

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

January 20, 2026

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Via Zoom<https://us06web.zoom.us/j/86259459367?pwd=Z0Nnd3E4bkxBUVhXQkRKTKJCdEJ6QT09>Meeting ID: **862 5945 9367** Passcode: **292293**

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1. EXECUTIVE SESSION

A. In accordance with ORS 192.660(2)(e) & 192.660(2)(f), the Agency Board will meet in executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions & consider information or records that are exempt by law from public inspection.

B. Convene Open Session

2. CALL TO ORDER

3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES – October 21, 2025

7. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any urban renewal subject. Five minutes per person will be allowed.

8. ACTION ITEM:

A. Grant Agreement (Phase IV) with Giamei Properties for the American Legion Hall Building (201 East 2nd Street)

9. DISCUSSION ITEMS

A. 2025 Agency Review

10. BOARD MEMBER COMMENTS / QUESTIONS

11. STAFF COMMENTS / PROJECT UPDATES

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Crystal Sayre, Administrative Assistant
Community Development Department

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

October 21, 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:** Tim McGlothlin, Marcus Swift, Walter Denstedt, Jill Amery, Ben Wring (via Zoom), Scott Hege (Via Zoom, arrived at 5:31p.m., left at 5:56 p.m.)
- BOARD ABSENT:** Kristen Lillvik
- STAFF PRESENT:** Urban Renewal Agency Manager and Community Development Director Joshua Chandler, Economic Development Officer (EDO) Jacob Anderson, City Manager Matthew Klebes, Assistant City Manager and Human Resources Director Brenda Fahey, Finance Director Brita Meyer, City Attorney Jonathan Kara, Administrative Assistant Crystal Sayre

CALL TO ORDER

The meeting was called to order by Chair Richardson at 5:30 p. m.

PLEDGE OF ALLEGIANCE

Chair Richardson led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

It was moved by Denstedt and seconded by McGlothlin to approve the minutes of August 19, 2025, as submitted. The motion carried 7/0; Amery, Denstedt, Hege, Richardson, McGlothlin, Swift, and Wring voting in favor, none opposed, Lillvik absent.

INTRODUCTION OF NEW STAFF

EDO Anderson introduced two new City employees:

- Brita Meyer, Finance Director
- Brenda Fahey, Assistant City Manager / Human Resources Director

Both briefly introduced themselves and shared their professional backgrounds. Chair Richardson and Board Members welcomed them to the City team.

PUBLIC COMMENT

None.

ACTION ITEMS

A. Grant Agreement (Phase III) with Giamei Properties for the American Legion Hall Building (201 East 2nd Street)

EDO Anderson presented a grant agreement with Giamei Properties for Phase III of the American Legion Hall renovation, noting that this phase focused on exterior and entry improvements to the basement level. Previous phases funded rehabilitation of the upper and main floors, which were successfully renovated and leased. Anderson explained that because total Urban Renewal funding for the property now exceeded \$50,000, additional phases required Board approval. The Agency contribution for this phase was \$4,120.

Anderson commended the applicants, noting that Giamei Properties had consistently reinvested in downtown properties and approached redevelopment in incremental, cash-funded phases. He said this was the kind of investment model the Agency wanted to encourage—smaller, locally financed projects that reused historic buildings and contributed to upper-floor activation.

Chair Richardson asked who currently occupied the upper floors. Anderson responded that a local law firm was located on the second floor, with Firefly Women's Boutique, Gorge City Barbering, and Artisan Market operating on the main level. He added that future work would include asbestos floor removal in the basement, which would be an eligible project cost.

Board Member Swift expressed strong support for the project, noting that Giamei Properties had demonstrated long-term commitment and quality work downtown.

Board Member Denstedt commented that the project appeared well-managed and appropriate for funding.

Anderson said the success of the building's leasing demonstrated the value of reinvestment and served as an example to other property owners with vacant upper floors.

It was moved by Swift and seconded by Hege to authorize the Agency Manager to execute an Incentive Program Agreement with Giamei Properties for Phase III of the American Legion Hall project. The motion carried 7/0; Amery, Denstedt, Hege, Richardson, McGlothlin, Swift, and Wring voting in favor, none opposed, Lillvik absent.

B. Authorization to Use Tony's Site as a Laydown Yard for the Federal Street Plaza Construction Project

EDO Anderson presented a request to designate the Agency-owned Tony Site as a temporary

laydown yard for the upcoming Federal Street Plaza project. He explained that providing the contractor with a staging area would reduce overall project costs, as the City and Agency would otherwise pay indirectly for a private storage site.

Anderson stated that the Fermentation Hub project planned for the site was no longer proceeding, and that no new development proposal was currently under consideration. He said using the lot for temporary staging would have little to no opportunity cost, given the time required for future entitlements and design. The Federal Street Plaza was expected to enhance property values in the area, including the Tony Site itself.

Denstedt asked whether the construction contract would include liquidated damages to ensure timely completion and prevent the yard use from extending indefinitely. Anderson said that question would be addressed in the City's bid documents and project contract, and confirmed that the intent was for the Plaza to open around October 2026.

Wring asked whether indemnification and liability provisions would protect the Agency in case of damage or theft on-site. Anderson replied that this was a standard concern and deferred to the City Attorney.

City Attorney Jonathan Kara confirmed that standard license agreements include indemnification and restoration requirements, ensuring the site would be returned to its current condition. He said the site's improved, shovel-ready status would make any damages easy to identify.

Amery expressed support but suggested that the license include clear timing or cancellation language to avoid delaying future development if an opportunity arose. Anderson replied that the agreement included a 30-day termination clause and that coordination between the City and Agency would provide flexibility. Amery suggested that 30 days might be too short but appreciated the clarification.

City Manager Matthew Klebes added that the City and Agency would communicate closely and would be aware well in advance of any new development proposal. He said if a project emerged, alternate laydown areas—such as the City's parking lots near the Transportation Building—could be used to keep both projects moving forward.

It was moved by McGlothlin and seconded by Denstedt to adopt the Tony's Site as a laydown yard for the Federal Street Plaza project and to authorize staff to sign the license agreement. The motion carried 6/0; Amery, Denstedt, Richardson, McGlothlin, Swift, and Wring voting in favor, none opposed, Hege (left at 5:56 p.m.) and Lillvik absent.

