



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, July 28, 2014

Immediately Following the City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for Agency Board consideration.

- V. APPROVAL OF MINUTES
 - A. Approval of June 9, 2014 Regular Meeting Minutes
- VI. ACTION ITEMS
 - A. Request by Northern Wasco County Parks and Recreation District for Funding to Construct the Swimming Pool
 - B. Update Regarding Granada Block Redevelopment Project
- VII. ADJOURNMENT

DRAFT

Columbia Gateway Urban Renewal Agency Advisory Committee

Meeting Minutes

Tuesday, June 17, 2014

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 Grossman called the meeting to order at 5:30 PM.

ROLL CALL

Members Present: Gary Grossman, Jennifer Botts, Steve Kramer, Robin Miles, John Nelson, Greg Weast

Members Absent: Chris Zukin, Linda Miller

Staff Present: City Manager Nolan Young, City Attorney Gene Parker, Administrative Secretary Carole Trautman

PLEDGE OF ALLEGIANCE

Grossman led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

Acting Chair Grossman indicated it was suggested that item VIII (A), "Mill Creek Greenway," should precede item VII, "Action Item – Northern Wasco County Parks and Recreation District" because information on the Mill Creek Greenway would be helpful in the decision process for the action item.

It was moved by Weast and seconded by Nelson to approve the agenda as amended. The motion carried unanimously; Zukin and Miller absent.

APPROVAL OF MINUTES

It was moved by Nelson and seconded by Kramer to approve the May 28, 2014 minutes as submitted. The motion carried unanimously; Zukin and Miller absent.

PUBLIC COMMENT

None

ONGOING URBAN RENEWAL PROJECTS UPDATE

A. Mill Creek Greenway – City Manager Young summarized the last meeting’s discussion on Mill Creek Greenway where staff proposed considering using part or all of the \$258,000 Opportunity-driven Urban Renewal (UR) funds as matching funds for a grant to be used for a portion of the Mill Creek Greenway. Young stated that, at this time, he recommended postponing applying for the grant for one year for the following reasons: 1) some funds that would be used for the project would not be available until later this year; and 2) it would give staff an opportunity to further define the project and work on engineering.

ACTION ITEM – Recommendation Concerning a Request from Northern Wasco County Parks and Recreation District for Assistance with the Thompson Park Swimming Pool Project

Presenting the request were Scott Green, Northern Wasco County Parks and Recreation District (NWCPRD) Executive Director, and Mark Seder, project architect. Director Green distributed a handout of recent architect’s renderings of the project (Attachment 1). Mr. Green said the project was shovel ready. The completion date was projected for the first weekend of June 2015. Director Green gave some history on the project. He said, that due to the challenge of the soils in the community, the costs of the project had increased considerably. The pool design was reduced, Green reported, and the Parks District has the funds for the 50m pool. However, the Parks District desired to bring in some economic-generating features with I-84 appeal including a slide, climbing wall, shade and other appealing landscaping. He felt the development of this project would play well into the West Gateway project as well. Green said the entire facility would be very visible from the freeway, more so than other Eastern Oregon communities.

Nelson asked what the soil issues were. Director Green indicated the main factor was the basalt drilling. He said there would not be as much drilling as originally thought, but they would need to excavate. Plans currently called for moving the pool site 10 to 15 feet closer to Mill Creek to alleviate some of the soils difficulties.

Green said they were currently approximately \$350,000 short and they were anticipating a potential \$100,000 from the Enterprise Zone Agreement, \$30,000 from an aquatics group, and some possible help from the local Lions Club. In summary, Mr. Green stated NWCPRD was requesting \$220,000 of UR funds.

City Manager Young advised that the UR budget was \$250,000 and was dependent upon a loan being paid back of \$600,000, the flour mill sale of over \$300,000 and the sale of the Granada Block property of approximately \$845,000. Some of those funds would be used for other projects, Young stated, and totaled approximately 1.745 million dollars. Weast clarified by asking if the UR budget was dependent upon those anticipated revenues. Young explained that would partly be the case. The Granada Block project would be a “wash” if the developers did not purchase the property, because the development project would not go forward. The other remaining \$900,000 worth of anticipated revenues would have an impact on the UR budget.

