

SPECIAL MEETING
COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

October 21, 2024

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/86259459367?pwd=Z0Nnd3E4bkxBUVhXQkRKTKJCdEJ6QT09>

Meeting ID: **862 5945 9367** Passcode: **292293**

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1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – September 17, 2024
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any Urban Renewal subject. Five minutes per person will be allowed.
7. DISCUSSION
 - A. First Street Project: Agency/City Project Cost Discussion
8. ACTION ITEMS
 - A. Urban Renewal Plan: Substantial Amendment and Report
 - B. Surplus of Agency Property
9. RESOLUTION
 - A. Resolution No. 24-004 – A Resolution Directing Staff to Commence the Substantial Amendment Process for Making Changes to the Columbia Gateway/Downtown Plan
10. BOARD MEMBER COMMENTS / QUESTIONS
11. STAFF COMMENTS / PROJECT UPDATES

12. ADJOURNMENT

Meeting conducted in a room in compliance with ADA standards.

Prepared by/
Paula Webb, Secretary
Community Development Department

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING

September 17, 2024

5:30 p.m.

City Hall Council Chambers
313 Court Street, The Dalles, Oregon 97058
Via Zoom / Livestream via City Website

- PRESIDING:** Darcy Long, Chair
- BOARD PRESENT:** Staci Coburn, Walter Denstedt, Scott Hege, Kristen Lillvik, Timothy McGlothlin, and Dan Richardson
- BOARD ABSENT:** Marcus Swift and Ben Wring
- STAFF PRESENT:** Director and Urban Renewal Manager Joshua Chandler, City Attorney Jonathan Kara, Secretary Paula Webb

CALL TO ORDER

The meeting was called to order by Chair Long at 5:31 p.m.

PLEDGE OF ALLEGIANCE

Chair Long led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Coburn and seconded by Hege to approve the agenda as prepared. The motion carried 7/0; Coburn, Denstedt, Hege, Lillvik, Long, McGlothlin, and Richardson voting in favor, none opposed, Swift and Wring absent.

APPROVAL OF MINUTES

It was moved by Hege and seconded by McGlothlin to approve the minutes of August 20, 2024 2024 as submitted. The motion carried 7/0; Coburn, Denstedt, Hege, Lillvik, Long, McGlothlin, and Richardson voting in favor, none opposed, Swift and Wring absent..

PUBLIC COMMENT

Janet Meader, 911 E 7th Street, The Dalles.

Ms. Meader referred to the Basalt Commons project and requested the number of people notified, and the process for notifications.

Director Chandler replied that public meetings are posted on the city's website and shared with the media. Land use applications require notice to surrounding property owners.

Ms. Meader requested a detailed breakdown of taxing district and City contributions. Director Chandler replied he would provide the information.

Board Member Richardson replied that city funds are not used for urban renewal; instead, each of the taxing districts contributes to urban renewal. He also noted that the Urban Renewal Agency does not increase property owner taxes.

Director Chandler added there is an adopted urban renewal budget each year, which is separate from the city's budget. Within the urban renewal budget, there is a line item for administration. When city staff work on urban renewal-related tasks, their hours are tracked; the Agency compensates the city for that time.

As for the departments potentially impacted, staff time from the city attorney's office, finance department, and community development department is compensated by the Urban Renewal Agency.

Ms. Meader asked why system development charges (SDCs) are paid by the Agency.

Director Chandler replied SDCs are applied to every development to cover the costs associated with the impact of new development. The primary goal of the Incentive Program's SDC grant is to incentivize residential development downtown.

Ms. Meader suggested development of a trade school at the Tony's site to benefit the downtown. She said a plaza is a fine idea, and suggested the addition of an amphitheater, water park or splash pad.

DISCUSSION ITEM

Substantial Amendment and Plan Update

Director Chandler presented the staff report. He introduced Elaine Howard, of Elaine Howard Consulting, LLC.

Board Member Richardson asked if, out of the \$7 million budgeted, \$6.3 million is allocated for oversight, management, and streetscaping. Director Chandler replied that was correct.

Board Member Richardson then requested the definition of streetscaping.

Director Chandler replied streetscaping is a rather subjective term. Attempts were made to get a clear definition from KPFF engineers, who had encountered a wide range of streetscaping projects. Some focused solely on surface elements, while others, like the First Street project, also included underground infrastructure. He could not speak definitively for Public Works or Engineering, but this is the estimate he was provided.

Board Member Richardson believed a separate discussion on First Street was necessary to thoroughly address the costs and clarify who is expected to pay, whether it's the Agency or the City. This may not be immediately critical, but is something to nail down.

Regarding the MI question, Board Member Richardson asked if there was a deadline or expected timeframe for receiving comments from the other taxing districts. Director Chandler replied the taxing districts have 45 days to respond.

Consultant Elaine Howard noted the response time is 45 days from the date of formal notification. She added notification would occur after the October 15 meeting. [The October 15 meeting was later rescheduled for October 21, 2024.] Ms. Howard added the community-wide

mail out would be sent mid-November; every single property owner within the City of The Dalles will receive a notice.

Board Member Denstedt asked if City Council would make the final decision on MI expansion. Director Chandler replied that was correct. He added City Council would consider comments and decisions made by the taxing districts and their representatives.

Ms. Howard added the City Council is required to accept, reject or modify any written recommendation from any taxing district. If a district submits a written letter to City Council during the 45-day period, the Council must formally address the written recommendation as they consider the ordinance for adoption.

Director Chandler noted the 2029 sunset date would not change due to MI expansion.

Chair Long thought it important to remember that all along, because of an accounting error, we thought the Agency had more money to spend than what was actually available.

Board Member Hege requested additional clarification. Director Chandler replied an accounting error led us to believe we had more money than the actual remaining balance. In analyzing it further, we realized the number was much lower. Once the error was corrected, we learned the actual remaining MI.

Ms. Howard said she worked on the 2009 amendment that increased MI. She was not involved in the MI reconciliation, but thought it may have been tracked incorrectly. MI is difficult to understand and manage.

In 2019 the legislature changed part of the statute. In the annual reports (required yearly), agencies must now state how much maximum indebtedness was used and how much remained. This prompted questions and some confusion from many Oregon municipalities over how MI should be tracked.

Ms. Howard added, the Agency did not exceed the amount it was authorized to spend; the Agency is still within its maximum indebtedness limit. A Substantial Amendment to increase MI is one option that would allow completion of remaining projects. If approved, there can be no subsequent Substantial Amendment. The district must terminate in 2029, if not earlier.

Board Member Coburn said realistically, this project list may be much longer than necessary. Maybe we need to find high quality projects that meet our goals. Then, at the end of the day, if we do not spend all of the \$6.1 million, the funds return to the taxing districts.

Director Chandler noted there would be some specificity removed from the final project list. The existing list was created to show potential need.

Chair Long noted Project A includes a loan request. If the district sunsets before the loan is repaid, would the funds return to the taxing districts?

Ms. Howard replied the funds could be used in two ways. The Agency could set up a revolving loan fund to use once the urban renewal area is closed out and taxes are no longer collected. The statute also allows the Agency, once the district ends, to transfer money for use in a new district. If a new district is not formed, the funds can be transferred back into the City budget. It is no longer tax increment revenue, so it would not return to the taxing district. Program income returns either to the Agency or City.

Board Member Hege referred to the First Street project. First Street is a \$7 million project, with approximately \$750,000 estimated as infrastructure. He said that figure seems low.

From Board Member Hege's perspective, infrastructure includes the road, the street, and everything below ground. Is the Agency responsible for these elements, even for the 150-year-old water line, which is clearly infrastructure? It is important to clarify this definition of infrastructure, as it directly affects how we proceed, he said.

Even if the Agency moves forward without increasing the MI, it would still have the First Street project to consider. Mr. Hege noted that the Agency still has \$3.8 million set aside for First Street, and asked how much more it should be asked to allocate, noting that full allocation would likely exhaust the district's resources. It would be the last project the Agency could fund, leaving no capacity for other projects that might actually increase the tax base. He noted that First Street would not contribute directly to an increased tax base.

Board Member Denstedt stated the fire district Board wants the urban renewal district to sunset.

Director Chandler replied there seems to be some reluctance from the City, particularly from Public Works, in covering the costs for First Street. If the estimates reflect that reluctance, it likely warrants further discussion. He added bridges – specifically the elevated sidewalks – are an important, expensive component of this project. In fact, \$1.1 million of the project, listed under streetscape, is allocated to the sidewalks. One could argue that the micropiles supporting the sidewalk system, which are crucial for the project, might be considered infrastructure rather than just streetscaping.

Director Chandler said that with Board guidance, he is more than willing to have an additional conversation with the City Manager and Public Works Director to refine these costs and clarify the distinction between infrastructure and streetscaping.

Chair Long stated the Agency needs to be clear on all of this. Initially, her reaction was that the City should cover the cost of the water main, as it is infrastructure. After speaking with Director Anderson, she gained more context on how the First Street project came to be. There was an understanding that the project would be funded through urban renewal, so the City removed it from the budgeting process. As a result, no maintenance was done. Her understanding was the City later covered the cost of a separate project in order to balance things out. So, while the City has not directly funded the First Street project, it has already spent an equivalent amount elsewhere.

Board Member McGlothlin said that was his understanding as well.

Chair Long, Board Member McGlothlin and Board Member Richardson all stated further discussion with the City Manager and Public Works Director was necessary.

Chair Long stated the Agency needs to address certain issues such as the water main, leveling the sidewalks, and fixing areas that are collapsing or dangerous. However, maybe the Agency does not need to go all-in on the typical streetscaping elements like garbage cans, benches, and other aesthetic features.

While those upgrades will cost more in the future, that funding can come from other sources, such as the Google money, rather than using urban renewal funds from the district. It is important to consider all options carefully.

Board Member McGlothlin agreed.

