

Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, March 17, 2009

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Chair Ericksen called the meeting to order at 5:31 p.m.

ROLL CALL

Present members: Dan Ericksen, Dick Elkins, Chris Zukin, Ken Farner, Gary Grossman, Jesse Birge, Bill Dick (5:40)

Absent members:

Staff present: Nolan Young, City Manager, Dan Durow, Community Development Director, Denise Ball, Planning Tech., Consultant, Elaine Howard

PLEDGE OF ALLEGIANCE

Chair Ericksen led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Gary Grossman moved to approve the agenda and Dick Elkins seconded. The motion carried unanimously, Dick absent.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of February 11, 2009. Ken Farner moved to approve the minutes as submitted and Jesse Birge seconded the motion. The motion carried unanimously, Dick absent.

PUBLIC COMMENT

None

DISCUSSION

Director Durow told the Committee that he had just returned from Salem and had testified at a hearing with the Sustainability and Economic Development Sub-Committee in the House of

Representatives. The hearing agenda covered the House Bill that would allow standard rate Urban Renewal Plans to change to a reduced rate plan. Generally, Durow has a favorable impression that this bill will pass. City Manager Young asked Durow to describe the impact of this Bill. Durow explained that by changing to a reduced rate Urban Renewal Plan, for future bond measures and levies, Urban Renewal would get less money and the tax payers won't be paying more for the cost of the bonds and levies. The Dalles and Lake Oswego are the only two Urban Renewal Plans that are on the standard rate plan. This reduced rate would have a positive impact on the taxing districts.

Director Durow informed the Committee that the City will be working on an Ordinance amendment that will allow for an additional representative from the Fire and Rescue District on the Urban Renewal Committee.

Director Durow moved on to the Urban Renewal Plan Amendment and the progress Jeff Tashman and Elaine Howard have made. He asked Ms. Howard to present the new information to the Committee.

Ms. Howard explained the new spreadsheets and the process involved in compiling the data. Both a five year extension and a ten year extension were projected. The maximum indebtedness and the list of projects were reviewed and discussed by the Committee and Staff. Original maximum indebtedness is 14.2 million and 8.3 million has already been spent leaving 5.9 million.

Ms. Howard explained to Fire Chief Palmer the rules pertaining to the use of Urban Renewal funds outside the area.

City Manager Young pointed out that the taxing districts have more tax revenue now because of the Urban Renewal projects. Urban Renewal is part of the solution, not part of the problem.

Fire Chief Palmer agreed with Young and added that tax revenues are just not keeping up with the cost of living.

Director Durow pointed out that the 5-year extension would enable some additional project completion but the 10-year extension would create more investment value and new projects.

Chair Ericksen asked what the next step the Committee needs to make is. Director Durow said he would like to see a consensus on either the five year or the ten year extension. The Committee members unanimously agreed that the 10 year extension is the correct direction.

ON-GOING PROJECTS

Director Durow updated the Committee on the East Gateway Project and the 1st Street Riverfront Connection Project. It is possible the East Gateway Project will qualify for the new Stimulus Plan because it is already designed and ready for construction. The American Legion will be finishing up their windows soon.

FUTURE MEETINGS

The next scheduled meeting is Wednesday, April 22, 2009.

ADJOURNMENT

The meeting was adjourned at 7:05 P.M.

Respectfully submitted by Denise Ball, Planning Tech.

Dan Ericksen, Chair