He stated that delays in bollard removal could endanger response time during emergencies.

Board Member Swift countered that the bollards are removable by emergency services and delivery vehicles, and noted that Denstedt had not raised his concerns during prior Advisory Committee meetings.

Chair Richardson acknowledged the importance of safety concerns but reaffirmed the broad support and prior planning for the project.

It was moved by Swift and seconded by Lillvik to adopt Resolution 25-004 as presented. The motion carried 7/0: Amery, Denstedt, Hege, Lillvik, McGlothlin, Richardson and Swift voting in favor, none opposed, Wring absent, one position vacant.

**B. First Amendment to the Incentive Program Grant Agreement with TD3rd, LLC for the Basalt Commons project (523 East 3rd Street)**

Director Chandler presented the staff report for a request from TD3rd, LLC for a six-month extension to the Incentive Program Grant Agreement associated with the Basalt Commons project, located at the former Griffith Motors site. The multi-story, 116-unit residential development has experienced delays related to securing financing and permitting due to market conditions, rising interest rates, and two land use appeals.

Despite the challenges, the applicant has demonstrated significant progress: multiple land use approvals, a complete building permit application, an executed demolition permit, and active architectural and engineering coordination with city staff. The requested extension to February 18, 2026, would align with a regular Agency Board meeting and provide time to finalize financing and permits.

Mary Hanlon, representing the developer, stated that over \$2 million in predevelopment costs have already been incurred and emphasized their commitment to the project. She described the six-month extension as "game time" and critical to keeping the project alive.

**Steve Boston, 412 W 10<sup>th</sup> Street, The Dalles**

Steve Boston expressed concern about potential parking impacts resulting from the proposed 116-unit development. He noted that parking is already limited around nearby businesses and questioned whether additional residents would exacerbate the issue.

Board Member Lillvik responded that parking had been considered and noted the potential benefit of more residents supporting local businesses. Chair Richardson referenced a recent parking study and confirmed the issue had been discussed extensively. Board Member Denstedt added that parking concerns were raised early in the process. In response to Boston's question about affordability, Chair Richardson clarified that the units would be market rate.

Mr. Boston thanked the Board, and Chair Richardson encouraged him to speak directly with the developer for further details outside the meeting.

It was moved by McGlothlin and seconded by Hege to authorize the Agency Manager to enter into the First Amendment to the Incentive Program Grant Agreement with TD3rd LLC as presented. The motion carried 7/0: Amery, Denstedt, Hege, Lillvik, McGlothlin, Richardson and Swift voting in favor, none opposed, Wring absent, one position vacant.

**C. Reimbursement Request for Pre-Agreement Expenses: The Dalles, Mint, LLC, 710 East 2nd Street**

Director Chandler and EDO Anderson presented the staff report which reviewed a reimbursement request from The Dalles Mint LLC, which sought \$250,000 for previously incurred expenses on renovations to the Mint Building at 710 E 2nd Street. Staff recommended denial based on program guidelines prohibiting reimbursement for work completed prior to an executed agreement.

Applicants Tim Schechtel and Rich Stevens explained that they proceeded with construction based on assurances that funds would be available, but the Incentive Program was paused unexpectedly. They emphasized the project's economic benefits, especially its partnership with Freebridge Brewing, and indicated they would not pursue additional incentive funds if the reimbursement were approved.

## MINUTES

Urban Renewal Agency Board Meeting

July 15, 2025

Page 4 of 6

Board members expressed sympathy but emphasized the importance of upholding public accountability and program consistency.

Board Member Denstedt reiterated support for fire suppression improvements but opposed retroactive reimbursement.

Board Member Lillvik offered appreciation for the applicants' long-term investment and described the situation as "rough."

Chair Richardson and Board Member Hege both affirmed that while they support the project, the precedent risk and lack of a formal agreement preclude approval.

Board Member Wring, via written comment, opposed retroactive reimbursement due to governance concerns.

It was moved by Swift and seconded by Denstedt to deny the reimbursement request on the basis that expenses were incurred prior to any agreement. The motion carried 7/0: Amery, Denstedt, Hege, Lillvik, McGlothlin, Richardson and Swift voting in favor, none opposed, Wring absent, one position vacant.

In follow-up discussion, EDO Anderson requested and received consensus for staff to explore advance disbursement (pre-funding) of eligible future costs, as allowed by current guidelines, to address the applicant's cash flow issues.