BOARD MEMBER COMMENTS / QUESTIONS

Board Member Richardson noted that three city councilors on the Urban Renewal Board are also on the Federal Street Plaza ad hoc committee. The committee had its first official meeting,

and is underway, with some existing concept plans to review. He said the committee has an ambitious timeline and hopes to have designs ready in the near future, with groundbreaking in 2025.

STAFF COMMENTS / PROJECT UPDATES

Director Chandler provided updates.

The RFI for the Tony's building was posted last Friday in the *Daily Journal of Commerce* and on the city's website. The Agency received immediate interest, with one or more inquiries a day, including from some larger firms in the Portland and Seattle areas, which is exciting.

The Agency will not meet its goal for resurfacing the First Street parking lots this year due to delays with the asphalt plant and SHPO grant timing. The resurfacing is now scheduled for April when the plants reopen, giving time to address any SHPO comments.

The City is currently working on a Housing Production Strategy. There will be a virtual open house tomorrow, September 18, 2024. While the consultants will join virtually, Director Chandler will be present in person. A housing survey is available on the City website; staff encourages everyone to share and contribute. The survey deadline has been extended to October 4.

The City is currently conducting a parking assessment. An open house on September 30, 2024 will focus on downtown parking. Findings from our Advisory committee will be shared at this event. Anyone interested in parking strategies and data is encouraged to attend.

ADJOURNMENT

Being no further business, the meeting adjourned at 6:50 p.m.

Meeting conducted in a room in compliance with ADA standards.

Submitted by/
Paula Webb, Secretary
Community Development Department

SIGNED: _____
Darcy Long, Chair

ATTEST: _____
Paula Webb, Secretary
Community Development Department

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COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 7.A.

MEETING DATE: Monday, October 21, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Joshua Chandler
Community Development Director / Urban Renewal Manager

ISSUE: *First Street Project: Agency/City Project Cost Discussion*

BACKGROUND

First Street was the original commercial corridor for The Dalles in the 19th and early 20th centuries, directly bordering the Columbia River before the Bonneville Dam was built. It featured retail stores like the Gitchell Building, which received cargo from sternwheelers, and was home to “Chinatown” and the Umatilla House, a notable hotel. After the Great Fire of 1891, new brick buildings replaced the wooden ones that were lost; the street was raised following the Great Flood of 1894 to prevent future flooding. Early construction relied on non-engineered stone foundations, with sidewalks supported by steel-reinforced concrete piers. However, rail expansion gradually diminished First Street's transportation significance, culminating in the complete disconnection caused by the construction of Interstate 80-N (I-84) in the early 1960s. As a result, commercial activity shifted away from First Street to Second Street.

The deterioration of First Street reflects a legacy of 19th-century construction techniques combined with years of neglect. Sidewalk sections are settling due to the erosion of concrete piers, prompting recognition of the need for improvements over the years. The 2009 Urban Renewal Plan identified streetscaping along First Street as a priority; by that time, the City and Oregon Department of Transportation (ODOT) had secured \$1,566,000 in federal funds for enhancements between Union and Laughlin streets. The City hired KPFF Consulting Engineers in 2007 to manage the First Street project (**Project**), which later expanded to include a sunken public plaza at First and Washington streets, increasing costs significantly. Despite receiving \$1,350,000 in state transportation funds to offset these expenses, the Project was ultimately postponed due to funding shortfalls, and a scaled-down version was put on hold in March 2016.

In 2022, KPFF alerted City staff to potential construction delays caused by federal permit processing, which could extend the Project timeline by three years. Both KPFF and ODOT agreed that terminating the ODOT agreement would enable the City to expedite project delivery, saving approximately \$821,000, though the City would be required to repay all previously spent federal grant funds. However, following this decision, ODOT granted an exception on the

repayment of these funds, resulting in a savings of \$320,000, and allowed the City to proceed independently.

To date, the City and Agency have dedicated a current balance of \$3.8 million in the City's Budget Fund 18 for the Project. These funds are separate from, and will augment, any Urban Renewal contribution to the Project. Today, KPFF continues to work with staff in an effort to bring the Project "over the line." This would fulfill an urban renewal obligation arising from the 2009 Plan, which specified streetscaping along First Street as a bonded obligation. It would also ensure return on the Agency's multi-year investment in design and engineering, now calculated at \$1.5 million (resulting largely from the earlier scope changes).

At a current estimated cost of \$7 million for total reconstruction from Union Street to Laughlin Street (itself a scope reduction from the initial project, which extended west from Union Street to Madison Street) the Project is a significant urban renewal commitment. In an effort to reduce costs, Agency staff have engaged with KPFF engineers to explore various scope alternatives, while also negotiating with the City to offset at least some of the cost. This would be similar to the Second Street reconstruction in 2002. Originally, the Second Street project was solely an urban renewal responsibility. However, at least two change orders (one involving a water line replacement) resulted in the City covering almost one-third of the final project cost.

In 2024, the Agency Board engaged in extensive discussions regarding the overall cost and commitment of the Project, which diverges significantly from the previously approved Riverfront Connection Project. The new focus prioritizes essential repairs and replacements of existing infrastructure necessary for streetscaping, rather than the more elaborate design initially envisioned (sunken plaza). With a reduced spending authority of approximately \$2.2 million, the Agency has sought a level of commitment from the City similar to that provided during the Second Street reconstruction two decades ago. Public Works staff have evaluated the project scope by distinguishing between infrastructure and streetscape elements, highlighting the necessity of both visible components, like sidewalks, and their foundational support for successful project completion. In total, infrastructure costs from this analysis are estimated at \$708,357, compared to streetscaping costs of \$4,140,150 (Attachment 1). This combined total for the project does not include other incidental Project costs, including archeological work, right-of-way acquisitions, construction administration, and contingency, in addition to consistent cost escalation and fluctuations currently occurring with various public improvement projects.

Historically, the Project has been managed by the Agency, and as such as the City does not have any funds allocated to support the project. Consequently, any potential contributions from the City at this point could impact funding for other urgent infrastructure needs, including multi-million dollar projects outlined in the City's Water Master Plan, which is set for adoption in 2025, as well as the replacement of the Sixth Street Bridge within the District. For further context, a memo from the City's Public Works Director is included as Attachment 2, providing insights into the Project's history and recent evaluations of its scope.

BOARD ALTERNATIVES

This is a discussion item with no Board Alternatives at this time.

Attachments

- Attachment 1 - City of The Dalles Engineering Department: Project Cost Analysis
- Attachment 2 – Memorandum from City of The Dalles Public Works Director, *dated October 15, 2024*

CITY OF THE DALLES
URBAN RENEWAL
FIRST STREET PROJECT

Agenda Item 7.A.
Attachment 1

Temporary Features and Appurtenances

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Mobilization	LS	\$ 578,000.00	1	0.8	\$ 462,400.00	0.2	\$ 115,600.00
2	Temporary Protection and Direction of Traffic	LS	\$ 30,000.00	1	0.5	\$ 15,000.00	0.5	\$ 15,000.00
3	Temporary Signs	SQ FT	\$ 22.00	330	230	\$ 5,060.00	100.0	\$ 2,200.00
4	Flaggers	HOUR	\$ 70.00	80	80	\$ 5,600.00	0.0	\$ -
5	Railroad Flagger Services	EA	\$ 1,600.00	60	60	\$ 96,000.00	0.0	\$ -
6	Temporary Barricades, Type II	EA	\$ 85.00	16	16	\$ 1,360.00	0.0	\$ -
7	Temporary Barricades, Type III	EA	\$ 130.00	3	0	\$ -	3.0	\$ 390.00
8	Surface Mounted Tubular Markers	EA	\$ 30.00	32	32	\$ 960.00	0.0	\$ -
9	Pedestrian Channelizing Devices	FOOT	\$ 25.00	1130	1130	\$ 28,250.00	0.0	\$ -
10	Temporary Curb Ramp, Constructed	EA	\$ 1,600.00	10	10	\$ 16,000.00	0.0	\$ -
11	Temporary Walks	SQ FT	\$ 12.00	2400	2400	\$ 28,800.00	0.0	\$ -
12	Erosion Control	LS	\$ 20,000.00	1	1	\$ 20,000.00	0.0	\$ -
13	Concrete Washout Facility	EA	\$ 2,000.00	1	1	\$ 2,000.00	0.0	\$ -
14	Inlet Protection, Type 3	EA	\$ 100.00	20	16	\$ 1,600.00	4.0	\$ 400.00
15	Pollution Control Plan	LS	\$ 3,000.00	1	0.5	\$ 1,500.00	0.5	\$ 1,500.00
16	Monitoring Report	LS	\$ 3,000.00	1	0.5	\$ 1,500.00	0.5	\$ 1,500.00
Subtotal						\$ 686,030.00		\$ 136,590.00

Roadwork

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Construction Survey Work	LS	\$ 60,000.00	1	0.75	\$ 45,000.00	0.25	\$ 15,000.00
2	Removal of Structures and Obstructions	LS	\$ 60,000.00	1	1	\$ 60,000.00	0	\$ -
3	Asphalt Pavement Sawcutting	FT	\$ 3.00	2640	1240	\$ 3,720.00	1400	\$ 4,200.00
4	Clearing and Grubbing	LS	\$ 2,000.00	1	1	\$ 2,000.00	0	\$ -
5	General Excavation	CY	\$ 40.00	1700	1700	\$ 68,000.00	0	\$ -
6	12 Inch Subgrade Stabilization	SQ YD	\$ 32.00	190	190	\$ 6,080.00	0	\$ -
Subtotal						\$ 184,800.00		\$ 19,200.00

