



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

SUPPLEMENTAL AGENDA

Columbia Gateway Urban Renewal Agency

City Council Chamber

313 Court Street, The Dalles, Oregon

April 14, 2014

TO BE ADDED:

ACTION ITEM VI, B

Approval of Grant for IOOF Columbia Lodge #5 for a Restoration Project

AGENDA STAFF REPORT

URBAN RENEWAL AGENCY

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
April 14, 2014		

DATE: April 14, 2014

TO: Urban Renewal Advisory Committee

FROM: Nolan Young, City Manager

ISSUE: Semi-annual Competitive Property Rehabilitation Grant Application Review and Recommendation to the Agency Board.

BACKGROUND: The Oddfellows Lodge (IOOF) is a fraternal society which was organized in The Dalles on November 1, 1859. The Oddfellows Lodge building is located at 421 E. 2nd Street, The Dalles. The original building was built in 1904, but this building burned in 1914 and was rebuilt in 1915. The IOOF building is a two story structure with richly detailed brickwork and elevated name block.

IOOF is a 501c8 non-profit fraternal organization. IOOF's building project is to restore the historic character and integrity of this building.

IOOF is requesting a \$10,000 Urban Renewal building rehabilitation grant to assist with this \$40,000 project.

The City of The Dalles Historic Landmarks Commission (Staff Report #142-14) conditionally approved this project on February 26, 2014 with the following conditions:

1. Work will be completed in substantial conformance to the drawings and proposals as submitted and reviewed.

2. Prior to construction, the applicant will be required to submit for approval to the City Planning Department. Once approved, the applicant will be required to submit for a structural permit from the local Mid-Columbia Building Codes Services.

3. Final paint colors on the refurbished windows and doors will be required to be approved by the Planning Director, unless the same color is used.

The approved Urban Renewal Agency Administrative Plan in Section C. Civic Improvements Grant Program states:

Grants may be made by the Agency to public, non-profit or civic organizations for projects within the boundaries of the Urban Renewal Area that serve a public purpose by meeting the selection criteria. Grants will be awarded semiannually on a competitive basis and based on the selection criteria. Grant awards are subject to availability of program funds.

APPLICATION: The application from Independent Order of ODD Fellows, Columbia Lodge No. 5 (IOOF) was received on January 31, 2014. This application is for a grant of \$10,000 to assist with the facade restoration of this historic building. This is a \$40,000 project with IOOF providing \$10,000 and applying for \$20,000 of grant monies through the State of Oregon Historic Preservation Office. IOOF is providing 25% of the project cost.

Proposed Project Costs

1. Masonry replacing and resetting	\$4,364
2. Tuck pointing of bricks	\$3,277
3. Wood frame window and door restoring and resealing	\$2,574
4. Repair and repainting of metal cornice	\$ 812
5. Cleaning and resealing of masonry	\$3,438
6. Cleaning and restoring of marble base, basalt blocks and brick columns	\$4,126
7. Man-lift and Swing Stages Equipment Rental to complete the work	\$6,732
8. Awning work (repair/replace)	\$7,338
9. Restoration of transom windows	<u>\$7,339</u>
Total:	\$40,000

Proposed Fund Sources

Applicant (IOOF):	\$10,000
SHPO Grant	\$20,000
Urban Renewal Grant:	<u>\$10,000</u>
Total:	\$40,000

The proposed project costs are based on an estimate provided by D & R Masonry Restoration, Inc. This estimate is attached to the application. All work would be done in compliance with all requirements of the City of The Dalles Historic Landmarks Commission.

BUDGET IMPLICATIONS: The Dalles Urban Renewal Agency has \$13,000 available for new property rehabilitation grants and interest rate subsidies in the line item budget and other funds for opportunity driven projects. If this \$10,000 grant application is approved, the remaining line item funds available would be \$3,000.

PRIOR ACTIONS: The Urban Renewal Advisory Committee recommended approval by the Urban Renewal Agency for this grant application at their March 18, 2014 meeting (see following motion).

It was moved by Miller and seconded by Kramer to recommend approval of a \$10,000 Urban Renewal Agency Grant to the Independent Order of Odd Fellows No. 5 Columbia Lodge to be used for the restoration project, as described in the staff report, of its building located at 421 E. 2nd Street, The Dalles, Oregon. The recommended approval is conditional upon: 1) this project being approved and permitted by all applicable agencies and entities; 2) the applicant obtaining \$20,000 in funds from a source approved by the Urban Renewal Agency, such as SHPO; and 3) documentation of IOOF's 501C8 non-profit fraternal organization status. The motion carried unanimously; Botts and Zukin absent.

ALTERNATIVES:

Staff Recommendation: *Move that the Urban Renewal Agency approve a \$10,000.00 urban renewal grant to Independent Order of Odd Fellows No.5 Columbia Lodge to be used for the restoration project, as described in this staff report, of its building located at 421 E. 2nd Street, The Dalles, Oregon contingent on:*

- 1. This project being approved and permitted by all applicable agencies and entities.*
- 2. The applicant obtaining \$20,000 in funds from a source approved by the Urban Renewal Agency, such as SHPO.*
- 3. Documentation of IOOF's 501c8 non-profit fraternal organization status.*

ALTERNATIVE OPTIONS:

1. Move that the Urban Renewal Agency approve a \$30,000.00 urban renewal grant to Independent Order of Odd Fellows No.5 Columbia Lodge to be used for the restoration project, as described in this staff report, of its building located at 421 E. 2nd Street, The Dalles, Oregon. This is conditional upon denial of IOOF's \$20,000 grant request to SHPO. This approval is conditional upon this project being approved and permitted by all applicable agencies and entities, including, but not limited to, the Historic Landmarks Commission.
2. Move that the Urban Renewal Agency decline the request.