### D. Endorsement of 2025 Transportation Growth Management application

EDO Anderson presented the staff report and requested the Board's endorsement of a letter supporting the City's application for a 2025 Transportation Growth Management (TGM) grant. The grant would fund planning for infrastructure improvements in the Westside area, a portion of which lies within the Urban Renewal boundary.

Board Member Amery inquired about the inclusion projects that have been paused.

EDO Anderson explained that planning grants are intended to anticipate future growth, regardless of current project status.

Director Chandler added that the City is not competing with Wasco County for the grant this cycle.

The Board expressed support for the planning initiative, acknowledging its importance to coordinated development on the west side of the community.

It was moved by Amery and seconded by Lillvik to approve and endorse the 2025 TGM grant application and support letter, as presented. The motion carried 7/0: Amery, Denstedt, Hege, Lillvik, McGlothlin, Richardson and Swift voting in favor, none opposed, Wring absent, one position vacant.

### E. First Amendment to the Incentive Program Grant Agreement (Phase II) with Giamei Properties for the American Legion Hall building (201 East 2nd Street)

EDO Anderson presented the staff report and described the project at 201 East 2<sup>nd</sup> Street as a successful and visually impressive redevelopment. Giamei Properties has been phasing improvements using multiple small grant agreements aligned with available funds.

This first amendment increases the total grant amount from \$41,976 to \$49,620, triggering Board review under the updated program threshold. The amendment includes additional insulation work that was previously discussed and authorized. Although window replacement

was considered during the project, reimbursement was not requested at the time and thus is not included in this amendment.

The applicant may return in the future for a new grant agreement to support redevelopment of the basement (former Legion Hall gathering space), which would be treated as a separate project under the \$300,000 per-property cap.

Board Member McGlothlin expressed support with a brief but affirmative statement: "Make it so," signaling his confidence in the project and its alignment with Urban Renewal goals.

Board Member Swift praised the visible improvements, noting he had seen images on social media and that a tenant appeared to be lined up. He described the project as "amazing" and a strong example of successful revitalization.

Chair Richardson echoed support and read a written comment from Board Member Wring, who was absent. Wring stated his support based on the amendment's compliance with program guidelines, emphasizing that the increase remained within the approved funding ceiling. Chair Richardson reiterated this sentiment, stating that the Agency's collective work is ultimately aimed at ensuring the success of downtown businesses and projects. He emphasized the importance of supporting neighbors and responsible program implementation.

It was moved by Swift and seconded by Hege to authorize the Agency Manager to enter into the First Amendment to the Incentive Program Grant Agreement with Giamei Properties LLC as presented. The motion carried 7/0: Amery, Denstedt, Hege, Lillvik, McGlothlin, Richardson and Swift voting in favor, none opposed, Wring absent, one position vacant.

### **STAFF COMMENTS/ PROJECT UPDATES**

Director Chandler provided a verbal update on the First Street Streetscape Project, noting that a full presentation had been postponed due to the length of the current meeting. He stated the presentation would be given first to the City Council—likely in early August—to avoid delays caused by the Council's annual recess. The same presentation will then be shared with the Urban Renewal Board at the August meeting.

The forthcoming presentation will include:

- Project history and background
- Photographs and visual context
- Cost estimates and funding sources
- Updated project timelines
- Overview designed to reorient stakeholders who may not be fully familiar with the project's evolution

Chandler also reported on recent improvements funded by the Agency on two Agency-owned parking lots near First Street. The original scope had called for restriping, but the poor condition of the pavement prompted a full resurfacing. The final project cost was approximately \$100,000, and included:

- New asphalt surfacing
- Use of City Transportation Division's newer equipment for precision work
- Oversight through an archaeological permit due to the location's sensitivity

The improvements added approximately 55 usable parking spaces in the downtown area. Chandler encouraged Board members to visit the site and noted the upgrades significantly enhanced the appearance and function of the lots.

**ADJOURNMENT**

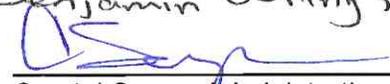
Being no further business, the meeting adjourned at 8:10 p.m.

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*Meeting conducted in a room in compliance with ADA standards.*

Submitted by/  
Crystal Sayre, Administrative Assistant  
Community Development Department

SIGNED:   
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Dan Richardson, Chair  
Benjamin Worley, Vice Chair

ATTEST:   
\_\_\_\_\_  
Crystal Sayre, Administrative Assistant  
Community Development Department