Drainage and Sewers

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Mainline Video Inspection	FOOT	\$ 12.00	561	0	\$ -	561	\$ 6,732.00
2	8 Inch Storm Sewer Pipe, 5 ft Depth	FOOT	\$ 150.00	421	0	\$ -	421	\$ 63,150.00
3	10 Inch Storm Sewer Pipe, 5 ft Depth	FOOT	\$ 250.00	22	0	\$ -	22	\$ 5,500.00
4	15 Inch Storm Sewer Pipe, 5 ft Depth	FOOT	\$ 250.00	118	0	\$ -	118	\$ 29,500.00
5	3 Inch PVC Pipe, 5 ft	FOOT	\$ 85.00	10	10	\$ 850.00	0	\$ -
6	Concrete Storm Sewer Manhole	EA	\$ 8,000.00	1	0	\$ -	1	\$ 8,000.00
7	Concrete Manholes, with Inlet	EA	\$ 9,500.00	1	1	\$ 9,500.00	0	\$ -
8	Concrete Manholes, Shallow	EA	\$ 8,000.00	2	0	\$ -	2	\$ 16,000.00
9	Concrete Inlets, Type G-1	EA	\$ 4,500.00	6	1	\$ 4,500.00	5	\$ 22,500.00
10	Adjusting Boxes	EA	\$ 650.00	10	10	\$ 6,500.00	0	\$ -
11	Adjusting Catch Basins	EA	\$ 1,000.00	1	1	\$ 1,000.00	0	\$ -
12	Connection to Existing Structures	EA	\$ 1,500.00	6	3	\$ 4,500.00	3	\$ 4,500.00
13	Minor Adjustment of Manholes	EA	\$ 1,500.00	6	6	\$ 9,000.00	0	\$ -
14	Extra For Manholes Over Existing Sewers	EA	\$ 3,000.00	2	2	\$ 6,000.00	0	\$ -
15	Trench Resurfacing	SQ YD	\$ 150.00	270	0	\$ -	270	\$ 40,500.00
Subtotal						\$ 41,850.00		\$ 196,382.00

Bridges

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Furnish Micropile Equipment	LS	\$ 25,000.00	1	1	\$ 25,000.00	0	\$ -
2	Micropiles	EA	\$ 12,000.00	14	14	\$ 168,000.00	0	\$ -
3	Micropile Verification Load Test	EA	\$ 12,000.00	1	1	\$ 12,000.00	0	\$ -
4	Micropile Proof Load Test	EA	\$ 3,000.00	1	1	\$ 3,000.00	0	\$ -
5	Reinforcement Grade 60	LS	\$ 14,000.00	1	1	\$ 14,000.00	0	\$ -
6	General Structural Concrete, Class 4000	LS	\$ 70,000.00	1	1	\$ 70,000.00	0	\$ -
7	Steel Rolled Beam	LS	\$ 100,000.00	1	1	\$ 100,000.00	0	\$ -
8	Retaining Wall, MSE	LS	\$ 687,500.00	1	1	\$ 687,500.00	0	\$ -
Subtotal						\$ 1,079,500.00		\$ -

Bases

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Cold Plane Pavement Removal, 0-2 Inches Deep	SQ YD	\$ 10.00	2500	2500	\$ 25,000.00	0	\$ -
2	Cold Plane Pavement Removal, 2 Inches Deep	SQ YD	\$ 10.00	40	40	\$ 400.00	0	\$ -
3	Aggregate Base	TON	\$ 75.00	2700	2700	\$ 202,500.00	0	\$ -
Subtotal						\$ 227,900.00		\$ -

CITY OF THE DALLES
URBAN RENEWAL
FIRST STREET PROJECT

Agenda Item 7.A.
Attachment 1

Wearing Surfaces

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Level 3, 1/2 Inch ACP Mixture	TON	\$ 200.00	1900	1900	\$ 380,000.00	0	\$ -
2	Level 3, 1/2 Inch ACP Mixture, In Leveling	TON	\$ 150.00	230	230	\$ 34,500.00	0	\$ -
3	Plain Concrete Pavement, Undoweled, 8 Inches Thick	SQ YD	\$ 150.00	440	440	\$ 66,000.00	0	\$ -
4	Concrete Curbs, Modified	FOOT	\$ 100.00	100	100	\$ 10,000.00	0	\$ -
5	Concrete Curbs, Curb and Gutter	FOOT	\$ 75.00	1500	1500	\$ 112,500.00	0	\$ -
6	Concrete Curbs, Curb and Gutter, Modified	FOOT	\$ 125.00	286	286	\$ 35,750.00	0	\$ -
7	Concrete Curbs, Low Profile Mountable Curb, Modified	FOOT	\$ 40.00	214	214	\$ 8,560.00	0	\$ -
8	Concrete Curbs, Standard Curb	FOOT	\$ 50.00	1950	1950	\$ 97,500.00	0	\$ -
9	Concrete Curbs, Standard Curb, Modified	FOOT	\$ 55.00	225	225	\$ 12,375.00	0	\$ -
10	Concrete Curbs, Mountable Curb	FOOT	\$ 30.00	115	115	\$ 3,450.00	0	\$ -
11	Concrete Driveways	SQ FT	\$ 20.00	1850	1850	\$ 37,000.00	0	\$ -
12	Concrete Walks	SQ FT	\$ 15.00	10300	10300	\$ 154,500.00	0	\$ -
13	Concrete Walks, Reinforced	SQ FT	\$ 25.00	2705	2705	\$ 67,625.00	0	\$ -
14	Extra For New Curb Ramps	EA	\$ 1,750.00	13	13	\$ 22,750.00	0	\$ -
15	Truncated Domes On New Surfaces	SQ FT	\$ 50.00	210	210	\$ 10,500.00	0	\$ -
16	Unit Pavers	SQ FT	\$ 45.00	3800	3800	\$ 171,000.00	0	\$ -
Subtotal						\$1,224,010.00		\$ -

Permanent Traffic Safety And Guidance Devices

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Guardrail End Pieces, Type C	EA	\$ 150.00	1	1	\$ 150.00	0	\$ -
2	Longitudinal Pavement Markings - Paint	FOOT	\$ 2.00	3000	3000	\$ 6,000.00	0	\$ -
3	Pavement Legend, Type AB: Arrows	EA	\$ 400.00	5	5	\$ 2,000.00	0	\$ -
4	Pavement Legend, Type B-HS: Bike Lane Stencil	EA	\$ 400.00	3	3	\$ 1,200.00	0	\$ -
5	Pavement Bar, Type B-HS	SQ FT	\$ 20.00	33	33	\$ 660.00	0	\$ -
Subtotal						\$ 10,010.00		\$ -

Permanent Traffic Control And Illumination Systems

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Remove Existing Signs	LS	\$ 500.00	1	1	\$ 500.00	0	\$ -
2	Remove and Reinstall Existing Signs	LS	\$ 10,000.00	1	1	\$ 10,000.00	0	\$ -
3	Sign Support Footings	LS	\$ 8,000.00	1	1	\$ 8,000.00	0	\$ -
4	Pipe Sign Supports	LS	\$ 8,200.00	1	1	\$ 8,200.00	0	\$ -
5	Signs, Standard Sheeting, Sheet Aluminum	SQ FT	\$ 30.00	110	110	\$ 3,300.00	0	\$ -
6	Pole Foundations	LS	\$ 22,000.00	1	1	\$ 22,000.00	0	\$ -
7	Conduit	LS	\$ 40,000.00	1	1	\$ 40,000.00	0	\$ -
Subtotal						\$ 92,000.00		\$ -

Right of Way Development and Control

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Soil Testing	EA	\$ 500.00	1	1	\$ 500.00	0	\$ -
2	Topsoil	CY	\$ 75.00	150	150	\$ 11,250.00	0	\$ -
3	Soil Conditioner	CY	\$ 75.00	30	30	\$ 2,250.00	0	\$ -
4	Deciduous Trees, 2 Inch Caliper	EA	\$ 550.00	39	39	\$ 21,450.00	0	\$ -
5	Bark Mulch	CY	\$ 105.00	4	4	\$ 420.00	0	\$ -
6	Cinder Mulch	CY	\$ 200.00	11	11	\$ 2,200.00	0	\$ -
7	Ballast Mulch	SQ FT	\$ 200.00	4	4	\$ 800.00	0	\$ -
8	Tree Grates	EA	\$ 3,500.00	28	28	\$ 98,000.00	0	\$ -
9	Root Barrier	FOOT	\$ 15.00	192	192	\$ 2,880.00	0	\$ -
10	Bike Racks - City Provided - Contractor Installed	EA	\$ 250.00	7	7	\$ 1,750.00	0	\$ -
11	Litter Receptacles - City Provided - Contractor Installed	EA	\$ 250.00	3	3	\$ 750.00	0	\$ -
12	Bollards	EA	\$ 2,000.00	0	0	\$ -	0	\$ -
13	Ornamental Pedestrian Rail Type 1	FOOT	\$ 200.00	1457	1457	\$ 291,400.00	0	\$ -
14	Ornamental Pedestrian Rail Type 2	FOOT	\$ 150.00	486	486	\$ 72,900.00	0	\$ -
15	Wood Stairs and Ramps	LS	\$ 2,500.00	1	1	\$ 2,500.00	0	\$ -
Subtotal						\$ 509,050.00		\$ -

Water Supply Systems

Item	Description	Units	Unit Price	Total Quantity	StreetScape Quantity	StreetScape Estimate	Infrastructure Quantity	Infrastructure Estimate
1	Irrigation System	LS	\$ 85,000.00	1	1	\$ 85,000.00	0	\$ -
2	6 Inch Connection to 6 Inch Existing Main	EA	\$ 1,000.00	1	0	\$ -	1	\$ 1,000.00
3	6 Inch Connection to 8 Inch Existing Main	EA	\$ 1,250.00	6	0	\$ -	6	\$ 7,500.00
4	6 Inch Ductile Iron Pipe With Class B Backfill	FOOT	\$ 160.00	158	0	\$ -	158	\$ 25,280.00
5	8 Inch Ductile Iron Pipe With Class B Backfill	FOOT	\$ 165.00	1587	0	\$ -	1587	\$ 261,855.00
6	Ductile Iron Pipe Tees, 8 Inch	EA	\$ 1,000.00	4	0	\$ -	4	\$ 4,000.00
7	Ductile Iron Pipe Bend, 8 Inch	EA	\$ 650.00	4	0	\$ -	4	\$ 2,600.00
8	6 Inch Gate Valve	EA	\$ 2,000.00	2	0	\$ -	2	\$ 4,000.00
9	8 Inch Gate Valve	EA	\$ 2,250.00	8	0	\$ -	8	\$ 18,000.00
10	Hydrant Assemblies	EA	\$ 6,000.00	1	0	\$ -	1	\$ 6,000.00
11	3/4 Inch Water Service Connections	EA	\$ 2,000.00	5	0	\$ -	5	\$ 10,000.00
12	3/4 Inch Water Service Connection Piping	FOOT	\$ 50.00	119	0	\$ -	119	\$ 5,950.00
13	Relocate 3/4 Inch Water Meter Assembly	EA	\$ 2,000.00	5	0	\$ -	5	\$ 10,000.00
Subtotal						\$ 85,000.00		\$356,185.00