BOARD MEMBER COMMENTS / QUESTIONS

McGlothlin noted that Hege had left the meeting early at 5:56 p.m. to board a flight.

Denstedt requested that staff coordinate with the Fire Marshal for a future presentation to the Board on fire suppression and related building safety issues. Director Chandler confirmed that staff would follow up on scheduling.

Amery thanked staff for addressing her questions on the laydown yard timing and appreciated the flexibility built into the agreement.

STAFF COMMENTS / PROJECT UPDATES

Giamei Properties Update

EDO Anderson reported that Giamei Properties had recently purchased 208–210 Washington Street and received a \$3,426 Urban Renewal grant for underfloor insulation and vapor barrier installation. The property includes a gym and a hair salon, and this initial phase was intended to improve comfort and energy efficiency for tenants.

Mint Building

Anderson stated that the grant agreement for the Mint Building project had been finalized with owner Mr. Schechtel. A walkthrough was completed to confirm eligible expenses, and Anderson was requiring documentation to ensure that no reimbursement was made for work completed before the grant agreement's effective date. He reported that Freebridge Brewery had expanded its operations into the renovated kitchen space and was now producing more food and beverages than before.

Fermentation Hub

Anderson informed the Board that the Fermentation Hub project would not move forward. Project proponents explained that high interest rates and rising construction costs made the project financially infeasible at this time. Anderson said staff appreciated the team's effort and transparency and would explore interim activation opportunities for the site, such as installing power outlets for food carts or temporary green space until redevelopment becomes viable.

McGlothlin asked what options the Agency had for the site going forward. Anderson outlined possibilities including reissuing a Request for Proposals (RFP) or re-engaging previous applicants once economic conditions improve. He emphasized that the Plaza project's completion would increase the site's market value and long-term potential.

First Street Project

Director Chandler provided an update on the First Street Project, reporting that bids were released the prior week with bid openings scheduled for mid-November. He described it as a significant milestone in a decades-long effort and thanked all involved staff. Chandler said the project had received final approvals from the State Historical Preservation Office (SHPO) and a modification to the associated archaeological permit earlier that day.

He announced that an informational meeting on October 30 at 5:30 p.m. would cover the First Street, Federal Street, and Webber Street projects, focusing on traffic and parking impacts. The meeting would be held in Council Chambers with online access available.

Chandler also noted organizational changes: he would be transitioning out of the Urban Renewal Agency, and EDO Anderson would assume full duties as Agency Manager. The Economic Development Division would now report directly to the City Manager's Office and no longer be under the Community Development Department. Chandler thanked the Board for their collaboration and expressed confidence in continued success under Anderson's leadership.

Board Member Swift thanked Chandler for his professionalism, responsiveness, and consistent communication, stating that he had set a high standard for staff work. Chair Richardson and other Board Members echoed appreciation for Chandler's leadership and dedication.

Federal Street Plaza Grant Application

Anderson informed the Board that staff would apply for a \$200,000 Recreational Trails Program grant to fund the Federal Street Plaza bike hub, linking it to the Historic Columbia River Highway Trail. He requested consensus approval for a letter of support from the Chair. The Board expressed unanimous support, and Chair Richardson agreed to sign the letter.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:10 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Crystal Sayre, Administrative Assistant
Community Development Department

SIGNED: _____
Dan Richardson, Chair

ATTEST: _____
Crystal Sayre, Administrative Assistant
Community Development Department



AGENDA STAFF REPORT

AGENDA LOCATION: 8.A

MEETING DATE: January 20, 2026

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Jacob Anderson, Agency Manager

ISSUE: Grant Agreement (Phase IV) with Giamei Properties for the American Legion Hall Building (201 East 2nd Street)

BACKGROUND

On October 21, 2025 The Renewal Agency (Agency) approved Phase III application for façade improvements for a total cost of \$8,240 and an Agency contribution of \$4,120. On July 15, 2025, the agency approved a first amendment to the Incentive Program Grant Agreement (Phase II) of \$49,620.48 to Giamei Properties (**Applicant**) at the American Legion Hall building located at 201 East 2nd Street. The original Phase I Agreement was for \$6,589 with a total Agency contribution to date of \$60,329.48

PROPOSAL

The Applicant has submitted a Phase IV application for Temperature or ventilation system upgrade improvements at this property with a total cost of \$14,896.98 and an Agency contribution of \$7,448.49. The improvements include a HVAC system to the basement commercial area that will make the basement code-compliant and ready for year-round commercial occupancy. There is currently no HVAC system in the space.

JUSTIFICATION

- The grantee completed all previous proposed work.
- Verified expenditures are eligible under the current Program guidelines.
- The Incentive Program limits for reimbursement on commercial properties increased from \$50,000 to \$300,000 in May 2025.

BUDGET IMPLICATIONS

This application increases the Agency's grant commitment to this property by \$7,448.49, raising the total award to the property of \$67,777.97. The Urban Renewal Incentive Program launched in August 2022 and is accounted through the Urban Renewal Capital Projects Fund; the

approved budget for that fund in fiscal year 2025-26 is \$3,143,000. Sufficient funds are available for this and other projects.

BOARD ALTERNATIVES

1. ***Staff recommendation: Move to authorize the Agency Manager to execute an Incentive Program Grant Agreement with Giamei Properties for Phase IV of the Legion Hall, as presented.***
2. Make modifications to then move to authorize the Agency Manager to execute an Incentive Program Grant Agreement with Giamei Properties for Phase IV of the Legion Hall, as amended.
3. Decline formal action and direct Staff accordingly.

Attachments:

- **Attachment 1** – Phase IV Legion Hall Grant Agreement
- **Attachment 2** – Application

URBAN RENEWAL INCENTIVE PROGRAM GRANT AGREEMENT

This INCENTIVE PROGRAM GRANT AGREEMENT (**Grant Agreement**) is entered by and between The Dalles Urban Renewal Agency, an urban renewal agency duly formed and operating under the provisions of ORS Chapter 457 (**Agency**) and Giamei Properties, an Oregon LLC (**Grantee**), for the project located at 201 East Second Street (**Property**) in The Dalles, Oregon.

