

Columbia Gateway Urban Renewal Advisory Committee Minutes

Wednesday April 22, 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 5:36 p.m.

ROLL CALL

Present members: Dan Ericksen, Dick Elkins, Ken Farner, Gary Grossman, Bill Dick
Absent members: Chris Zukin, Jesse Birge
Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, Dan Durow,
Community Development Director, Brenda Green, Secretary, Consultants,
Jeff Tashman and 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 seconded. The motion carried unanimously, Zukin and Birge absent.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of March 17, 2009. Bill Dick moved to approve the minutes as submitted and Ken Farner seconded the motion. The motion carried unanimously, Zukin and Birge absent.

PUBLIC COMMENT

None

DISCUSSION

Chair Ericksen announced that he had another appointment at 7 pm and would need to leave early. Director Durow said he would turn the meeting over to Consultant Jeff Tashman and

added that Committee members could ask questions regarding the materials they had been provided with in their packets.

Tashman reviewed and summarized Attachment A, describing the proposed changes to the Columbia Gateway/Downtown Urban Renewal Plan.

Chair Ericksen asked for a clarification on project #16. Director Durow explained the project area of W. 3rd Place. Ericksen then asked how the plan could be terminated earlier. Tashman explained that if the projects are completed earlier or revenue comes in quicker the plan can be terminated earlier.

Farner asked what the typical duration of bonds is. Tashman replied ten to fifteen years.

Tashman next explained paragraphs J and K of Attachment A. There were no questions. The report accompanying the 10th amendment was summarized with a brief description on blight, the finances on page 23, and table 10 on page 26.

Dick Elkins asked what the big jump in the year 2018 is (Table 10 page 28) and Jeff Tashman replied that the Brewery Grade project comes onto the tax rolls that year.

Dan Ericksen asked when the anticipated debt will be retired and Tashman replied 2026.

The Committee, Staff, and Consultant briefly discussed the impact on taxing districts, future bonds and/or levy's, compression, and stress testing.

Chair Ericksen said he feels all proposed amendments have been reviewed and discussed. He asked if there were any public comments and there were none. Ericksen asked Durow what the next step is.

Director Durow explained that the schedule is outlined to carry out the public process ending with the City Council decision. The Committee can give the go ahead to Staff to proceed. The next public meeting is April 30th for general information provided to the general public. May 21st will be a hearing with the Planning Commission. A mailing to all property owners in City jurisdiction will be sent out on May 22nd. City Council will have their first meeting on the proposed amendment on June 8th. The ordinance can be adopted on July 13th and becomes effective 30 days later in mid-August. The budget can then be amended and a determination made on what size bond will pass the stress test.

Fire Chief Bob Palmer asked if there is an alternative funding source other than tax increment financing.

Consultant Tashman replied that general obligation bonds could be used for some of the proposed projects but the property rehabilitation grants and loans or any project that provides

private benefit cannot be funded through general obligation bonds. General obligation bonds do increase property taxes while tax increment financing does not.

Director Durow pointed out that Urban Renewal money makes excellent matching funds for other grants.

Dick Elkins asked if advertising should be published that shows how much Urban Renewal and Private dollars have been spent on projects, like the Commodore Building restoration? Director Durow said he thinks it is a great idea and he has it on his list of things to do.

Gary Grossman moved to recommend approval of the proposed Urban Renewal Plan amendment and Staff is directed to proceed with the process. Ken Farner seconded the motion and it carried unanimously, Zukin and Birge absent.

ON-GOING PROJECTS

Director Durow updated the Committee on the East Gateway Project. The East Gateway Project is moving quickly with the Bid Opening scheduled for June 16th. Chair Ericksen said he had a citizen request to not have the project take place during cherry harvest. Director Durow said E. 2nd Street will remain open during construction.

The Downtown Riverfront Connection and Dock design is moving along.

FUTURE MEETINGS

The next scheduled meeting is Tuesday, May 19, 2009 but there is nothing on the Agenda at this time.

ADJOURNMENT

The meeting was adjourned at 6:32 P.M.

Respectfully submitted by Denise Ball, Planning Tech.

Dan Ericksen, Chair