Total Infrastructure Estimate: \$ 708,357.00

Total StreetScape Estimate: \$ 4,140,150.00



CITY OF THE DALLES
Department of Public Works
1215 West 1st Street
The Dalles, Oregon 97058

October 14, 2024

Ms. Darcy Long, Chair
Columbia Gateway Urban Renewal Agency Board
313 Court Street
The Dalles, Oregon 97058

Chair Long and Board Members:

I am writing on behalf of The Dalles Public Works Department to provide the City's input and perspective concerning the 1st Street Project by the Columbia Gateway Urban Renewal Agency (URA). One key dynamic is recent discussion regarding what the URA should focus on; infrastructure or private investment. Earlier in the life of the URA, there was a strong focus on infrastructure in order to create the structure around which private businesses would succeed. This is shown by the completion of the roundabout, 2nd Street streetscaping, Union Street Underpass, cruise ship dock, Lewis and Clark Park and other projects. The 1st Street project and commitment was made amongst these other efforts and this commitment has been renewed over the years.

I can think of very few alternative projects or opportunities that would have a greater positive benefit on the downtown business district of The Dalles than this project except possibly the ultimate completion of a 3rd Street Streetscape project. Typically, projects of this nature would require a financial capital stack that is often a mixture of grants, funds from local improvement districts, City resources, and other property owner contributions. This streetscape project would greatly improve a blighted area of the City and has been promised to adjacent property owners for years through the efforts and resources of the URA.

The City remains a committed partner to the URA and as such is willing to commit continued staff time and other resources to support the completion of the project. Public Works staff evaluated the scope of work for the project through the lens of infrastructure versus streetscape elements. The perspective used in this evaluation was based not on what is above ground versus below ground, but what is actually needed to complete the relevant element. For example, not only are sidewalks part of a streetscape element but so is the supporting foundation that allows the sidewalk to exist. This breakout was provided to the URA at a previous meeting.

To date, well over a million dollars in public monies and untold hours of City and Urban Renewal staff time have been spent to design and advance this project. The City has relied on the URA's commitment to complete the project as it has evolved and as such, maintenance of associated infrastructure systems in the project area has been deferred due to the promise of this project. The City also has substantial infrastructure commitments throughout the City that remain a priority.

I encourage the Agency to pursue the completion of the 1st Street Project. It has been planned. It has been designed. It has been promised. And it should now be completed.

Thank you for your consideration of these comments.

Respectfully submitted,

Dave Anderson
Public Works Director
City of The Dalles

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COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 8.A.

MEETING DATE: Monday, Oct. 21, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Dan Spatz, Economic Development Officer

ISSUE: *Urban Renewal Plan: Substantial Amendment and Report*

PURPOSE:

The Columbia Gateway Urban Renewal Agency (**Agency**) is being asked to review the proposed Columbia Gateway Urban Renewal Plan Substantial Amendment (**Plan Amendment**) and Report accompanying Columbia Gateway Urban Renewal Plan Substantial Amendment (**Report**), to decide whether to recommend the Plan Amendment and Report be forwarded through the public review process of urban renewal plans. This process includes sending a copy of both to all impacted taxing districts for a 45-day consult and confer period, presentation to the Planning Commission for its review of conformance with The Dalles Comprehensive Plan, to the Wasco County Board of Commissioners for a briefing, and to The Dalles City Council for a public hearing and consideration of a non-emergency ordinance to adopt the Plan Amendment.

BACKGROUND:

On March 21, 2023, the Agency initiated a revision of the Columbia Gateway Urban Renewal Plan (**Plan**). This would include statistical and financial data, review of projects, reevaluation of goals, and a close analysis of the Agency's fiscal capacity. The current Plan has not been thoroughly revised since 2009. It lists several projects which have long since been completed; other listed projects may or may not still be considered relevant. Best practice is for all major urban renewal projects be listed.

Initially, staff expected only to propose a minor amendment, updating the 2009 Plan with subsequent projects such as Basalt Commons. However, the fiscal analysis and other research resulted in several key observations:

- The Agency's capacity to invest in projects was significantly less than had been assumed at the start of the review. The Agency's fiscal capacity is limited not by actual revenues collected through the Agency's primary funding mechanism (Tax Increment Financing, or **TIF**), but rather by spending authority established by The Dalles City Council, most recently in 2009. That spending authority is approximately \$29 million.

With the primary exception of debt service, all of the Agency's expenditures over time count against this spending authority (technically known as Maximum Indebtedness, or **MI**). Taking historic as well as recent commitments into account, remaining uncommitted MI is estimated at \$2.2 million as of October 2024.

- The Agency is committed through terms of a 2009 City bond measure to invest in certain projects, not all of which have been completed. The most challenging and expensive of these is First Street streetscaping. While the definition of "streetscaping" traditionally refers to surface-level improvements, the City and Agency have long understood additional infrastructure costs to be an Urban Renewal responsibility, and budgeted accordingly. Estimated cost of First Street streetscaping, sidewalk repair and replacement of an 1874 water main is \$7 million. This would be partially offset by Urban Renewal funding already allocated for this purpose to the City, currently standing at \$3.8 million in a separate account (Fund 18). Remaining deficit is estimated at \$3.2 million. While it would be possible to reduce the scope of First Street, this would come at the cost of surface-level streetscaping as identified in the 2009 bond measure and likely eliminate other improvements.
- Meanwhile, Agency staff have been working with downtown business owners to identify several projects where Urban Renewal investment can leverage property improvements, all of which would contribute to the Agency's core mission of eliminating blight. At least \$3.3 million in specific investments are identified at this time; additional projects are likely forthcoming.
- These potential costs far outpace remaining spending capacity, leading to an "either/or" scenario: *either* complete First Street at reduced scope, *or* complete a limited number of downtown private investments, but not both.
- The Agency may increase spending authority through approval of The Dalles City Council not to exceed \$6.1 million. (Additional spending authority requires formal support of affected tax districts, while a spending authority increase at or below \$6.1 million may be approved at sole discretion of the City Council.) The \$6.1 million figure is determined by statute as a percentage of the District's original MI, established in the late 1990s, adjusted for inflation using a factor of 3%. This would increase the current spending authority from \$29,125,583 to \$35,262,100. **No new debt is incurred.**
- Additional spending authority requires a Substantial Amendment to the Plan, together with a technical report, the contents of which are established by Oregon statute. These include a detailed fiscal analysis of the proposed amendment, including budget and timeline for proposed projects to be undertaken through the amendment.
- Oregon statute (ORS 457.220) limits the Agency to one Substantial Amendment after January 1, 2010. Since the District's remaining debt to the City of The Dalles from the 2009 bond measure concludes in 2029, this requires that the District terminate in 2029, regardless of whether a Substantial Amendment is approved. Should the proposed Substantial Amendment be approved, no later Substantial Amendments are allowed.
- The District may terminate as early as 2026, at which time the Agency will have collected sufficient TIF revenue to repay the 2009 bond if the current debt payment schedule is accelerated. The District may be terminated at any time between 2026 and 2029 by accelerating the debt schedule. Early debt repayment would result in release of TIF to the taxing districts, resulting in additional revenue to the districts.
- All unexpended funds return to the tax districts upon termination of the District.

Having reviewed these findings, the Agency supported staff's recommendation to prepare a Substantial Amendment and accompanying technical Report for Agency consideration. These have been prepared through Agency contract with Elaine Howard, a widely-recognized consultant who has guided staff throughout this process. These documents are:

Exhibit A – Urban Renewal Plan (Substantial Amendment): This is a revision of the 2009 plan amendment that increased the Agency's MI, modified the District's boundaries and added new projects. The revised Substantial Amendment updates those projects, summarizes progress and status since 2009, and adds new projects: Basalt Commons, Tony's site redevelopment, and Federal Street Plaza, while updating the First Street project, which was referenced along with other downtown streetscape projects in the 2009 amendment. This Substantial Amendment revises the Agency's goals and objectives, as reviewed and modified by the Board earlier in 2024, and includes findings demonstrating how the amendment aligns with Oregon land use goals. Large sections of the amendment are unchanged from the 2009 version, such as general and specific criteria for urban renewal projects. Some of these "legacy" sections, such as property acquisition, are not currently applicable but must be included: Oregon statute requires that any substantial changes be recorded and approved "in the same manner as the original plan." The original plan was adopted on August 23, 1990 (General Ordinance No. 90-1113).

Exhibit B – Red-lined version of the Urban Renewal Plan (Substantial Amendment). This is included for historic reference.

