



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

Columbia Gateway Urban Renewal Agency

City Council Chamber
313 Court Street, The Dalles, Oregon

Meeting Conducted in a Handicap Accessible Room

Monday, May 10, 2010
Immediately Following the City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AUDIENCE PARTICIPATION
- V. APPROVAL OF MINUTES
 - A. Approval of Regular Meeting Minutes of April 26, 2010
- VI. EXECUTIVE SESSION
 - A. Recess to Executive Session in Accordance With ORS 192.660 (2) (e) to Conduct Deliberations Persons Designated by the Governing Body to Negotiate Real Property Transactions
 - B. Reconvene to Open Session
- VII. ACTION ITEMS
 - A. Resolution No. 10-069 Approving Minor Plan Amendment Number 12 to the Columbia Gateway Urban Renewal Plan, Adding to Redevelopment of Properties Located Within the Block Bordered by Washington and Court Streets and First and Second Streets as an Urban Renewal Project
- VIII. ADJOURNMENT

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

REGULAR MEETING
OF
APRIL 26, 2010

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Jim Wilcox

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier

AGENCY ABSENT: One Vacant Position

STAFF PRESENT: City Manager Nolan Young, City Clerk Julie Krueger, Community Development Director Dan Durow

CALL TO ORDER

The meeting was called to order by Chair Wilcox at 8:15 p.m.

ROLL CALL

Roll call was conducted by City Clerk; all members present; one vacancy.

APPROVAL OF AGENDA

It was moved by Spatz and seconded by Dick to approve the agenda as presented. The motion carried unanimously, one position vacant.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Ahier and seconded by Spatz to approve the regular minutes of the April 12, 2010 meeting. The motion carried unanimously, one position vacant.

EXECUTIVE SESSION

Chair Wilcox recessed the meeting to Executive Session at 8:17 p.m., in accordance with ORS 192.660 (2) (c) to conduct deliberations with person designated by the governing body to negotiate real property transactions.

Reconvene to Open Session

The meeting reconvened to open session at 8:36 p.m.

OTHER BUSINESS

Staff provided an update on the Sunshine Mill property, saying the bottling operation was in production and was very successful. City Manager Young said they continued to operate under their current agreement with the Agency and it was expected in the next two years, there would also be wine tasting at the site. Young said approximately 12 jobs had been created so far.

Bill Dick said a comment made at the April 26th Council meeting regarding a reimbursement of rent to Cannon Packer to compensate them for loss of business during the roundabout construction should not be considered. He said the building would have much more value with the added infrastructure. Dick said the Council had not responded to the comment during the audience participation section of that meeting.

Wilcox said the business rented the building and had an opportunity to relocate the business prior to the construction and had opted not to do so.

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ADJOURNMENT

Being no further business, the meeting adjourned at 8:42 p.m.

Submitted by
Julie Krueger, MMC
City Clerk

SIGNED:

James L. Wilcox, Chair

ATTEST:

Julie Krueger, MMC, City Clerk



IMPROVING OUR COMMUNITY


COLUMBIA GATEWAY URBAN RENEWAL AGENCY


CITY OF THE DALLES

AGENDA STAFF REPORT

URBAN RENEWAL AGENCY

TO: Urban Renewal Agency

FROM: Dan Durow, Urban Renewal Manager 

THRU: Nolan K. Young, City Manager 

DATE: April 28, 2010

ISSUE: Consideration of Resolution number 10- 069 for a minor amendmnet to the Urban Renewal Plan adding the redevelopment of properties located within the block bordered by Washington and Court Streets, and by 1st and 2nd Streets as an Urban Renewal Project.

BACKGROUND: Many of the private properties located within the block noted above, hereafter referred to as the “Granada Block”, are vacant, underutilized, and/or deteriorating due to lack of use and maintenance. Within the past few months, opportunities have become apparent that would allow for redevelopment of these properties. Urban Renewal monies could be utilized as a catalyst in encouraging private investments.

The Urban Renewal Plan lists the projects on which Urban Renewal monies can be spent. Although the Agency has the authority to assemble land for redevelopment, this minor amendment would add the Granada Block redevelopment as a specific project. A minor amendment to the Urban Renewal Plan must be made through the adoption of a resolution by the Urban Renewal Agency. The attached resolution would add project #17. Granada Block Redevelopment, as a specific project. The attached resolution provided by staff would accomplish this minor amendment.