City Manager Young asked Mr. Green and Mr. Seder when they would need the UR “cash in hand.” Director Green said NWCPRD had the funds to construct the pool, and the “I-84 appeal” features were on an alternate list in the bid documents, so there was some time. Mr. Green anticipated the UR funds would be needed by early Spring of 2015. Young said staff would have a better idea of UR funds by August, but if funds did not come in, other projects could be delayed. Or, in the alternative, funds could be borrowed from other funds with the understanding that other funds would be made available at a later time.

The Committee members discussed the project’s potential of adding to the economic viability to The Dalles and that it would aid in removing blight to the downtown area. The general consensus was that it would be a worthwhile project, especially if the UR funds were available. It was moved by Weast and seconded by Miles to recommend approval of funding \$220,000 for the Northern Wasco County Parks and Recreation District Thompson Pool Project alternate features to include a slide, a climbing wall, shade and other enhanced landscaping, pending the receipt of UR budget funds, and to adopt the Thompson Pool Project into the Columbia Gateway Urban Renewal Agency Plan through a minor amendment.

Nelson asked Director Green if the alternate features could be developed in the future if the UR funds were not available. Mr. Green said NWCPRD would then be responsible for funding the projects. Mr. Seder advised the prices would rise over time if not done now.

Acting Chair Grossman called for the vote. Grossman, Miles, Nelson, Kramer, and Weast voted in favor; Botts abstained. The motion carried.

City Manager Young said his intent was to bring the project before the Agency on July 28, 2014. In doing so, it would give more time to identify available UR funds, and to provide time for the first bid packet to be opened. Young said he would apprise the Agency of the URAC’s intent for the pool project and give an explanation for the delay in bringing the project before the Agency.

Nikki Lesich, 1814 E. 14th Street, The Dalles, Oregon, former Mayor and current NWCPRD Board member, advised that Thompson Pool had always been on the Urban Renewal project list. She said the Parks District now had the funds to construct, they had the direction of the community, and to have the I-84 appeal features would be a positive economic impact to the community.

PROJECT UPDATES

- B. Granada Block Redevelopment Project -- Michael Leash, Rapoza Development Representative gave the following project update highlights:
- Developers have signed a letter of intent with Venture Hospitalities (formerly Concept Entertainment) for the restaurant services.
 - John Lee of VIP Hospitality has stepped aside at this time, because he was waiting for a restaurant operator to be involved and he was looking for more of a Hampton Inn Suites type brand hotel.

- Discussions continue with a couple of people in the Columbia Gorge area and also a Portland operator/developer regarding equity funds.
- Continuing work with private Portland capital partners and with a real estate bank in Washington.
- Continuing work with a Portland attorney that has a regional EB5 center.
- Working to identify a timeline, job creations and incremental job creations within the community with American Dream Funds, a leading EB5 center in Portland.
- Met with Venture Hospitality and another investor who offered some additional ideas for improving configurations for the restaurant and meeting facility.
- Continuing communications with Hilton on submitting the formal application within the next few months.
- Signed a letter of intent with a hospitality group for hotel operations.
- No new information on archaeological or environmental issues pertaining to the redevelopment.

Mr. Leash explained that the developers were heading towards a Hilton Garden brand hotel, and restaurant operations needed to be integrated with the conference facilities. He said the developers want a separate operator for the restaurant space, yet integrated with the hotel.

C. Non-Profit Property Owner Rehabilitation Grants

City Manager Young reported there were three outstanding grants:

- 1) Wonderworks - still pending; working on securing the necessary grant match.
- 2) Independent Order of Odd Fellows (IOOF) - applied for three match grants, two of the three were declined. They received a Diamonds in the Rough Grant for \$6,700.
- 3) The Civic Auditorium - architectural and engineering work was progressing. Half of their grant funds and work remain.