Exhibit C – Report to accompany the Substantial Amendment: This is referenced as "Attachment A" on the fourth page of the Substantial Amendment, and will carry that reference when the final document is published. All sections of the Report are mandated by ORS 457. (One section, business and residential relocation, does not pertain to the District). These include:

- A description of the physical, social and economic conditions within the area and the impact of the plan, including fiscal impacts, in terms of increased population and the need for additional public services.
- The reasons why the area was selected.
- The relationship between each project and the conditions within the area.
- A relocation report, which includes an analysis of businesses or residents that may be required to relocate, a description of the methods to be used in the relocation program, and an analysis of the existing housing units that may be destroyed or altered, as well as the housing units that may be added.
- The estimated costs of the projects and the sources of project funding.
- The completion date for each project.
- The amount of tax increment funds that are estimated to be required and the year in which the Agency plans to pay off all outstanding tax increment indebtedness.
- A financial analysis that shows the plan to be financially feasible.
- An analysis of the impact on the tax rates and/or revenues of the taxing districts that overlap the area.

These sections include an analysis of TIF revenue that must be shared with the districts under ORS 457.470. The threshold for revenue sharing is reached in 2026, with the shared amount increasing each year until TIF is fully released in 2029.

Also described in the Report is an analysis of spending authority, or MI (page 8). This notes MI of \$4,812,786. For clarification and to reconcile this figure with the \$2.2 million MI noted earlier within this staff report, it should be noted that MI as established in the Report only reflects actual expenditures; it does not reflect commitments, the largest of which is \$1.7 million for the Basalt Commons development. This is why Agency staff rely upon a lesser MI of \$2.2 million, as staff tracks commitments made since July 1, 2024 (and, indeed, since July 1, 2023). Since recognizing the limited amount of spending authority actually remaining, staff has intentionally deferred several Incentive Program requests to avoid exceeding its authority.

The Report provides estimated budgets and completion dates for several projects, such as Basalt Commons. It does not detail all of the Incentive Program projects currently deferred or anticipated, since these are subject to on-going discussions between Agency staff and downtown building owners. Until such time as the Agency's spending authority is either expanded or maintained at the present level, in the interest of managing expectations staff have not attempted to advance new Incentive Program projects to the level of formal applications and agreements. As spending authority currently stands, and with the uncertainty of First Street's impact on Agency resources, such agreements would be premature. At the September 2024 Board meeting staff provided a summary of new Incentive Program projects identified over the past year; this list is attached again as reference (Attachment 1).

Also attached to this staff report are two documents referenced as "Attachments" on the fourth page of the Substantial Amendment to the Plan. These will be included in the final version of the plan, together with "Plan Exhibits" also referenced on that page.

Exhibit D: Referenced as "Attachment C" in the Substantial Amendment, this is an historical reference, showing urban renewal projects identified in the Fourth Amendment in 1998.

Exhibit E: Referenced as "Attachment B" in the Substantial Amendment, this is another historical reference, showing the original list of urban renewal projects in 1990.

PROCESS

The process for approval includes the following steps, in accordance with ORS 457.

- Preparation of a Plan Amendment.
- Agency review of the proposed Plan Amendment and accompanying Report and decision whether to proceed with the Plan Amendment.
- Review and recommendation by The Dalles Planning Commission.
- Presentation of the Plan Amendment to the Wasco County Board of County Commissioners for a briefing.
- Notice to citizens of consideration of an ordinance via US Postal Surface and the Urban Renewal website.
- Forwarding a copy of the proposed Plan Amendment and the Report to the governing body of each taxing district. The formal taxing district letters will be sent on October 22, 2024.
- Hearing by The Dalles City Council and adoption of the proposed Plan Amendment and accompanying Report by a non-emergency ordinance. The hearing is scheduled for Monday, December 9, 2024. Vote on the proposed ordinance would be on December 9, unless additional discussion is required on the matter. The ordinance must be a non-

emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to The Dalles voters if a sufficient number of signatures are obtained on a referral petition.

Key reference dates are as follows:

- **October 24, 2024:** Public notice of December 9 City Council public hearing posted and mailed.
- **November 7, 2024:** City of The Dalles Planning Commission review of Substantial Amendment and concurrence with Comprehensive Plan.
- **November 19, 2024:** Urban Renewal Board meeting – Board to review updated project list.
- **December 9, 2024:** The Dalles City Council consideration of Substantial Amendment, Report and Ordinance to expand MI.
- **January 13, 2025:** Optional City Council meeting if needed for decision.

PROJECT BENEFITS:

Expansion of MI will enable the Agency and City to make needed improvements to First Street while investing a majority of resulting TIF collection in property rehabilitation grant projects. These projects will result in long-term expansion of the tax base, further described in the Substantial Amendment Report. These investments will help the Agency fulfill its mission of eliminating blight in the District. No new debt will be incurred. The District will terminate on schedule in 2029, at which time TIF will be released to the tax districts. Any unspent TIF revenues will be returned to the tax districts.

BOARD ALTERNATIVES:

1. **Staff recommendation:** Move to Adopt UR Resolution No. 24-004, a Resolution Directing Staff to Commence the Substantial Amendment Process for Making Changes to the Columbia Gateway/Downtown Plan.
2. Make minor modifications and then move to adopt UR Resolution No. 24-004 as amended.
3. Decline formal action and provide staff additional direction.

ATTACHMENTS:

- Exhibit A – Substantial Amendment to the Urban Renewal Plan
- Exhibit B – Substantial Amendment (red-lined version showing edits from 2009)
- Exhibit C – Report to accompany the Substantial Amendment
- Exhibit D – Fourth Amendment projects list (1998)
- Exhibit E – Original projects list (1990)
- Attachment 1 – Projects List for Incentive Program as of October 2024
- Attachment 2 – Revenue sharing model

COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AGENCY

“Improving Our Community”

Plan

DRAFT

Revised and updated: 2024

COLUMBIA GATEWAY/DOWNTOWN PLAN

An Urban Renewal Plan and Program of the City of The Dalles, Oregon

Approved by The Dalles City Council on

August 23, 1990

By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on

July 23, 1991

By Resolution No. 91-007

Amendment 2 – Substantial Amendment

Approved by The Dalles City Council on

March 15, 1993

By Council Ordinance 93-1161

Amendment 3 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on

August 27, 1996

By Resolution No. 96-025

Amendment 4 – Substantial Amendment

Approved by The Dalles City Council on

June 22, 1998

By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22

Adopted by a Vote of the People at the November 3, 1998 General Election

Amendment 5 – Substantial Amendment

Approved by The Dalles City Council on

December 14, 1998

By Council Ordinance 98-1229

Amendment 6 – Substantial Amendment

Approved by The Dalles City Council on

August 9, 1999

By Council Ordinance 99-1232

Amendment 7 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on

May 14, 2001

By Resolution No. 01-040

Amendment 8 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on

November 10, 2003

By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
January 28, 2008
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
June 22, 2009
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
April 12, 2010
By Resolution No. 10-068

Amendment 12 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
May 10, 2010
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
May 12, 2014
By Resolution No. 14-001

Amendment 14 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
February 9, 2015
By Resolution No. 15-001

Amendment 15 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
March 23, 2015
By Resolution No. 15-002

Amendment 16 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on
April 17, 2018
By Resolution No. 18-002

Amendment 17 – City Council Substantial Amendment

Approved by The Dalles City Council on
XXXXXXXX
By Resolution No. 24-XXX

PLAN

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PART 2: PLAN EXHIBITS

- AMENDED EXHIBIT 1 – Narrative Legal Description
- AMENDED EXHIBIT 2 – Map of Urban Renewal Area
- AMENDED EXHIBIT 3 – Comprehensive Plan Map Classifications
- AMENDED EXHIBIT 4 – Zoning Map Designations
- AMENDED EXHIBIT 5 – First Street Reconstruction
- AMENDED EXHIBIT 6 – Tony’s Site Parcel Map
- AMENDED EXHIBIT 7 – Basalt Commons Site Plan

ATTACHMENTS

- A. Report accompanying the 2024 Substantial Amendment
- B. Original projects list (pages 14-19 of ORD 90-1113)
- C. Fourth Amendment projects list

SECTION 100 – INTRODUCTION

The Columbia Gateway/Downtown Plan (the “Plan”), as amended, governs the 318.12 acre Columbia Gateway/Downtown Urban Renewal Area (the “Area”) of the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness (MI) allowed under the Plan. The Area consists of a single geographic area with a certified base assessed value of \$25,076,797.

This Plan consists of two parts: Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 – CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance No. 90-1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted Ordinance No. 98-1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance Number 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to six (6) members, including the Mayor and the five City Councilors; these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic. The relationship between the City of The Dalles, an Oregon Municipal Corporation and The Dalles Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

Description of the Amendments

The Urban Renewal Plan has been amended on 16 occasions. The Plan defines criteria for minor and substantial amendments: Minor amendments clarify language, add or drop projects from the Plan and change project scope, provided such changes do not alter the Plan’s goals and objectives. Substantial amendments expand district boundaries (limited by ORS 457.220) and increase maximum indebtedness. In addition to these changes through time, amendments also periodically shifted Agency governance authority between the City Council and Urban Renewal taxing districts. Following is a summary of all Plan amendments as of April 2024:

First Amendment (Resolution 91-007): Minor amendment adopted July 23, 1991, established that no bonded debt should be incurred beyond 2012-13 except through a Substantial Amendment to the Plan.

Second Amendment (Council Ordinance 93-1161): The first Substantial Amendment occurred March 15, 1993. This was a response to Oregon voters’ approval of Measure 5 (November 1991 general election) and subsequent enabling legislation in 1992 (HB 2550), which altered the calculation methodology for Tax Increment Financing.

An unintended consequence was to create a significant disparity (7X) in tax burden between the two school districts serving The Dalles at that time, The Dalles School District 12 and Chenoweth School District 9. The taxation disparity was resolved by removing all urban renewal district acreage from District 9 (deletion of either 32.14 or 71.86 acres – both estimates are referenced in various documentation). Included in the deletion was the western segment of West Second Street corridor (see Attachment B). This amendment also made various other changes to the Plan, including expansion of the Plan's project list.

Third Amendment (Resolution 96-925): Minor amendment clarifying language regarding scope of proposed Projects and other public improvements.