WHEREAS, Agency aims to incent redevelopment of unused and underused land and buildings to meet the goals of the Columbia Gateway/Downtown Urban Renewal Plan;

WHEREAS, Agency sponsors an Incentive Grant Program (**Program**) for building and property owners seeking to meet community goals through improving, rehabilitating, and developing properties located with the Columbia Gateway/Downtown Urban Renewal Area; and

WHEREAS, Grantee applied for and was awarded a grant (**Grant**) from the Program and this Grant Agreement outlines the Parties' respective rights and responsibilities connected with the Grant and its disbursement.

NOW, THEREFORE, in consideration of the terms and conditions set forth herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the Parties agree:

Grantee agrees to abide the provisions of the Program's Guidelines, their Project's Application, and the following Terms and Conditions to remain eligible for any Grant funds Agency agrees to award. The terms of this Agreement expressly control over all other documents on this matter. Grantee assumes all risk and Agency disclaims any obligation to pay connected with commitments Grantee entered prior to obtaining a fully executed agreement with Agency.

Grant Title	American Legion Hall renovation – Phase IV
Funding Purpose	Grant funds are to be used for eligible expenses at the project site, including HVAC improvements to the commercial basement. (Project)
Grantee Project Manager	Thomas Giamei (607) 753-7867 1707 Lincoln Way, The Dalles, OR 97058
Maximum Grant Amount	
Commercial Redevelopment Grant	\$7,448.49
Residential SDC Surety	\$n/a
Required Grantee Matching Investment	\$7,448.49
Total Project Budget	\$14,896.98

TERMS & CONDITIONS

1. **GRANT AWARD:** Agency agrees to contribute funds to be applied toward a portion of the costs of the Project set forth in the Project scope up to **seven thousand four hundred forty eight dollars forty nine cents (\$7,448.49) (Grant Funds)**. Grantee agrees to use Grant Funds solely for the purposes of construction of the improvements at 201 East Second Street, agrees to contribute the *Required Grantee Matching Investment* to the Project if required consistent with Section 2, and promises to fully perform and complete the Project set forth herein.
2. **REQUIRED GRANTEE MATCHING INVESTMENT:** For Commercial Redevelopment Grants, Grantee agrees to match Agency's award of Grant Funds pursuant to this Section 2 (**Required Grantee Matching Investment**). Projects awarded Grant Funds for *Commercial Projects* require Grantee to match at least fifty (50%) percent of the total Project cost. Projects awarded Grant Funds for *Mixed-Use Projects* (i.e., those Projects that create at least 1 new housing unit) require Grantee to match at least (40%) forty percent of the total Project cost. In all cases, the Agency agrees Grantee may use public funding secured from state, federal, or other public entities for its match obligations if **(a)** such public funding does not exceed eighty (80%) percent of the total Project cost and **(b)** no such public funding is from the City of The Dalles (**City**).
3. **SPECIAL CONDITIONS OF AWARD:** No Special Conditions
4. **TERM OF AGREEMENT:** This Grant Agreement is effective when mutually executed (**Effective Date**). Except as otherwise set forth herein, the terms and conditions of this Grant Agreement shall expire without payment to Grantee if the proposed improvements are not complete within **one-hundred eighty (180) days from the date** signed by the Grantee, unless extended by Agency at its sole discretion.
5. **DISBURSEMENT ON REIMBURSEMENT BASIS:** Grant Funds may only be used for costs incurred **(a)** after the Grant is awarded and **(b)** the Grant Agreement and any other security interests are executed by Agency and Grantee; any costs incurred prior to meeting the aforementioned criteria are ineligible for reimbursement. Agency agrees to disburse Grant Funds on a reimbursement basis in one lump sum or installments. Grantee agrees it is responsible for timely submitting to Agency all actual receipts and other verifications of any eligible expenses.
 - (a) Commercial Redevelopment Grants**
 - Once Grantee's payments for approved Project costs equal the Required Grantee Matching Investment, Agency will begin to release funds to Grantee if all construction is proceeding satisfactorily and the Project is being constructed consistent with all approved permits and construction documents, as reasonably determined by Agency. Agency will make a maximum of two (2) reimbursement payments. Agency shall hold the final payment until Grantee has been issued final building approvals and/or a certificate of occupancy.
 - Grantee may request Agency consider a disbursement prior to Project completion to cover a portion of Grantee's demonstrably mandatory or cost-prohibitive down-

payment or up-front costs relating to the Project's approved construction expenses (**Necessary Funds**). Any Grantee so requesting must include in their request an executed agreement between them and their contractor certifying and justifying why Necessary Funds are required before contractor's necessary performance, in which case Agency (in its sole discretion) may elect to **(i)** provide a disbursement covering up to one-half of Grantee's Necessary Funds and **(ii)** condition that disbursement on Grantee's execution of any appropriate security documents.

(b) Residential SDC Surety: Agency agrees to contribute towards an eligible Project's system development charges (**SDCs**) that are imposed by local agencies by paying those agencies directly on Grantee's behalf for the Project. Agency agrees to pay applicable local agencies up to **\$n/a** for the construction of no **(0) new residential units** on Grantee's behalf for the Project upon the Project's issuance of a building permit and Agency's confirmation that Grantee has secured full Project funding.

(c) All Grants: Concurrent with paying out Grant Funds, Agency will assess a lien or other security interest against the Property for the full Grant amount. Grantee shall refund the Agency either all or an amortized amount (in the Agency Board's sole discretion) of Grant Funds disbursed to Grantee (plus interest at the statutory interest rate on a judgment from the date of disbursement) if the Project is not completed pursuant to this Grant Agreement.

6. PROJECT COMPLETION AND FINAL REPORT: Grantee will complete or cause to be completed the Project expeditiously and in a timely and good workmanlike manner. Grantee further agrees the Project will be completed in compliance with all applicable law. Grantee agrees to provide Agency with a final report, in form and content acceptable to Agency, identifying expenditures, outcomes, and such other information requested by Agency to verify compliance with the Program within thirty (30) days after Project completion.