D. Other

No other on-going projects at this time.

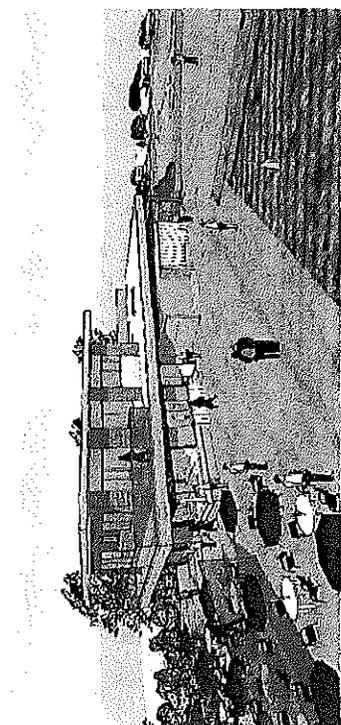
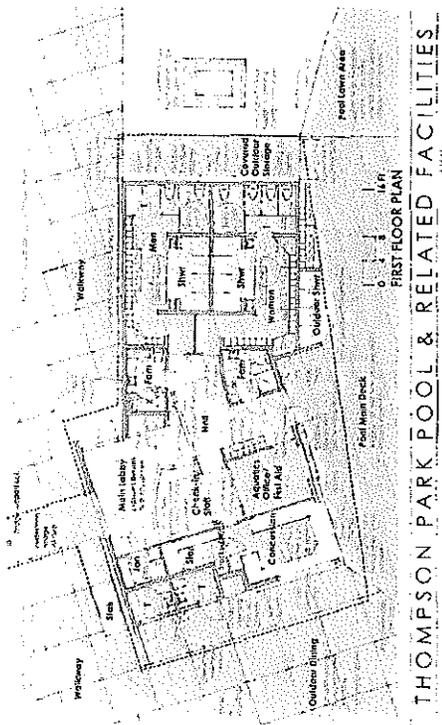
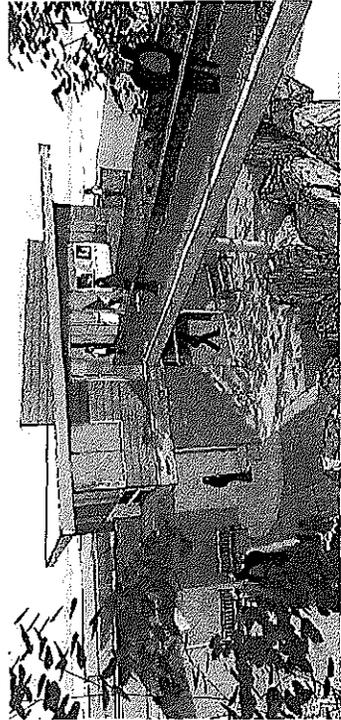
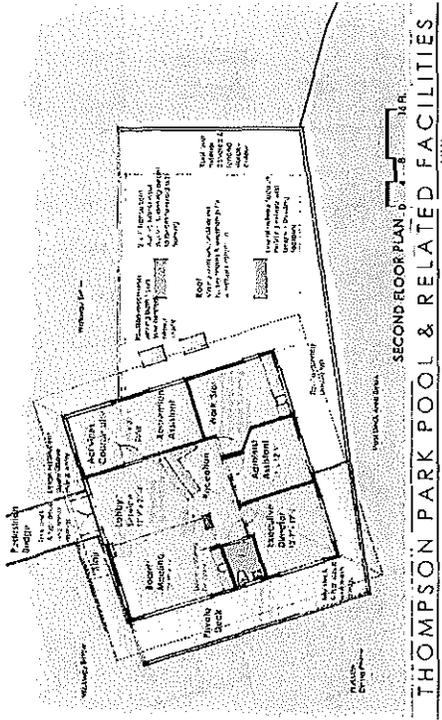
FUTURE MEETING – June 17, 2014

ADJOURNMENT

Acting Chair Grossman adjourned the meeting at 6:22 PM.