Fourth Amendment (Council Ordinance 98-1223): The next Substantial Amendment occurred on June 22, 1998, when the Fourth Amendment established a maximum debt limit to comply with Oregon constitutional changes approved by voters in 1997 (Measure 50). This amendment also established a table projecting costs of anticipated Urban Renewal projects (However, the enabling ordinance was repealed through a referendum (Measure 33-22) in the November 1998 general election.

Fifth Amendment (Council Ordinance 98-1229): This Substantial Amendment, adopted December 14, 1998, responded to Measure 33-22. City Council adopted two related ordinances that day: Ordinance No. 98-1228, which established the City Council as the Agency Board (**Board**), and Ordinance No. 98-1229, which again reduced the size of the district (removing 238.04 acres from the original 628.02 acreage). These measures complied with terms of a mediation agreement in October 1998 between the City, Agency, Wasco County, The Dalles Trade Center Association and the Committee to Dissolve Urban Renewal.

Sixth Amendment (Council Ordinance No. 99-1232): This Substantial Amendment, adopted August 9, 1999, provided context for developments in the preceding year. Concerns leading to mediation reflected a view that urban renewal projects did not contribute significantly to increased tax base. The Sixth Amendment revised the project list, sought to ensure project compliance with Plan criteria, and reduced the amount of maximum indebtedness to \$14.23 million, a number later increased to \$29.13 million (see Tenth Amendment below). The amendment outlined a new list of Urban Renewal projects. This list, which replaced the Fourth Amendment project list, together with minor, later changes in project descriptions, constitutes the first 13 projects that have carried forward ever since and provide the basis for projects identified in this plan revision.

Seventh Amendment (Resolution No. 01-040): Minor amendment allowed acquisition of a parking lot at First and Court streets to support redevelopment of the Commodore Building, adopted May 14, 2001.

Eighth Amendment (Resolution 03-052): Minor amendment adding Wasco Warehouse & Milling Co. property as an Urban Renewal project, adopted November 10,

2003. (This became Project #14 in the Urban Renewal Plan, now the “Sunshine Mill.” Project is complete.)

Ninth Amendment (Resolution 08-060): Minor amendment adding Union Pacific Railroad and Oregon Department of Transportation properties to the Wasco Warehouse & Milling Co. redevelopment project, adopted January 28, 2008.

Tenth Amendment (Council Ordinance 09-1301): The latest Substantial Amendment to the Plan occurred June 22, 2009. The Tenth Amendment made various textual edits throughout the Plan. Aside from later minor amendments, the primary text carries through to the present day. The Tenth Amendment modified, added and deleted various items in the original Plan, including changes to the processes for property acquisition and land disposition. It modified the Mill Creek Greenway project from property acquisition to development, added East Gateway / Brewery Grade Reconstruction (this became Project #15 in the Urban Renewal Plan, the Sunshine Mill Roundabout), and Third Place Street improvements (Project #16 in the Urban Renewal Plan). Urban Renewal investment in the roundabout leveraged a \$2.4 million federal grant. Significantly, this Substantial Amendment increased maximum indebtedness of the Agency from \$14,227,353 to \$29,125,583, and deleted the provision regarding the duration of the District. That last change meant that the Agency does not necessarily sunset at any particular time, but rather when maximum indebtedness is achieved. The Tenth Amendment was accompanied by a detailed report and fiscal analysis.

Eleventh Amendment (Resolution 10-068): Minor amendment adding The Dalles Skateboard Park to West Gateway Project #10, adopted April 12, 2010.

Twelfth Amendment (Resolution 10-069): Minor amendment adding redevelopment of properties bordered by Washington and Court streets and First and Second streets (the Granada Block), adopted May 10, 2010, as Project #17.

Thirteenth Amendment (Resolution 14-001): Minor amendment adding a new goal of increasing value of properties within the district and enhancing opportunities for non-profit organizations to participate in the property rehabilitation and loan grant fund program. This allowed grants to for-profit, public, non-profit and civic organizations, and was approved May 12, 2014.

Fourteenth Amendment (Resolution 15-001): Minor amendment adding Thompson Park Pool as Urban Renewal Project #18 (slide, climbing wall, shade or other landscaping), adopted February 9, 2015.

Fifteenth Amendment (Resolution 15-002): Minor amendment adding redevelopment of the former Elks Lodge as an Urban Renewal Project #19, adopted March 23, 2015.

Sixteenth Amendment (Resolution 18-002): Minor amendment revising description of the proposed Mill Creek Trail Greenway Project, adopted April 17, 2018.

Seventeenth Amendment (Ordinance _____): Increased maximum indebtedness to \$35,262,100, added projects: Basalt Commons, Tony’s site redevelopment and First

Street reconstruction, local match for Federal Street Plaza, and performed overall review and update of Plan. Adopted _____.

In addition, the historical record should note for clarification Resolution 23-002, amending the Urban Renewal Incentive Program, adopted on April 18, 2023. This amended an Urban Renewal program established in August 2022 but did not constitute a minor amendment to the Plan itself.

On September 12, 2016, the City Council adopted General Ordinance No. 16-1346, which amended General Ordinance No. 90-1106. This restructured the Agency, removing the City Council as Agency Board and restoring authority to the Board as it exists in 2024, comprising representatives from each affected taxing district (Wasco County, Mid-Columbia Fire & Rescue, Northern Wasco Parks & Recreation, Port of The Dalles; three city councilors; and two citizens at large). The Urban Renewal Advisory Committee was eliminated at that time.

This summary does not attempt to document all of the changes, challenges and progress achieved through the Agency since 1990. Its intent is to offer a historical foundation for the next – and final – phase of the District, and to offer a foundation for decisions leading to the ultimate continuation or discontinuation of the Agency itself.

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SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. AGENCY means The Dalles Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.
202. AREA means that geographic portion of the City which encompasses the Columbia Gateway/Downtown Area — an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
203. BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
 - The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - Defective design and quality of physical construction;
 - Faulty interior arrangement and exterior spacing;
 - Overcrowding and a high density of population;
 - Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - The existence of inadequate streets and other rights-of-way, open spaces and utilities;
 - The existence of property or lots or other areas which are subject to inundation by water;
 - A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

- A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
 - A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
204. CITY means the City of The Dalles, Wasco County, Oregon.
205. CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.
206. COMPREHENSIVE PLAN means the Land Use Plan of the City of The Dalles including all of its policies, procedures and implementing provisions.
207. COUNTY means Wasco County, Oregon.
208. MAXIMUM INDEBTEDNESS (MI) means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness
209. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.
210. ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.
211. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.
212. REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.
213. STATE means the State of Oregon including its various departments, divisions and agencies.
214. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by The Dalles Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia Gateway/Downtown Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

215. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.
216. U.R. means “urban renewal” as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
217. URBAN RENEWAL ADVISORY COMMITTEE means the committee established pursuant to General Ordinance No. 98-1228, whose duties include review of all projects and expenditures for the Agency to ensure compliance with the Agency’s adopted budget and the Plan; making recommendations to the Agency concerning potential projects to be undertaken, public contracts to be awarded, potential plan amendments, and budget needs, policies and procedures for the Agency; and performance of other tasks and duties as requested by the Agency.
218. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.
219. URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway/Downtown Area--an Urban Renewal Area of the City of The Dalles, Oregon.

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SECTION 300 – LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Amended Exhibit 1 – Narrative Legal Description of Urban Renewal Area.
302. Amended Exhibit 2 – Graphic (Map) Description of Urban Renewal Area.
303. Added Exhibit 3 – Comprehensive Plan Designations of Urban Renewal Area.
304. Added Exhibit 4 – Zoning Designations of Urban Renewal Area

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SECTION 400 – MISSION STATEMENT, GOALS AND OBJECTIVES OF THE DALLES URBAN RENEWAL AGENCY FOR THE COLUMBIA GATEWAY PLAN

MISSION STATEMENT

The mission of the Urban Renewal Agency is to eliminate blight and depreciating property values within the Agency's jurisdiction and in the process attract aesthetically pleasing, job producing private investments that will stabilize or increase property values and protect the area's historic places and values.

401. GOALS AND OBJECTIVES

- A. To foster public participation in all urban renewal activities, including but not limited to strategic planning, through semi-annual in-person and virtual town halls and other civic outreach, and to regularly communicate urban renewal achievements and activities through social and traditional media engagement, signage, website, and public presentations.
- B. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District so that the area will contribute its fair share to the costs of public services.
- C. To make strategic investments that return unused and underused public and private properties to productive condition, consistent with the City's Comprehensive Plan and implementing ordinances;
- D. To participate through land acquisition and disposition, rehabilitation loans and other activities in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will accomplish any or all of the following goals:
 - 1. Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County;
 - 2. Ensure a more attractive, functional and economically viable city;
 - 3. Restore historically significant properties to productive use when such use aligns with Goals A and B above,
 - 4. Recognize, maintain awareness of, and when feasible, mitigate the fiscal impact of Urban Renewal on local tax districts,
 - 5. Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing.
 - 6. Support the development of public spaces downtown.
- E. To expand access and connections from downtown to the Riverfront and to provide facilities that enhance public use of the Riverfront;

- F. To provide an adequate amount of properly located and designed off-street accessible parking in the downtown area;
- G. To improve the visual appearance, capacity, and traffic flow of public streets where such improvements will foster adjacent commercial or residential investment and/or support public services.
- H. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the downtown area;
- I. In conjunction with urban renewal projects, leverage other funding sources to install or upgrade public utilities, including but not limited to underground services in downtown alley rights-of-way.
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency's financial resources to the maximum extent possible.

402. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

This plan is intended to further the objectives of the City's Comprehensive Land Use Plan. Further, this plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, and other public improvements.

403. CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

This plan has been prepared in conformity with the City's adopted Comprehensive Land Use Plan including its goals, policies, procedures, and implementing provisions.

The following analysis is of the specific goals of the comprehensive plan which are implemented through this Plan.