Conditions: Pre-Construction

The following conditions must be met prior to any work commencing involving the expenditure of Grant Funds:

- 1. COMMITMENT ACCEPTANCE:** This commitment must be accepted by signing below and returning a copy to Agency no later than **January 31st**: Agency's offer will expire without further notice if Grantee does not accept the commitment by this date.
- 2. AUTHORIZATION:** If Grantee is not the Property's legal owner of record for tax purposes (**Owner**), Grantee must provide Agency with written and executed evidence of Owner's authorization to **(a)** enjoy the privileges of and be bound by Grantee's obligations to this Grant Agreement and **(b)** carry out the permanent improvements covered under this Grant Agreement.
- 3. SCOPE OF WORK/WORK DESCRIPTION:** Grantee must provide a complete description of the proposed work, architectural drawings, and specifications, as appropriate. Agency reserves the right to reject Grantee's proposed scope of work if it does not meet the intent of the Grant Award or improvements allowed under The Dalles Urban Renewal Plan.
- 4. OTHER APPROVALS:** Grantee must obtain all necessary regulatory approvals (e.g., development review, building permits, and/or approval from the State Historic Preservation

Office, where applicable). Grantee, Owner, and the Property must comply with the City's zoning, design, land use and development, historic review (as applicable), and municipal code requirements.

5. **CONSTRUCTION CONTRACT:** All contracts to complete work described in this Grant Agreement shall be between Grantee, Owner, and its contractor(s). This Grant Agreement, and commitment of Grant Funds, shall in no way create a contractual relationship between the Agency and any contractor(s). Grantee or Owner shall enter into a contract with a contractor for construction of the Project in accord with the Project description and Grant award. Prior to entering into the construction contract, Grantee shall submit the proposed scope of work to Agency for review. Upon Agency's reasonable approval, Grantee or Owner may enter into the construction contract and construction may commence according the Project schedule. All contractors shall be licensed, bonded, and registered with the State of Oregon.
6. **PROPERTY TAXES:** Grantee or Owner must submit proof of currency with property taxes for the Project site.

Other Conditions

1. **15-YEAR RESTRICTION ON PROPERTY TAX ABATEMENTS OR CREDITS:** Grantee agrees not to pursue on the Property any tax abatements reducing its assessed market value (including, without limitation, tax credits, property-related subsidies, abatements tied to non-profit status of the Property's users, and any other tax exemptions) (collectively, **Abatements**) for fifteen (15) years from the date of Agency's first disbursement (**Restricted Period**); provided, however, Grantee may avail themselves of tax abatements or subsidies through The Dalles Vertical Housing Zone and any other Abatements specifically authorized by the Agency Board. In all cases, the Parties agree Agency has no obligation to release any Grant Funds contemplated by this Agreement to any entity until Grantee duly executes and delivers to Agency that certain *Declaration* (which includes a *Tax Abatement Covenant*), attached to and made part of this Agreement as **Exhibit A**, a copy of which Grantee agrees Agency may record in the Wasco County Official Records after Agency's Payment and at Grantee's sole expense.
2. **INELIGIBLE IMPROVEMENTS:** Grant Funds must be applied toward permanent and physical improvements or design or engineering work leading to permanent and physical improvements. Work not requiring a building permit and not improving the Property's value is an indicator of ineligibility. Examples of expenditures ineligible for Grant Funding include general cleaning and maintenance, replacement of building materials, equipment or property acquisition, financing costs or debt, and other similar operating expenses.
3. **INVESTMENT READINESS:** Agency may request a title report on the property for the City Attorney's review and at Grantee's sole expense (if any). Without limitation, Agency may deny Grant Funds based on the title report and/or the number of liens on the Property. Grant recipients are required to complete a W-9 form as a vendor of the City/Agency and are fully responsible for all taxes associated with the Grant.
4. **PROJECT ACCESS AND ACKNOWLEDGEMENT:** Grantee shall allow Agency to conduct a final site visit to verify the Project has been fully and appropriately implemented as approved for Grant Funds by Agency. Grantee agrees to periodically allow Agency or the City to tour/showcase the Project upon request, including photographs and publicity containing incidental non-commercial usage of Grantee's trademarked or copyrighted

intellectual property, if any. Grantee will allow Agency to collect and publish information about the design, construction, and performance of the improvements, including but not limited to interviews with Grantee and Project participants. Agency may photograph and videotape work relating to the construction or installation of Grant-related improvements.

5. **FUTURE ALTERATIONS OR IMPROVEMENTS:** All improvements shall be maintained for the reasonable life of the improvements. Grantee agrees to make no future alterations to the Project improvements other than routine maintenance without Agency's written approval for a period of fifteen (15) years.
6. **RECAPTURE:** Agency shall pursue the recapture of Grant Funds in cases where Agency determines **(a)** Grantee has willfully and intentionally violated the terms of this Grant Agreement or **(b)** despite Grantee's good faith efforts, the amount of actual capital investment deviates to such an extent from the initially agreed upon terms as to be materially inconsistent with the substance of this Grant Agreement.
7. **LIABILITY AND INDEMNITY:** Grantee is an independent contractor and assumes full responsibility for the performance of the work and completion of the Project scope, including Grantee's and its contractor's labor, and assumes full responsibility and liability for bodily injury or physical damage to person or property arising out of or related to this Grant Agreement. To the maximum extent allowed under the Oregon Constitution and Oregon Tort Claims Act, Grantee agrees to indemnify and defend Agency and hold Agency, its agents, officials, and employees harmless from any and all claims, demands, damages, actions, losses, and expenses, including attorney's fees, arising out of or in any way connected with this Grant Agreement; provided, however, in no event shall Grantee indemnify against Agency's sole negligence. Grantee is solely responsible for paying Grantee's contractor, subcontractors, suppliers and employees. There shall be no contractual relationship between any contractor, supplier, or employee and Agency, and nothing in this Grant Agreement shall create any such relationship. Grantee expressly agrees Agency's liability under this Agreement shall be limited to the amount of the Grant Funds.
8. **INSURANCE:** Grantee has or will obtain the following policies of insurance coverage:
 - *Commercial General Liability Insurance*, written on an occurrence basis with limits not less than \$1,000,000.00 per occurrence;
 - *Automobile Insurance*, with coverage for bodily injury and property damage and with limits not less than Oregon statutory minimums;
 - *Property Insurance* covering the property; and
 - if applicable, *Workers' Compensation Insurance* meeting Oregon statutory requirements including Employer's Liability with limits not less than \$500,000.00 per accident or disease.

Both **(A)** the ***City of The Dalles, its officials, departments, employees, and agents*** and **(B)** the ***Columbia Gateway Urban Renewal Agency, its officials, departments, employees, and agents*** shall be named as ADDITIONAL INSUREDS on Commercial General Liability and Automobile policies. Grantee will provide evidence of insurance (certificates of insurance or copies of declarations pages) prior to execution of this Grant Agreement by submitting the evidence to the Agency.

