



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, November 9, 2015

Immediately Following the City Council Meeting

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. 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.

5. APPROVAL OF MINUTES
 - A. Approval of October 26, 2015 Regular Meeting Minutes
6. ACTION ITEMS
 - A. Approval to Use Urban Renewal Funds for Gitchell Building Assessment
7. ADJOURNMENT

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
OCTOBER 26, 2015

CITY COUNCIL CHAMBERS
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

COUNCIL PRESENT: Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott

COUNCIL ABSENT: None

STAFF PRESENT: Interim City Manager Julie Krueger, Recording Secretary Izetta Grossman, Project Coordinator Daniel Hunter

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 7:25 p.m.

ROLL CALL

Roll call was conducted by Recording Secretary Izetta Grossman; all members present.

APPROVAL OF AGENDA

Spatz requested adding Action Item 6C Reconsider Granada Block RFP Deadline to the agenda.

It was moved by McGlothlin and seconded by Elliott to approve the agenda as amended. The motion carried unanimously.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Spatz and seconded by Elliott to approve the October 12, 2015 Urban Renewal meeting minutes as presented. The motion carried unanimously.

ACTION ITEMS

Approval of Property Rehabilitation Façade Improvement Grant for Alan and Bev Eagy

Project Coordinator Daniel Hunter reviewed the staff report.

Elliott asked if there was a timeline for completion of the project.

Project Coordinator Hunter said that one extension was allowed and a timeline could be added to the agreement with the Eagy's.

Alan Eagy said that there was extensive interior work that needed to be completed and that the work being done with the grant was to stabilize and preserve the exterior of the structure.

Interim City Manager Krueger said that the agreement would outline the timeline and expectations.

It was moved by Elliott and seconded by Spatz to approve the Property Rehabilitation Façade Improvement Grant in the amount of \$18,166 for Alan and Bev Eagy. The motion carried unanimously.

Approval of Civic Improvement Grant for the Main Street Program

Project Coordinator Daniel Hunter reviewed the staff report. Hunter noted that the grant is awarded semi-annually, and that Main Street was the only applicant for this cycle.

Mayor Lawrence noted that the 100 year anniversary of the Scenic Hwy was coming up and asked if that information could be included in the kiosks.

Main Street Executive Director Matthew Klebes said they would be interested in including that type of information.

Elliott asked if local sign companies had bid on the project.

Klebes said they had asked Meyer Sign for a bid because they wanted to maintain continuity with the other signage at the Lewis and Clark Festival Park and the dock. Klebes said he would contact local companies to see if any were interested in the project.

In response to a question Klebes said that the real estate grant had a one year deadline for completion, and that grant was received about four months ago.

It was moved by Miller and seconded by Elliott to approve the Civic Improvement Grant in the amount of \$16,250 for the Main Street Program. The motion carried unanimously.

Granada Block Redevelopment Request For Proposals Deadline

Spatz read a statement regarding request to change the deadline for accepting Request For Proposals to allow time for Representative Huffman time to request the \$1 million in lottery funds for the project (Statement attached).

It was moved by Spatz that the deadline for a Request for Proposals for the Granada Block and associated improvements to include and specify a destination hotel, parking structure, Washington Street plaza and undercrossing to be established as January 15, 2016.

After discussion on changing the intent from proposals to specific type of development the motion died for lack of a second.

Hunter reported that he and Business Development Director Rains had received inquiries on receiving the request for proposals and both had adequate financial stacks.

It was move by Spatz and seconded by McGlothlin to change the deadline of the RFP to December 29, 2015. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:12 p.m.

Submitted by/
Izetta Grossman
Recording Secretary

SIGNED:

Stephen E. Lawrence, Chair

ATTEST:

Izetta Grossman, Recording Secretary

Over the past several years gateway Urban Renewal Agency and the Urban Renewal Advisory Board have invested hundreds of thousands of dollars and uncounted staff time in pursuit of a downtown destination hotel complex to be located on the Granada block in downtown The Dalles.

The purpose of this work has been to generate private sector jobs downtown through the rehabilitation of what had become a blighted combination of vacant buildings. Neither the city nor the urban renewal board had any role in the closure of the Recreation and Granada Theatre, but we suffered a share in the economic consequences through loss of potential tax revenue, and the discouraging effect these blighted properties have on investment in downtown as a whole.

It is absolutely incumbent upon the urban renewal board to take a leadership role in resolving these conditions. That's why the board was created in the first place.

Over the past two years we have engaged with Rapoza Development in an attempt to develop the Granada block as a destination hotel. Although that development agreement has now lapsed, I believe it is far too soon to consider other development concepts for the Granada block property. No other anchor use holds the promise of incorporating the Granada Theatre as a conference space; no other anchor use provides within its business model an adjoining parking structure, which has always been a constraining factor in the Granada's use since this historic theatre opened in 1929.

Downtown The Dalles needs the combination of a destination hotel, parking structure and Washington Street plaza to drive downtown retail business growth and downtown residential development. The spin-offs from this development will be substantial, whoever the ultimate developer may be.

Furthermore, we have the opportunity through Rep. John Huffman to seek Legislative authorization of state bonding capacity to assist with this project. That capacity could prove instrumental in a business model for the hotel itself, or in addressing the recently-identified additional costs associated with the Washington Street below-grade pedestrian undercrossing. Such funding might also help the city leverage grant dollars to assist in relocation of the Gitchell building, a project which must occur if this building is to see continued use and not simply be demolished.

However, Rep. Huffman would need to have a signed development agreement in place by Feb. 1, 2016, in order to proceed with a legislative request.