BUDGET IMPLICATIONS: The Agency can provide the money for this project from the current budget. These expenditures will not have any immediate impact on current or near-term construction projects.

RECOMMENDATION:

Staff Recommendation: 1 Suggested Motion: *Move to adopt Resolution #10-069.*

Alternatives: 1. Do not approve the minor amendment.

RESOLUTION NO. 10-069

**A RESOLUTION APPROVING MINOR AMENDMENT
NUMBER TWELVE (12) TO THE COLUMBIA GATEWAY
DOWNTOWN PLAN, ADDING THE REDEVELOPMENT
OF PROPERTIES LOCATED WITHIN THE BLOCK
BORDERED BY WASHINGTON AND COURT STREETS,
AND 1ST AND 2ND STREETS, AS AN URBAN RENEWAL
PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as "Urban Renewal Plan") provides for minor changes to be adopted to the Urban Renewal Plan which involve the addition of projects that do not modify the goals and objectives or the basic procedural, planning, or engineering principles of the Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency's Plan shall be made by a duly adopted, approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on May 10, 2010, to consider the proposed Minor Amendment Number Twelve (12) to the Urban Renewal Plan;

**NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL
AGENCY RESOLVES AS FOLLOWS:**

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The change shall consist of adding as an approved project the redevelopment of properties located within the block bordered by Washington and Court Streets and 1st and 2nd Streets. The project may include the acquisition of vacant or underused commercial properties for commercial redevelopment of said properties through development and disposition agreements, and acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement. The change to the Urban Renewal Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the redevelopment project including properties in the identified block qualifies as a minor change under Section 1201 of the Plan, as the project is consistent with the goals and objectives of the Urban Renewal Plan, and does not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

- A. The proposed redevelopment project is consistent with the following goals and objectives set forth in Section 401 of the Urban Renewal Plan:
1. It will allow the Agency to make strategic investments of Urban Renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances.
 2. It will allow the Agency to participate by means of land acquisition and disposition in specific opportunities for business, civic, and tourist-related properties to be developed, redeveloped, improved, rehabilitated, and conserved in ways which will:
 - a. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County.
 - b. Increase property values so that the area identified for redevelopment will contribute its fair share to the costs of public services, provided by the City, County, schools, community college, port district, and parks and recreation district.
 - c. Insure a more attractive, functional, and economically viable city.
 3. It will assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity.
- B. The addition of the proposed redevelopment of properties within the block bordered by Washington and Court Streets and 1st and 2nd Streets satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:
1. The proposed project addresses the following blighted conditions as described in the Urban Renewal Plan:
 - a. There are buildings and structures within the identified block which have been used or which are intended to be used for commercial or other purposes, which are unfit or unsafe to occupy as a result of obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - b. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the

capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

- c. A growing or total lack of proper utilization of the area existing within the identified block of properties, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.
2. The proposed project is consistent with Goal 5 of Goal #9 of the City's Comprehensive Plan concerning economic development, which is to implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area, and consistent with Policy 4 of Goal #9 which is to encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.
 3. Concerning the criteria regarding consistency with the development policies of the Historic Landmarks Commission, to the extent that redevelopment of any parcel over which the Historic Landmarks Commission has review authority, that redevelopment will comply with all applicable procedures and policies required as a result of the Commission's review of a proposed redevelopment project.
 4. The projects anticipated to be undertaken in the identified block are designed to stimulate redevelopment and generate economic and tourist activity within the community, which will in the aggregate, increase property values and tax collections to a level which will produce a reasonable return of the Urban Renewal contribution.
- C. The proposed project satisfies the following specific criteria set forth in Section 601 of the Urban Renewal Plan:
1. The project will increase the value of the properties within the identified block.
 2. The project will place unused or underused property in a productive condition.
 3. The project will enhance opportunities for business, civic, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

4. The project will assist property owners with the rehabilitation of their buildings and property.
5. The project will leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
6. The project will encourage investment in the core commercial area.

Section 2. Effective Date. This Resolution shall be effective as of May 10, 2010.

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2010.

Voting Yes, Councilor: _____

Voting No, Councilor: _____

Absent, Councilor: _____

Abstaining, Councilor: _____

AND APPROVED BY THE CHAIR THIS 10TH DAY OF MAY, 2010.

James L. Wilcox, Chair

Attest:

Julie Krueger, MMC, City Clerk