9. **ACCESS TO PROJECT:** Agency shall be provided access to the Project so Agency may monitor construction progress and activities. Grantee acknowledges and agrees, for purposes of Grant Funds disbursement, Agency has final and sole discretion to determine whether Grantee's contractors have fully and successfully completed the Project scope as designed and specified. Funds shall not be disbursed if the work has not been completed to the reasonable satisfaction of Agency staff.
10. **NO CONSTRUCTION CONTRACT, PARTNERSHIP, EMPLOYER STATUS:** Notwithstanding any extra-contractual statements or inferences to the contrary (if any), Agency neither intends nor accepts any sponsorship or responsibility for care and custody of the improvements which result from the Project. Agency is neither the designer, contractor, nor developer of the Project. This Grant Agreement is not intended to be a contract providing for the construction of the Project, either directly with a construction contractor or through Grantee. Provisions of this Grant Agreement conferring rights upon Agency are specifically limited to establishing satisfaction of the conditions precedent to Grant Funding for design and construction of the Project. Agency specifically waives any provision contained in this Grant Agreement to the extent it is construed to provide Agency the right to manage, direct, or control the general contractor or subcontractors. The rights and duties of the general contractor and the subcontractors are the subject of a separate contract or contracts to which Agency is not a party. Grantee is solely responsible for: **(a)** its performance under the Grant Agreement and quality of the work; **(b)** for obtaining and maintaining all permits, licenses, and certifications necessary to carry out its obligations herein; **(c)** for payment of any fees, taxes, royalties, or other expenses necessary to complete the work except as otherwise specifically set forth herein; and **(d)** for meeting all other legal requirements in carrying out its obligations herein. Nothing in this Grant Agreement or the acts of the Parties resulting therefrom shall be deemed or construed by the Parties, or by any third party, to create the relationship of principal and agent, employer to employee, partnership, joint venture, or any other fiduciary association between Agency and Grantee. Agency specifically disclaims any and all representations and warranties as to the fitness or quality of the design, material specified, or work performed on the Project.
11. **ASSIGNMENT AND THIRD-PARTY BENEFICIARY:** Agency and Grantee are the only parties entitled to enforce or rely on provisions in this Grant Agreement and nothing herein is intended to convey any benefit or right to a third party. Grantee's interests in this Grant Agreement cannot be assigned or transferred without Agency's prior written approval.
12. **CHANGE ORDERS AND CONTINGENCY:** In the event unanticipated costs, changes to the design, or changes to Project scope arise during the construction phase, Grantee shall obtain Agency's written approval for every change order prior to the work being undertaken. Grantee shall be responsible for any additional costs resulting from change orders.
13. **TERMINATION OF THE AGREEMENT:** This Grant Agreement shall terminate thirty days (30) after either Party's receipt of written notice of intent to terminate by the other Party. Upon termination, Grantee shall promptly return all disbursements of Grant Funds to Agency with interest accrued from the date of disbursement at the statutory rate set forth in ORS 82.010. Grantee shall pay damages to Agency, in an amount equal to Agency's out-of-pocket costs, including but not limited to reasonable reimbursement for Agency staff time in an amount not to exceed \$5,000.00. No termination shall extinguish or prejudice Agency's right to seek enforcement of this remedy in a court of competent jurisdiction.

14. **BREACH OF THE AGREEMENT - DEFAULT:** A default shall occur if Grantee breaches any material provision of this Grant Agreement, whether by action or inaction, and such breach continues and is not remedied within thirty (30) days after Grantee receives written notice from Agency specifying the breach. Failure of Grantee to act diligently and in good faith to satisfy conditions over which it has control or influence is a breach. In the case of a breach which cannot with due diligence be cured within a period of thirty (30) days, a default shall occur if Grantee does not commence the cure of the breach within thirty (30) days after Grantee receives written notice from Agency and thereafter diligently prosecute to completion such cure.
15. **ACCESS TO RECORDS:** Agency shall have access to the books, documents, papers, and records of Grantee directly related to this Grant Agreement, the Grant Funds provided hereunder, or the Project scope for the purpose of making audits and examinations. Grantee shall retain and keep accessible all books, documents, papers, and records directly related to this Grant Agreement, the Grant Funds, or the Project for a minimum of three (3) years, or such longer period as may be required by other provisions of this Grant Agreement or applicable law, following termination or expiration of this Grant Agreement. If Agency has unresolved audit questions at the end of the three (3) year period, Grantee shall retain the records until the questions are reasonably resolved. Grantee shall document the expenditure of all Grant Funds disbursed by Agency under this Grant Agreement. Grantee shall create and maintain all expenditure records in accordance with generally accepted accounting principles and in sufficient detail to permit Agency to verify how the Grant Funds were expended.
16. **CERTIFICATION:** Grantee agrees to maintain such documentation and information necessary to demonstrate the Project satisfies and continues to satisfy the eligibility requirements identified in the Program Guidelines. Grantee agrees to certify to Agency, in form and content satisfactory to Agency, the Project meets the eligibility requirements upon transfer, including any sale, conveyance, exchange, gift, lease (excepting a tenant lease in the ordinary course), encumbrance, and/or foreclosure of an encumbrance, regardless of whether occurring voluntarily or involuntarily, by operation of law, or because of any act or occurrence of the Project and on or before January 1 of each year during the Restricted Period.
17. **TIME OF THE ESSENCE:** Grantee and Agency hereby acknowledge and agree time is of the essence with respect to every term, condition, obligation, and provision herein.
18. **COMPLIANCE WITH LAWS:** Grantee agrees it shall use the Property solely for lawful purposes. Grantee and Grantee's agents shall obtain all necessary permits and comply with all applicable laws in the construction and operation of the Project.
19. **NO OTHER AGREEMENTS:** This Grant Agreement and attachments hereto represent the entire and integrated Agreement between Agency and Grantee and supersede all prior negotiations, representations, or agreements, whether verbal or in writing. This Grant Agreement may be amended only by written instrument signed by both Agency and Grantee. Oregon law shall govern the construction and interpretation of this Grant Agreement. Any disputes arising from or connected with this Grant Agreement shall be filed in the Circuit Court of the State of Oregon for Wasco County.