With that in mind, **I move that the deadline for a Request for Proposals for the Granada block and associated improvements to include and specify a destination hotel, parking structure, Washington Street plaza and undercrossing be established as Jan. 15, 2016**, rather than Feb. 29, 2016, as I earlier moved and the agency accepted.

mand additional components
I offer this change in deadline having conferred with Rep. Huffman on his requirements for legislative consideration. I recognize that this leaves potential developers relatively little time to craft their proposals, and only two weeks between the deadline for project concepts and conclusion of a development agreement by Feb. 1, 2016. I would contend that site research which has already been accomplished will nevertheless make this timeline feasible, whether the agency receives a proposal from Rapoza or another prospective developer.



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AGENDA STAFF REPORT

URBAN RENEWAL AGENCY

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
November 9, 2015		

TO: Urban Renewal Agency
FROM: Daniel Hunter, Project Coordinator
DATE: October 21, 2015
ISSUE: Gitchell Building Assessment.

BACKGROUND: The Gitchell Building, also referred to as Waldron Drug Store, received a structural assessment in 2009 from KPFF Architecture and Engineering. In that report, among other issues, it was noted that the first floor joists were no longer attached to the exterior wall. Due to further visible deterioration, they provided a follow-up assessment in January 2015.

Progressive deterioration was noted, and additional observations noted moisture uptake in the exterior walls. Standing water was observed in the basement of the building. Staff verified that no irrigation lines are operating in the area that would cause or contribute to the uptake or standing water.

There are several conditions that need to be addressed on the building to slow the water uptake and make it safe to enter. Installation of reinforcement to support the first floor where the joists are no longer supported by the exterior wall, and installation of a sump pump in the basement to remove any water.

On September 28, 2015 staff provided a report to the City Council detailing the above conditions as well as observed crack at the south east corner of the building that runs from the roof line to the ground. Without further investigation it is unclear as to the

extent this crack may penetrate the stone/mortar. City Council directed staff to obtain estimates for two options to address the issues observed on the building.

Those two options are:

1. Reinforce the structure where it stands and install a sump pump.
2. Move the building.

Staff has contacted KPFF and asked for estimates and feasibility for both options. KPFF will provide this service for a cost not to exceed \$5,000. As this cost was not budgeted this year, we are asking for that sum from the Urban Renewal Capital Outlays budget line that has \$61,388 budgeted for opportunity driven projects.

On October 20, 2015 the Urban Renewal Advisory Committee met and considered the request for up to \$5,000 that would fund the estimate and feasibility of the two options. The Advisory Committee voted unanimously to recommend to the Agency approval of the funding request.

AGENCY ALTERNATIVES

1. **Staff Recommendation:** *Move to approve Urban Renewal Funds not to exceed \$5,000 to pay for costs estimates and feasibility report from KPFF regarding the Gitchell Building.*
2. Deny the request.



October 9, 2015

Mr. Daniel Hunter
Administrative Fellow
City of The Dalles
313 Court Street
The Dalles, Oregon 97058

RE: City of The Dalles, Getchell Building Cost Analysis

Dear Daniel,

We are pleased to submit the following proposal to provide conceptual cost estimating and structural feasibility services related to stabilizing and / or moving the existing Getchell Building (aka Waldron Building). KPFF has previously studied the condition of the building and will incorporate this past experience and knowledge into these new services.

A. TASK BREAKDOWN

KPFF's team for the following scope of work will include the following:

- **KPFF Consulting Engineers** – Structural Engineering and structural cost estimating
- **Peter Meijer Architects** – Architectural consultation

Task 1: Cost estimate to reinforce the deteriorated first floor joists at the east entry and install sump pump

KPFF's efforts under this task will include the following:

- Develop floor joist repair or reinforcement designs to a level sufficient enough to develop a conceptual cost estimate to design and construct the work.
- Develop a conceptual cost estimate to install a basement sump pump
- Complete 1 site visit to review conditions
- Summarize results into a brief technical memorandum. Memorandum will include cost estimates, a design narrative, and photos, and possibly basic hand sketches. Submit draft memorandum to the City in electronic format.
- Respond to City comments on Draft and incorporate responses into a Final Memorandum

Task 1 Deliverables: Draft and Final Technical memorandum with cost estimates

Assumptions:

- Cost estimates will be developed to a conceptual level of accuracy ~ +/- 30%.
- No CADD drawings.
- One Site visit for one KPFF engineer

Task 2: Cost estimate and feasibility assessments to move the building to another location that would allow full occupancy

KPFF's efforts under this task will include the following:

- Coordinate with building moving contractor to assess the feasibility of moving the building intact.
- Determine conceptual retrofits, strengthenings, or other modifications that may be required in order to prepare the building for moving
- Identify primary risks associated with moving the building
- Develop cost estimate for moving the existing building to a new site.
- Summarize results and include in the technical memorandum scoped in Task 1.

Task 2 Deliverables: See Task 1

Assumptions:

- One site visit for one KPFF engineer and a building moving contractor
- See Task 1 for other assumptions

B. SCHEDULE

All work associated with Task Order will be completed in accordance with the following schedule. These dates assume a NTP no later than 10/16/15.

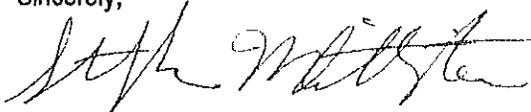
- Draft Memorandum 3-4 weeks after NTP
- Final Memorandum 1 week after receiving City's comments on Draft

C. COMPENSATION

The Consultant and the City mutually agree that the billings for **Tasks 1 and 2** shall be invoiced on an hourly basis at the contracted rates and the total amount shall not exceed **\$5,000.**

If you have any questions or comments regarding this proposal, please contact me at 503-227-3251 or via email at Stephen.Whittington@kpff.com.

Sincerely,



Stephen Whittington, P.E.
Associate

SW/jkd

207704\24 - fee proposal - 10-9-15