Respectfully submitted by Administrative Secretary Carole Trautman

Gary Grossman, Vice Chairman



MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
OF
JUNE 9, 2014

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin, Linda Miller

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Finance Director Kate Mast

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 8:17 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

It was moved by Wood and seconded by Miller to approve the agenda as presented. The motion carried unanimously.

AUDIENCE PARTICIPATION

None.

MINUTES (Continued)
Urban Renewal Agency Meeting
June 9, 2014
Page 2

APPROVAL OF MINUTES

It was moved by Miller and seconded by Wood to approve the May 12, 2014 regular meeting minutes. The motion carried unanimously.

PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Proposed 2014-15 Columbia Gateway Urban Renewal Agency Budget

Chair Lawrence reviewed the procedure to be followed for the public hearing.

Finance Director Mast reviewed the staff report.

Testimony

Hearing no testimony, the public hearing was closed.

Resolution No. 14-002 Adopting the Fiscal Year 2014-15 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations and Certifying a Request for Maximum Tax Revenue to the County Assessor

It was moved by McGlothlin and seconded by Wood to adopt Resolution No. 14-002 adopting the fiscal year 2014-15 budget for the Columbia Gateway Urban Renewal Agency, making allocations and certifying a request for the maximum tax revenue to the County Assessor. The motion carried unanimously.

ACTION ITEMS

Update Regarding Granada Block Redevelopment Project

Michael Leash apologized for not bringing other development team members, but said they had commitments elsewhere. He said John Lee was not currently participating because he had preferred to work with the Hampton Inn brand over the Hilton. Leash said there was new interest in equity financing from investors in the Pacific Northwest and the Gorge area. He said four new potential investors were receiving agreement documents.

Leash provide an update on the debt financing, noting partners were completing their analysis at this time. He said the real estate investment bank, EB5, and McAdam & McCarthy were looking at letters of intent.

Regarding food and beverage program, Leash said a letter of intent had just been signed and the restaurant space was being configured.

Leash said the Hilton was committed. He said there were no updates on the architectural and archaeological information.

Chair Lawrence said he had spoken with Patrick at the Hilton and said he had not received an application but the time line remained the same, three to six months processing if the application was complete, but that it could take longer.

Mr. Leash said he did not think it would take six months because the person working on that had extensive experience working with Hilton on applications and knew exactly what was expected.

Chair Lawrence expressed concern that the development could be put together in the remaining time allowed by the agreement. Mr. Leash said he was working very hard to get all the pieces put together and understood the concern about completing the package by the end of the year. He said he would make an appointment to meet with Chair Lawrence in the near future to go over the Executive Summary with him.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:50 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:

Stephen E. Lawrence, Chair

ATTEST:

Julie Krueger, MMC, City Clerk



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COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT

URBAN RENEWAL

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
July 28, 2014	Action Item	

TO: Urban Renewal Agency

FROM: Nolan Young, Urban Renewal Manager

DATE: July 9, 2014

ISSUE: Request from Northern Wasco County Parks and Recreation (NWCPR).

BACKGROUND: At the June 17, 2014 Urban Renewal Advisory Committee meeting Scott Green, Executive Director of NWCPR made a request for \$220,000 from Urban Renewal to assist with the construction of the new pool facility at Thompson Park. Green anticipated that funds would be needed in early Spring of 2015.

The Urban Renewal Advisory Committee moved to recommend approval of funding \$220,000 for the Northern Wasco County Parks and Recreation District Thompson Pool Project alternate features to include a slide, a climbing wall, shade and other enhanced landscaping, pending the receipt of UR budget funds and to adopt the Thompson Pool Project into the Columbia Gateway Urban Renewal Agency Plan through a minor amendment.