IN WITNESS WHEREOF, the Parties duly execute this **INCENTIVE PROGRAM GRANT AGREEMENT** this _____ day of _____, 2026.

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

GRANTEE

Jacob Anderson, Agency Manager

Thomas Giamei, Partner

APPROVED AS TO FORM:

Jonathan Kara, City Attorney

Urban Renewal Incentive Program **APPLICATION**



Property address: _____

Incentive requested:
(check all that apply)

Commercial Project

Residential SDC Surety

Applicant

Contact person and title

Business name

Phone number(s)

Email Address

Mailing address

City

State

ZIP Code

Website URL

Years in Business / Years in The Dalles

Are you current on business taxes? Y N

In which state are your incorporation &/or
organization documents filed: _____

Ownership status: I own the property
 I own the property with others

I am purchasing the property*
 I lease the property*

* Owner Authorization form required (attached)

Property Owner (Required if different than Applicant.)

Owner name / contact

Owner business (if applicable)

Phone number(s)

Email Address

Mailing address

City

State

ZIP Code

Do you expect property owner to be the same at time of project completion? Y N

Application Submittal

Minimum Requirements

To be eligible for Program funds, the following minimum requirements must be met:

- (1) The subject real property (**Property**) must be located within the Area;
- (2) Applicant must be the Property's current owner or must obtain the owner's prior written consent on the Application;
- (3) Applicant must not be delinquent on any City accounts (e.g., utility accounts) and real property taxes concerning the Property must be paid in full at the time of Application submission and all fund disbursements. If the Applicant is not the Property's current owner, both the Applicant and owner must not be delinquent on any City accounts and be current on their real property taxes;
- (4) The Property must not be subject to any tax abatements reducing its assessed market value (including, without limitation, tax credits, property-related subsidies, or any other tax exemption); provided, however, the Property may receive tax abatement or subsidies from The Dalles Vertical Housing Development Zone without impacting its eligibility under this Program;
- (5) The project for which Program funds are sought must be an Eligible Project meeting and seeking to advance Plan goals and objectives; and
- (6) Applicant must timely apply for Program funds on Agency's then-current Program application and in such manner as the Agency Manager (**Administrator**) may then prescribe.

Attachments

Separately attach the following documents:

- All relevant plans and specifications;
- Current photographs of the Property and adjacent buildings;
- Project schedule;
- Information concerning the Property, including ownership information and legal description;
- Title report to determine the extent of any existing liens or other encumbrances impacting the Property;
- Current property tax information for the Property; and
- All other information and/or documentation the Administrator deems necessary or appropriate to enable Agency to review the application and determine eligibility for the Program funds.

Public Information Notice

All documents and information contained in documents submitted by an Applicant to this Program are public records subject to the Agency's disclosure pursuant to the Oregon Public Records Law (ORS 192.311 *et seq.*) except such portions the Agency deems exempt from disclosure pursuant to ORS 192.345, 192.355, and other Oregon statutes or federal law. An Applicant may request the Agency consider portions of the Application *confidential* by submitting an analysis of the applicability of ORS 192.355(4) to the City Attorney prior to submission of this Application or any documents or information.

Property and Project Description

Property Description

Briefly describe the current use(s) and condition of the Property. This may include utility information, existing improvements, business uses and names of current commercial/industrial tenants, and number of current residential units.

Project Narrative and Schedule

Briefly describe the proposed project and schedule of project completion. This may include business(es) committed to occupying the new/improved area, a description of the current development phase, estimated construction start/end dates, and type of work already completed.

Eligible Projects

Please choose all that apply.

- Development of new residential units.
- Restoration, reuse, or upgrades to historically listed buildings, including adapting historic or culturally significant existing buildings in the Area to new uses. Such improvements must first receive Historic Landmarks Commission approval prior to Application submission.
- Temperature or ventilation system upgrades (e.g., HVAC); however, *like-for-like* replacements are ineligible.

- Interior and exterior infrastructure upgrades (e.g., plumbing, mechanical, electrical, sidewalk, drive-approaches, etc.).
- Parking lot improvements.
- Permanent improvements for upper floors of existing Area buildings to make the space usable (if not currently in use).
- Demolition in conjunction with redevelopment of blighted properties.
- Safety and accessibility improvements (e.g., ADA access improvements, elevator installation, architectural lighting, seismic reinforcement systems, etc.).
- Fire suppression systems included as part of a larger renovation Project. (Maximum of 75% of Total project costs)
- Roof repair or replacements as part of a larger renovation Project: Up to \$25,000 per structure
- Façade improvements, including: **(i)** restoration of masonry, brickwork, and/or wood and metal cladding; **(ii)** installation of new or replacement of existing replacement and/or repair of architectural features; **(iii)** installation of new or replacement of existing awnings; **(iv)** installation of new or replacement of existing exterior lighting; **(v)** installation of new or replacement of existing gutters and downspouts; **(vi)** installation of new or replacement of existing windows; **(vii)** entranceway modification and/or implementation of safety features; **(viii)** structural support for façade only; **(ix)** new construction for façade treatments; **(x)** painting of exterior walls when repairs to siding are made or part of new construction of the façade; and/or **(xi)** construction and installation of bike racks.
- Design or engineering work leading to permanent and physical improvements.
- Other permanent improvements and redevelopment aligned with Area and Agency goals as approved by the Administrator or Agency Board (as applicable), unless listed as an Ineligible Project.

Ineligible Projects

The following projects are not eligible for Incentive Program funding.

- Projects completed prior to grant funding award.
- Real property acquisition.
- General cleaning, maintenance, repairs, and replacement.
- Fire suppression systems for existing unchanged uses.
- Flooring removal not associated with hazardous material abatement.
- Flooring installation.
- Equipment purchases
- Financing costs/debt, interest payments, and or general operating expenses.
- Interior electrical and plumbing fixtures.
- Standalone painting Projects, unless part of qualified façade improvements.
- Landscaping, unless tied to building function as part of permanent site improvements.
- Security system installation or upgrades; and
- Other temporary, removable, or non-permanent improvements not aligned with Area and Agency goals as determined by the Administrator or Agency Board (as applicable).

