

Columbia Gateway Urban Renewal Advisory Committee Minutes

**Tuesday, July 21, 2009
5:30 PM**

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

CALL TO ORDER

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

ROLL CALL

Present members: Jesse Birge, Ken Farner, Bill Dick, Dick Elkins, Gary Grossman, Chris Zukin, Benjamin Hoey, Diana Bailey

Absent members: Dan Ericksen

Staff present: Gene Parker, City Attorney, Dan Director, Community Development Director, Denise Ball, Planning Tech.

PLEDGE OF ALLEGIANCE

Acting Chair Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Ken Farner moved to approve the agenda and Jess Birge seconded. The motion carried unanimously, Ericksen absent.

APPROVAL OF MINUTES

Acting Chair Zukin asked if there were any corrections or additions needed for the minutes of June 2, 2009. Bill Dick moved to approve the minutes as submitted and Gary Grossman seconded the motion. The motion carried unanimously, Ericksen absent, Birge, Hoey, and Bailey abstaining.

PUBLIC COMMENT

None.

ACTION ITEM/RECOMMENDATION

Director Durow presented the Staff Report regarding the painting of the American Legion building. He explained that the cost of the materials and labor for the windows and vaulting of the 2nd story ceiling totaled \$24,837.00 leaving only \$3,013.00 towards the painting of the west and south exterior of the building. Durow added that in May 2009 The American Legion advised our office that they did not wish to use the \$5,000 they were awarded for design and engineering for the façade and ADA accessibility. They believed that the façade restoration and ADA accessibility are major projects and that it will take them a long time to acquire the necessary funding.

Durow said he agrees that the façade and ADA restoration will be a major effort. In the mean time, the building is now stable but is in need of a good paint job, which would greatly enhance its appearance in the historic district. Staff recommends that the \$5,000 for design and restoration along with the \$3,013 left over on the grant be used for the painting of the E. 2nd and Court Streets sides of the building.

The American Legion building is required to be painted in a historically correct color palette and staff prepared and distributed a Request for Bids to Wasco County painting Contractors. Two Wasco County painting contractors submitted bids in response to the request. Bob Sady Painting Inc. submitted a bid per our specifications in the amount of \$8,319.00. Cascade Coatings, Inc. submitted a bid per our specifications in the amount of \$11,000.00. Both bidders were in receipt of Addendum 1. The Addendum modified certain specifications and changed the date for receipt of bids. Bob Sady Painting Inc. also submitted a proposal for additional work he felt the building required. These additional items are:

- ❖ Special attention will be given to the iron column surfaces to remove the heavy build-up of old paint which is beginning to peel off in some places so that the new paint will reveal the underlying architectural details.
- ❖ Apply 1 full coat of Sherwin-Williams Corothane I HS rust encapsulating primer to all iron and rusty metals.
- ❖ Apply a 2nd full coat of 100% acrylic latex primer to all surfaces to build a durable base for the finish coats.
- ❖ A 5 year guarantee if any of the specified work should fail within 5 years of the date of his final invoice.

The quote for this upgraded bid is \$12,419.00 with a \$1,000.00 discount as an “in kind” contribution and provided that payment is made to the contractor within 3 days of his invoice submittal.

Durow said he believes that the additional work proposed is in the best interests of the Urban Renewal Agency and the American Legion, which is a significant historical building. This work would need to be done in the future with the façade restoration. Durow asked if there were any questions.

Dick Elkins said he knows it is not a requirement but he would like to see applicants match Urban Renewal funds 50/50. He does not like Urban Renewal assuming the whole responsibility.

Ken Farner said he shares the same concern.

Director Durow explained that the historic buildings are being preserved for future use, the Commodore building is an excellent example of Urban Renewal funds eventually being leveraged by a private party.

Jim Block, Vice Commander of the American Legion said they have \$3,000 in their building maintenance fund. They are investigating grant opportunities, specifically for an elevator to allow ADA access to the basement and ADA restrooms on the main floor. Block added that the restoration of the front façade will be approximately \$70,000.

Gary Grossman asked how many members the American Legion has and Block said 310.

Ken Farner moved to recommend to the Urban Renewal Agency approval of an additional grant amount of \$3,406. The bid should be awarded to Bob Sady Painting, Inc. with the low bid as per specifications and the detailed additional items at a cost not to exceed \$11,419.00. The \$5,000 for design and engineering along with the remaining \$3,013 for painting will be applied to the exterior painting. Jess Birge seconded the motion and it carried unanimously, Ericksen absent.

City Attorney Gene Parker informed the Committee that the new City Intern, Jared Cobb, is focused on locating Federal funds available to municipalities and may be able to help the American Legion in their grant search.

ON-GOING PROJECTS

The East Gateway/Brewery Grade project will begin the week of August 3rd. Brewery Grade will be closed until mid-November, when the roundabout becomes operational but not completely finished. The Commercial Dock and Washington Street/1st Street are progressing very slowly at this time.

FUTURE MEETINGS

The next scheduled meeting is Tuesday, August 18, 2009 but there is nothing on the Agenda at this time. Director Durow, Jess Birge, and Diana Bailey said they will not be in attendance.

ADJOURNMENT

The meeting was adjourned at 6:15 P.M.

Respectfully submitted by Denise Ball, Planning Tech.

Dan Ericksen, Chair