Goal 5: Open Spaces, Scenic and Historic areas, and Natural Resources

- *To conserve and protect the open space, natural, and scenic resources of the area.*
- *To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.*

Finding: Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

Goal 8: Recreation Needs

- *To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.*

Finding: Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

Goal 9: Economic Development

- *Diversify the economic base of the community.*
- *Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.*
- *Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.*
- *Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.*
- *Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.*
- *Support the maintenance and enhancement of The Dalles Commercial Historic District.*
- *Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.*

Finding: The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve the façade of a building, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

Goal 10: Housing

- *Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.*
- *Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.*
- *Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.*
- *Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the Comprehensive Plan.*

- *Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.*
- *Adopt standards and incentives to increase residential land use efficiency.*
- *Continue to provide opportunities for a full range of rental housing.*

Finding: The improvements to First Street and the development of the Federal Plaza will enhance the Area for further redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

Goal 12: Transportation

- *To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.*

Finding: The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

404. COORDINATION WITH THE LANDMARK COMMISSION POLICIES

In the implementation of this Urban Renewal Plan, and in particular with the Rehabilitation Program project, the Urban Renewal Agency shall coordinate their efforts with those of the Historic Landmarks Commission in the Urban Renewal Area in which the Historic Landmarks Commission has review authority.

SECTION 500 – LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall conform to the City’s Comprehensive Land Use Plan, the Land Use and Development Ordinance, and any other implementing ordinances of the City.

501. LAND USE DESIGNATIONS

The land use designations of the City’s Comprehensive Plan which affect the Urban Renewal Plan Area are shown on Exhibit 3 of this Plan. Current zoning districts, shown on Exhibit 4 of this Plan, are described in full in the City’s Land Use and Development Ordinance (General Ordinance #98-1222) and generally are as follows:

1. Central Business Commercial District, CBC

The purpose is... “To provide an area for commercial uses, along with civic and certain residential uses, and to provide all basic services and amenities required to keep the downtown

area the vital pedestrian-oriented center of the community”. Approximately 36 percent of the Urban Renewal Area is in this zoning district.

2. Industrial District, I

The purpose is... “To establish areas which provide for a variety of commercial and industrial uses”. Approximately 11 percent of the Urban Renewal Area is in this zoning district.

3. General Commercial District, CG

The purpose is... “To provide areas for a wide range of retail, wholesale, and service businesses commensurate with the needs of the marketing region. New development shall be designed to promote clustering of businesses, use of common access and traffic controls, and use of cross access for vehicles, pedestrians and bicycles between contiguous sites. Safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street, sidewalk, or public right-of-way shall also be provided.” Approximately 5 percent of the Urban Renewal Area is in this zoning district.

4. Commercial/Light Industrial District, CLI

The purpose is... “To provide an area for commercial uses and certain industrial uses. New development shall be designed to promote clustering of businesses where appropriate, and use of common access and traffic controls. Where appropriate, safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street/sidewalk shall also be provided.

This district also accommodates business parks that provide for a mixture of commercial and light industrial uses in a campus-like setting where business activities are conducted indoors. To ensure compatibility with adjacent residential neighborhoods, business parks shall be reviewed through the planned development process set forth in Article 9.050.” Approximately 27 percent of the Urban Renewal Area is in this zoning district.

5. High Density Residential District, RH

The purpose is... “To provide areas where single family detached dwellings, single family attached dwellings, duplexes, town houses, condominiums, and multi-family developments may be constructed under various ownership patterns. Adequate urban services shall be available to all development without exception.” Approximately 6 percent of the Urban Renewal Area is in this zoning designation.

6. Parks and Open Space District, P/OS

The purpose is... “To ensure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities. Allowed uses show lower level activity and potentially less offsite impact than uses allowed conditionally”. Approximately 5 percent of the Urban Renewal Area is in this zoning district.

7. Recreational Commercial District, CR

The purpose is... “To provide areas for mixed business, commercial, service, recreational, and light industrial uses. Site planning for permitted uses shall ensure protection and enhancement of the significant environmental areas located along the Columbia River and related streams and creeks. Streets, sidewalks, bikeways, and water, sewer, and storm drainage systems shall be constructed or improved as needed.” Approximately 5 percent of the Urban Renewal Area is in this zoning district.

- 502.** The City’s acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including The Dalles Riverfront Plan, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, are incorporated hereby by reference as if they were included in full.
- 503.** The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City’s Comprehensive Plan, implementing ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable federal, state, county and city regulations.

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SECTION 600 – URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this plan, the following projects and activities, subject to the availability of appropriate funding, may be undertaken by the Agency or caused to be undertaken by others, in accordance with applicable federal, state, county, and city laws, policies, and procedures and in compliance with the provisions of this Plan and the Cooperation Agreement between the City and Agency.

601. URBAN RENEWAL PROJECTS AND ACTIVITIES

Projects and activities listed under this section as “completed, partially completed, pending, or on-going” were recommended by the Urban Renewal Advisory Committee in 2009, based in part on project selection criteria. New projects identified by the Urban Renewal Agency Board as part of this 2024 Plan revision will follow. Selection criteria are as follows:

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

- I. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway Urban Renewal Plan.
- II. Selected projects must be consistent with the goals, policies, and designated uses of the City’s Comprehensive Land Use Plan and implementing ordinances.
- III. Selected projects must be consistent with the development policies of the Historic Landmarks Commission in those areas where the Historic Landmarks Commission has review authority.
- IV. Selected projects must, in aggregate, increase property values and tax collections to a level that will produce a reasonable return of the Urban Renewal contribution.

SPECIFIC CRITERIA

Acceptable projects must meet any one or any combination, of the following:

- i. Increases the value of the property on which the project is located.
- ii. Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- iii. Places unused or underused property in a productive condition.
- iv. Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- v. Provides for an adequate amount of properly located off-street parking in the downtown area.
- vi. Promotes riverfront improvements as determined in The Dalles Riverfront Plan.

- vii. Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- viii. Assists property owners with the rehabilitation of their buildings and property.
- ix. Enhances storm drainage capacity of streets.
- x. Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- xi. Encourages investment in the core commercial area.
- xii. Promotes housing opportunities in the Downtown area.

The following projects and activities are hereby deemed necessary to:

- Eliminate blighted conditions and influences;
- Stabilize or increase depreciating property values;
- Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;
- Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and
- Further the objectives of this Urban Renewal Plan as set forth in Section 400.

All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of The Dalles.

With monies available to it, the Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

PROJECTS COMPLETED

- *Note: Project descriptions carried over from 2009 Urban Renewal Plan are italicized in bold, followed by status as of April 2024.*

Grain Elevator Demolition

- ***“This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator; the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant.”***

- ✓ *The former grain elevator was destroyed in a fire in 1999; Urban Renewal purchased the property and paid for cleanup following the fire, establishing land base for the City's sewer treatment plant expansion and Lewis & Clark Park. **Status: Complete.***

Commodore Building Redevelopment

- ***Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior.***
 - ✓ *Agency purchased the Commodore and leased it to Commodore II Limited Partnership on April 10, 2001. Agreement included an Agency loan of \$282,445. Loan is payable on or before Dec. 31, 2026. **Status: Renovations completed; Agency interest continues until loan is repaid.***

Civic Auditorium Remodel and Reconstruction

- ***The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.***
 - ✓ *The Civic Auditorium was saved from demolition when City of The Dalles conveyed ownership to the Civic Auditorium Historic Preservation Committee in 1990. Major and minor phases of repair and restoration continued for more than 30 years, including Urban Renewal investments and many other sources. The Civic celebrated its centennial on May 12, 2023. **Status: All major renovations complete.***

Mill Creek Bridge Reconstruction (West Sixth Street)

- ***The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.***
 - ✓ *Reconstruction used a combination of Urban Renewal and City of The Dalles street funds. Completed in the early 2000s, this included deck reconstruction, replacement of the historic parapet and period lighting. In September 2024 Oregon Department of Transportation informed the City of surface and structural concerns requiring remediation, potentially requiring bridge replacement. Further information pending as of the date of this Substantial Amendment.*

Thompson Park Sidewalk

- ***This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.***
 - ✓ *Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. **Status: Complete.***

Redevelopment of Wasco Warehouse & Milling Company Property

- **Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.**
 - ✓ *This project was completed through acquisition and redevelopment as the Sunshine Mill. Urban Renewal assisted through its loan program, beginning with a loan agreement to Discovery Development LLC in 2009. Loan was paid in full and mortgage satisfied on January 1, 2020. **Status: Complete.***

East Gateway/Brewery Grade Street Reconstruction

- **The existing streets will be realigned and improved and a roundabout installed to help facilitate a better flow of traffic within the Area.**
 - ✓ *Brewery Grade roundabout was completed in 2010. This was a \$3.5 million project, combining urban renewal with other public funding sources. Improvements included public parking lot, redesigned access from East Second and East Third streets, and parking upgrades at the former Great Southern Railroad Depot (later Cannon Packer). **Status: Complete.***

Thompson Park Pool Project

- **The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.**
 - ✓ *Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. **Status: Complete.***

Redevelopment of the Elks Lodge Building

- **The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.**
 - ✓ *Urban Renewal Agency acquired the building in March 2015 and entered a Development and Disposition Agreement with David and Kirsten Benko on April 3, 2015, with the goal of establishing a museum dedicated to the preservation and display of vintage neon signs. Property title was conveyed in 2015. The National Neon Sign Museum opened in 2018. **Status: Complete.** In 2023 the Benkos and Restore Oregon announced plans to relocate the historic Jantzen Beach Carousel to a parcel adjoining the building. This project is on-going.*

Downtown Parking Structure and Surface Parking Lots

- **Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking**

spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.