Additional Information

We have since received the following additional information from NWCPR:

“Northern Wasco County Parks & Recreation District thanks you for the opportunity to present to the Urban Renewal Board and for the very favorable result of our request for certain additional funds for our current Thompson Park Pool & Related Facilities Project. We appreciated the recognition of the economic opportunity and potential “driver” role of our project, as well as the upgraded support of community.”

The bond funding, will by current cost estimates result in a very bare bones and basic

new facility. Without additional funding, our completed facility may very possibly lack many of the valuable “fun” and other economy-producing features (water slide, aqua climbing wall, shade structures, lawn and bleachers) that draw visitors and community alike to facilities such as ours. In our unique case, being so visible and accessible from the freeway, we cannot emphasize the visitor factor enough! Our request for \$220,000 from Urban Renewal will allow us to provide these much needed amenities, and in turn will help provide economic stability in our community.

The anticipated schedule, including key decision points on items that may be in the mix for Urban Renewal Funding and also the actual cash flow for approximately when such items would come up for payments to our general contractor. The dates are not the same, but at key decision points we would need with certainty that the funding was approved, secured and would thus be available at date of required payment.

Following is the current project schedule, subject to change:

July 17, 2014: Bid Package # 1 submittals: Heavy-construction site work (i.e. not finish features) and thus not containing any of the features and improvements we are asking UR to help support. However, results of this bid package will factor into our overall project costs and thus affect the monies needed.

July 30, 2014: Bid Package #2 submittals: Site concrete work, again not containing features we are asking UR help with, but with costs factoring in.

July 28, 2014: UR Agency Meeting: Our understanding is this is the meeting at which the Agency will be asked to approve UR recommendation to dedicate UR funding to our project.

August 15, 2014: Bid Package #3 submittals: The bulk of the project, including all the economic features, including those we are seeking UR help to assure inclusion in our project. Upon receiving bids for Package #3, we will fully know the scope and limitations of our project, including the costs of major features that can be added to the project via bid additive alternates submitted. Within a few days of receipt of bids, we will have analyzed them, determined the base bid and successful sub-bidders, and will know what features can be added to the base bid (if any) through currently secured funding, and what features cannot be included without additional funding such as Urban Renewal monies.

August 20, 2014: Report to Urban Renewal: We will report based on our final bid package submittals, our final costs for our base bid project, how many if any bid additive alternates we are able to add within monies that we currently have available, and thus how the monies granted to us (we hope) by Urban Renewal at the July 28, 2014 meeting above, will be utilized.

Spring 2015: Payments due for additive alternates: If we have indeed secured other project monies beyond those currently available, those additional monies would be spent some time in Spring, as current monies would be used up by plan. More exact dates can be established once we have all bid submittals in and also know what additional funding we may have available.

BUDGET IMPLICATIONS: The current (FY 2014-15) Urban Renewal budget includes \$258,360 for opportunity driven projects. This \$220,000 leaves \$38,360 for additional projects. There is a potential cash flow issue in that \$911,286 of the budgeted Urban Renewal revenues are from loan repayments and purchase proceeds from the Sunshine Mill project. That is why the Advisory Committee included in their recommendation, a contingency of “receipt of budgeted funds”. We are now confident that through timing of other projects or use of short term loans we can fund this project by Spring of 2015 even if there is a delay on other budgeted Urban Renewal revenue sources.

AGENCY ALTERNATIVES

1. Approve the request from NWCPR District of funding \$220,000 for the Northern Wasco County Parks and Recreation District Thompson Pool Project alternate features to include a slide, a climbing wall, shade and other enhanced landscaping, if current project funding is not sufficient to pay for the cost of those projects, pending the adoption of the Thompson Pool Project into the Columbia Gateway Urban Renewal Agency Plan through a minor amendment.
2. Approve a different amount of funding for the Northern Wasco County Parks and Recreation District Thompson Pool Project.
3. Decline to approve the request pending further confirmation of available UR funds.
4. Decline to approve the request.