Anticipated Financing

Grant funds will be committed prior to commencement of work but will not be disbursed until the Applicant provides proof of payment for the completed improvements (the Grant Agreement will have anticipated reimbursement schedule). Additionally, the Incentive Grant Program requires matching funds: Commercial Grant Applicants must fund at least 50% of total eligible project costs, Projects that include at least one new housing unit may qualify for a reduced 40% match. How will the improvements be financed?

- Bank / Credit Union Loan (name of lender): _____
- Other grant from City of The Dalles (list source, amount): _____
- Other Grant (list all grant sources): _____

- Other public funding (list source, amount, and whether secured/timing to secure): _____
- Other Urban Renewal Funding
- Private loan
- Equity Business Savings Personal Savings Gift Friend
- Other: _____

Public Benefit Statement

If your request exceeds a cumulative \$100,000, please attached a brief statement describing the anticipated public benefit, included economic impact, community alignment, and potential for catalytic redevelopment.

Eligibility of Proposed Project | Public Funding

Has the Property received other public funding or grants in the past five years? Is the Applicant or owner pursuing any other funding from City of The Dalles to carry out work on this property? Include details on source and amounts received or being pursued and note date of any public approvals.

Questions

Contact the City of the Dalles Economic Development Office at (541)296-5481 ext. 1129

Certification by Applicant

(Please initial and sign.)

APPLICANT AFFIRMATION

By initialing each below, the Applicant affirms the following statements in the event the Applicant is awarded any funding or credits under this Program for the Project:

- ___ I understand I will enter into a contractual Grant Agreement with the Agency and a lien equal to the value of any awarded funds disbursed or credits applied will be assessed against the Property for fifteen (15) years from the date of Project completion. I further understand and commit to reimbursing the Agency the value of any awarded funds if the Property receives any Abatements in during the 15-year period other than abatements or subsidies through The Dalles Vertical Housing Zone.
- ___ If I am awarded any Grants for a Commercial Project, I understand I am required to invest at least fifty percent (50%) of the improvement costs for Commercial Projects.
- ___ If I am awarded any Grants for a Project with a Residential component, I understand I am required to invest at least forty percent (40%) of the improvement costs.
- ___ I understand any funding or credits may only be used for costs incurred (1) after award and (2) after the Agency executes the Grant Agreement. I further understand any costs incurred prior to award or the Agency's execution of the Grant Agreement are ineligible for reimbursement.
- ___ I understand all awarded funds or credits must be applied toward permanent and physical improvements or design or engineering work leading to permanent and physical improvements.
- ___ I understand the Project complies with The Dalles Municipal Code, the City's Land Use and Development Ordinance (including zoning and design standards), and historic review. I further understand I must secure all required land use approvals prior to submitting this Application.
- ___ I affirm the Property is current with its property taxes and agree the Property owner is expressly responsible for all taxes associated with any award.
- ___ I authorize the Agency to request a title report on the Property subject to City Attorney review, and I understand the Agency may deny any awarded funding based on the title report and/or the number of liens assessed against the Property.
- ___ I have read the FAQ's and Urban Renew Incentive Program Guidelines
- ___ I have no actual or potential conflicts of interest with the Agency, City, Wasco County, Northern Wasco County Parks and Recreation Department, Port of the Dalles, and Mid-Columbia Fire and Rescue District public officials.

APPLICANT CONTACT CERTIFICATION

I, Thomas Giamei, the Applicant Contact, certify I am authorized to sign on behalf of the Applicant. I understand the Agency must approve the proposed Project by executing a Grant Agreement before I am eligible for any reimbursements. Certain changes or modifications to the Project may be required by the Agency prior to its final approval. A Letter of Commitment will not be issued before the Agency receives the necessary bids, proposals, and documentation for the approved work. Any work commenced before the Agency issues a Letter of Commitment is not eligible for reimbursement. If approved for award, I hereby authorize the Agency to use before-and-after images or photographs of the Property and Project, both in print and online. I certify all information in this Application, and all information furnished in support of this Application, is true and complete to the best of my knowledge. The Agency may verify any of the information contained in or supporting this Application from any available source.



Applicant Signature

Date

Owner Authorization
(Required if owner is different than Applicant.)

AUTHORIZATION AND CONSENT OF OWNER

I, _____, am the owner of record for tax purposes of the Property addressed _____ in The Dalles, Oregon. I hereby authorize the Applicant, _____, to alter my Property as described in this Application. I do not waive the right to review and approve and proposed Project before it commences.

I certify I have reviewed and understand the Incentive Program guidelines, including property tax abatement and credit restrictions that will be in effect for 15 years.

Print name of owner

Owner Signature

Date

Urban Renewal Incentive Program Application Checklist

Required for All Applicants

A. General Eligibility

- Project is located within the Urban Renewal District
- Property is not tax-exempt (unless using approved VHDZ structure)
- No work has begun prior to execution of Project Agreement
- Applicant is the property owner or has written authorization from the owner

B. Application Form & Core Materials

- Completed and signed application form
- Project narrative (brief description of scope, goals, and use)
- Total project budget with eligible and ineligible costs clearly identified
- Matching fund breakdown, with match percentage confirmed
- Site map, sketch, floor plan, or renderings (as applicable)
- Itemized bids or estimates for all eligible work
- Current title report **Provided previously**
- Proof of secured match funding (bank statement, loan commitment, grant award, etc.)
- Conflict of Interest Disclosure
- Schedule of work, including anticipated start and end dates

C. Required If Request Exceeds \$100,000

- Public Benefit Statement describing community impact, alignment with UR goals, economic return and

D. Required If Request Includes Residential SDC Offset

- SDC estimate from permitting agency
- Number of new units documented
- Confirmation of full project funding and timeline for permit issuance

E. Optional / Supporting Documents

- Letters of support (neighbors, partners, investors, etc.)
- Historic district documentation (if applicable)
- Past Urban Renewal grant awards (if a phased project)

Urban Renewal Incentive Program Application Checklist

Required for All Applicants

F. Staff Use Only

Application received date: _____

Intake complete: Yes No

Reviewed by: _____

Project eligible under guidelines: Yes No

Requires Board Review (> \$50K): Yes No



AGENDA STAFF REPORT
AGENDA LOCATION: 9. A.

MEETING DATE: Tuesday, January 20, 2026

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Jacob Anderson, Agency Manager

ISSUE: *2025 Agency Review*

BACKGROUND:

The Columbia Gateway Urban Renewal Agency continued implementation of its adopted Urban Renewal Plan throughout 2025, with a focus on downtown reinvestment, infrastructure delivery, financial stewardship, and program refinement. The Agency operated within its maximum indebtedness limits while advancing long standing capital projects, supporting private redevelopment, and strengthening policy frameworks to guide future investment.

This report summarizes key accomplishments and actions undertaken by the Agency during the 2025 calendar year.

SUMMARY OF 2025 ACCOMPLISHMENTS:

Major Capital Projects and Infrastructure

The Agency advanced multiple long standing public infrastructure projects critical to downtown revitalization. The Federal Street Plaza project moved from planning into final design, supported by Urban Renewal funding and leveraged with significant external grant resources. The Agency authorized property dedications and interim site use to reduce project costs and support efficient construction delivery.

The First Street Project reached key milestones, including final design approvals, archaeological and historic preservation coordination, bid issuance, and preparation for construction. The project addresses significant underground infrastructure failures, public safety hazards, and long deferred conditions while incorporating historic context and long-term downtown connectivity. Supporting investments included resurfacing two Agency owned parking lots, resulting in approximately 55 usable parking spaces in the downtown core.

Private Redevelopment and Incentive Investments

The Agency approved and administered multiple incentive program grants supporting downtown building rehabilitation, upper floor activation, and business retention. Projects included phased redevelopment of the American Legion Hall, continued investment in the Mint Building and Freebridge Brewing operations, and targeted improvements to additional historic commercial properties. These investments resulted in visible building upgrades, improved code compliance, increased occupancy, and strengthened business operations.

The Agency also engaged in early coordination and project review for larger redevelopment concepts, including the Craig Building and Sunshine Mill Winery Hotel proposals. While not all projects advanced to construction in 2025 due to financing and market conditions, Agency involvement helped align proposals with adopted Urban Renewal Plan goals, infrastructure timing, and funding realities.

Policy Development and Program Refinement

Throughout 2025, the Board undertook substantive policy work to strengthen Urban Renewal program outcomes and risk management. Actions included updates to incentive program guidelines, revised matching fund requirements to increase private investment leverage, clarification of eligible project types, and expanded eligibility for fire suppression and hazardous materials abatement as public safety investments.

Property and Asset Management

The Agency took deliberate steps to clarify and reduce its long-term role in property ownership and management. The Board evaluated the Agency owned parking lots along First Street, including long standing lease arrangements, ongoing tax liabilities, and maintenance responsibilities, and reached consensus that continued ownership by the Urban Renewal Agency was no longer appropriate. Staff were directed to research legal, tax, and lease implications and return with options to transfer ownership to the City, consistent with the Agency's planned sunset in 2029 and the City's role as the long-term owner and manager of public parking assets.

The Agency also concluded its exclusive negotiating agreement (ENA) for redevelopment of the Tony's site. During the ENA period, the Agency worked with the project proponents to support grant applications, refine project scope, and coordinate on entitlement and infrastructure considerations. Despite these efforts, the development team was unable to secure necessary financing and did not meet required deliverables within the agreed timeline. At the conclusion of the six-month exclusivity period, the ENA expired without extension.

To ensure the property continued to serve a public purpose while preserving future redevelopment potential, the Board authorized interim use of the Tony's site as a temporary laydown and staging yard for construction of the Federal Street Plaza. This action reduced overall project costs by avoiding off site staging, supported timely delivery of a major public infrastructure project, and included termination and restoration provisions to maintain flexibility for future redevelopment once market conditions improve and infrastructure investments are complete.

Strategic Planning and Interagency Coordination

The Agency supported broader City planning efforts by endorsing the 2025 Transportation Growth Management grant application to plan for future infrastructure needs in the Westside area within the Urban Renewal boundary. The Agency coordinated closely with City departments, state agencies, and funding partners to align downtown investments, avoid duplicative expenditures, and ensure sequencing between infrastructure and private redevelopment.

Organizational Transition

In late 2025, the Agency completed a planned leadership transition, with Economic Development assuming full Urban Renewal Agency management responsibilities. Reporting structure changes positioned the Economic Development function directly under the City Manager's Office to improve coordination, accountability, and implementation efficiency.

ITEMS NOT COMPLETED IN 2025:

Basalt Commons Mixed Use Development

The Basalt Commons project did not advance to construction in 2025. The Agency previously approved a Development Funding Agreement and reserved Urban Renewal funds for the project. During 2025, the project remained in a holding phase as the developer evaluated financing, construction costs, and market conditions. No construction permits were issued, and no Urban Renewal funds were disbursed during the year. The Agency maintained the funding reservation while monitoring project status and identifying potential alternative uses of reserved funds should the project not proceed.

Tony's Site Redevelopment

Redevelopment of the Tony's site did not advance beyond the exclusive negotiation phase in 2025. The Agency entered into a six-month exclusive negotiating agreement with the Fermentation Hub development team, which included defined milestones related to financing, project feasibility, and next step entitlements. During the ENA period, staff coordinated on grant applications, reviewed conceptual designs, and aligned the project with planned infrastructure improvements, including the Federal Street Plaza. Despite these efforts, the development team was unable to secure financing under prevailing interest rate and construction cost conditions and did not meet required ENA deliverables. The exclusive negotiating period expired without extension, and no Development Funding Agreement was executed in 2025.

Disposition of Agency Owned Parking Lots

Transfer of Agency owned parking lots along First Street to the City was not completed in 2025. While the Board reached consensus that long term ownership should transition to the City, additional analysis was required related to existing Commodore lease terms, tax implications, and coordination with the First Street construction schedule. No transfer agreement was finalized during the year, and ownership remains with the Agency pending further Board direction.

Federal Street Plaza Construction

Construction of the Federal Street Plaza was not completed in 2025. During the year, the project advanced through final design coordination, grant compliance, funding alignment, and contractor procurement. The Board authorized interim use of the Tony's site as a construction laydown area to reduce costs and support efficient delivery. \$150,000 of Agency funds are currently reserved for the plaza. Construction is scheduled to occur in 2026.

First Street Project Construction

Construction of the First Street Project did not begin in 2025. The project advanced through final engineering, historic preservation review, archaeological permitting, and bid issuance during the year. Construction is anticipated to commence Q1 2026, and the Agency has 3.2 million dollars in funds reserved for transfer to Fund 18 to complete the project.