- ✓ *Initial plans called for acquisition and demolition of the former J. C. Penny's store on Second between Court and Washington, with construction of a multi-level parking structure on that site and the adjoining parking lot. This project was later abandoned. Focus instead was on construction of smaller, surface parking lots near St. Peter's Landmark, Sunshine Mill Roundabout and (in 2024) East Third. All of these have been completed or are pending completion. No further surface parking lots are proposed. **Status: Surface lots complete. Parking structure abandoned.***

Redevelopment of Armory Property / Public Works site

- ***This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.***
 - ✓ *Requiring nearly three decades of effort, this project concluded with construction of Ft. Dalles Readiness Center on the Columbia Gorge Community College campus in 2014 – a \$19.4 million project. The college leased part of its campus to the Oregon Military Department. This allowed demolition of the former armory (a 1940s-circa Quonset hut at West Sixth & Webber Streets) by Urban Renewal and enabled Wasco County to regain site control at that location. A separate, nearby project was the Urban Renewal-funded demolition of the former City of The Dalles Public Works building on West Sixth Street. Public Works relocated to West First Street, making way for an automotive dealership on West Sixth Street, representing a significant private investment on property formerly owned by Wasco County. Commercial property redevelopment resides with Wasco County as property owner. **Status: Complete.***

Projects partially completed, pending or on-going

- *Note: Most of these projects have changed in scope significantly since 2009. While some major elements have been completed, such as the maritime terminal and Union Street undercrossing, the original visions may still be considered works in progress.*

Downtown Streetscape Improvements

- ***The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include: Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. The project includes construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the area.***

- ✓ *Second Street downtown was redeveloped in 2002 using a combination of Urban Renewal and City of The Dalles street funds. Opticom GPS was not installed downtown. Third Street redevelopment was scheduled for 2007-08 but postponed amid an economic downturn, then never resumed. First Street has received priority because of failing sidewalks between Union and Washington, the need for separated traffic/pedestrian passage east of Washington, and inadequate infrastructure overall. Architecture and engineering is at 95% completion as of April 2024. Urban Renewal Agency has conveyed \$3.8 million to the city in preparation for this project, with all funding anticipated to come from the Agency. However, cost escalation has resulted in a significant budget gap from original estimates. Research is under way to resolve this urgent challenge. **Status: One major element completed.***
- ✓ *First Street reconstruction to address hollow sidewalk between Union and Washington and other improvements. Given potential fiscal impact on the Agency's capacity, this is called out as a new project below.*

Downtown / Riverfront Access

- ***The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.***
 - ✓ *Access including "boat dock near the old pier" was accomplished through construction of the Union Street portal in 2003, Maritime Terminal (Cruise Ship Dock) in 2012 and Lewis & Clark Park with associated vehicle parking. The undercrossing alone was a \$6 million project. Urban Renewal funding leveraged at least \$2.25 million in state and federal funds. Washington Street plaza, railroad and I-84 under-crossings were envisioned but later cancelled. There is significant potential for additional riverfront development within the current urban renewal district boundaries and west along West First Street and Bargeway Road. **Status: Two major elements completed.***

Mill Creek Greenway Property Development

- ***A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10-foot-wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian/bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in***

phases. Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.

- ✓ Ongoing partnership with Northern Wasco County Parks & Recreation and Agency. Urban Renewal Agency in 2023 transferred \$300,000 to the parks district for an elevated boardwalk the District plans as part of this Project. There are no immediate plans for the linkage across West Second Street to Riverfront Trail near Mill Creek, although public partners recognize the need for this connection. Urban Renewal bought and demolished older structures prior to transferring property to Parks District. **Status: Pending.**

West Gateway Project

- **West Second Street from Lincoln Street to western boundary of Urban Renewal; street and property redevelopment, redesign and reconstruction. Amended April 12, 2020, by Resolution No. 10-068 adding Skateboard Park. The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.**
 - ✓ Skateboard park was completed, including a \$100,000 commitment from Urban Renewal. Limited intersection improvement occurred at Cherry Heights and West Second Street intersection. The urban renewal district includes multiple parcels along West Second Street west of Webber Street, extending to and including tax lot BC900. Webber Street undercrossing and realignment of West Second Street north of Interstate 84 were part of a proposed transportation improvement project in 2011 (estimated cost \$3.7 million) but later postponed. **Status: Incomplete.**

Third Place Street Improvements

- **The 3rd Place improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.**
 - ✓ This project would correct a tight curve on West Third Place just south of the West Fourth Street intersection. **Status: Indefinitely postponed.**

Redevelopment of properties located within the block bordered by Washington and Court Streets, and First and Second Streets.

- **The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.**
 - ✓ This became the Granada Block redevelopment. The Agency acquired the Granada Theatre, former Washington Hotel/Model Laundry (“Blue Building”) and

Recreation parcels on Second Street, and conducted alley vacations preparatory to development of a downtown hotel and associated conference center. This plan was later discarded and the individual properties sold through Development and Disposition Agreements. All are fully or partially occupied as of April 2024. The Granada Theatre, constructed in 1929, operates in its original function as a movie theatre. The Washington Hotel houses limited retail. All three individual Recreation parcels have been redeveloped and sold, with final property transferred from Agency ownership in October 2024. **Status: Major elements completed.**

Property Rehabilitation Grants and Agreements

- *This is on-going, having current form (2023-24) as the Incentive Program and, for larger projects, Development Funding Agreements.*
- ***This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:***
 - a. ***Land Assemblage: The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.***
 - b. ***Historic Design and Restoration: The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.***
 - c. ***Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements: The Agency may provide grants and low interest loans for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved. Grants shall be made to for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.***
 - ***The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall prepare and adopt a comprehensive rehabilitation loan plan that sets forth:***
 - ***Criteria for eligibility;***
 - ***Interest rates and terms for various loans;***
 - ***Procedures for recycling the funds as loan obligations are paid;***
 - ***Procedures for delinquent loan payments or defaults;***
 - ***Procedures and conditions for which deferred payment loans may be offered;***
 - ***Procedures for administering and servicing the loan program; and***
 - ***Such procedures and conditions the Agency deems necessary.***

- ✓ *The property rehabilitation grant and loan fund program has been applied on numerous occasions and provides the basis for its current variation, adopted in 2023, the Urban Renewal Incentive Program. Earlier projects (as of 2009-10) included renovation and repairs to the Wasco Milling Co. Warehouse (Sunshine Mill), Columbia River Bank building, Sigman's Flowers Building, Gayer's Building, Granada Theatre, Civic Auditorium, The Dalles Art Center, Masonic Lodge / Second Courthouse (Clock Tower Ales), American Legion, Old St. Peter's Landmark, IOOF Lodge façade, Craig's Office Building, Hilco gas station demolition, Creek View townhouse demolition, and Mill Creek Greenway land donation.*
- ✓ *Another project, which has yet to conclude, is the Tony's Town & Country building redevelopment, which began under Programs A (Land Assemblage) and C (Redevelopment) with acquisition of the structure. After determining that the Tony's building could not be salvaged, the Agency had the structure demolished in 2023 for later redevelopment.*
- ✓ *The loan program is presently discontinued. **Status: Modified and ongoing.***

NEW PROJECTS added in 2024:

- *Basalt Commons: A mixed-use commercial and residential development at 523 East 3rd Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.*
- *Tony's Town & Country building acquisition, demolition and site rehabilitation.*
- *First Street reconstruction to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.*
- *Federal Street Plaza: Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.*
-

602. ACQUISITION OF REAL PROPERTY

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. Eminent domain would be used only if necessary for the acquisition of land for public improvements and after the Agency has taken all steps required by law to attempt to acquire the land by voluntary agreement with the property owner.

A. Property Acquisition for Public Improvements

The Agency may acquire any property within the Area necessary for the public improvement projects undertaken pursuant to the Plan by all legal means. The Agency action approving an acquisition will specify the need for the acquisition in relation to the public improvement undertaken.

B. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment pursuant to the Plan, but, except as noted below, only in those cases where the property owner wishes to convey such interest to the Agency. The Agency action approving an acquisition will specify the need for the acquisition to support private redevelopment. The Plan does not authorize the Agency to use the power of eminent domain to acquire property other than in the case described in Section 602.A. above, which allows the acquisition of land for public improvements using the power of eminent domain.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for construction and/or maintenance of the public improvement. The Agency may retain such property during construction of the public improvement. The schedule for disposition of land for a public improvement project will be determined based on the timing of the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B. of this Section 602 by conveying any interest in the property. The schedule for disposition of land acquired under Subsection B. of this Section 602 will be determined by the Agency when the Agency determines the acquisition is necessary pursuant to Section 602. B above. These determinations may be made by Resolution of the Agency.

Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Urban Renewal Agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

605. RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displaces will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 35.500 – 35.530. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

- **PROPERTY DISPOSITION.** The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.
- **REDEVELOPER'S OBLIGATION.** Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:
 - The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
 - The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
 - The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
 - The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
 - The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
 - The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.
 - The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.

607. OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE AGENCY

- A. The Agency may hire its own staff or it may obtain its administrative support staff from the City of The Dalles; and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree in writing. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.
- B. Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:
1. Legal counsel and bond counsel;
 2. Preparation of market, feasibility or other economic studies or plans;
 3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
 4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
 5. Providing accounting or audit services;
 6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;
 8. Assisting in -preparation of the annual financial report required under Section 800 of this Plan;
 8. Property acquisition and disposition appraisals;
 9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;
 10. Bond issuance and renewal financing consultants.

- C. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:
1. Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;
 2. Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the river. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and
 3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.
- D. The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
- E. The Agency may invest its reserve funds in interest-bearing accounts or securities consistent with the provisions of city, state and federal law.
- F. To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.
- G. Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

SECTION 700 – FINANCING OF URBAN RENEWAL INDEBTEDNESS

The Urban Renewal Agency may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the federal government, the state, city, county or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. TAX INCREMENT FINANCING AND MAXIMUM INDEBTEDNESS

The projects may be financed, in whole or in part, by tax increment financing as provided in Article IX Section 9(1)(c) of the Oregon Constitution and ORS 457.420 through 457.450.

The maximum amount of indebtedness that may be issued or incurred under the Plan, as amended in 2024, is \$35,262,100.¹

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City of The Dalles in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval, and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

¹ Maximum remaining indebtedness from this and prior bonded obligation was calculated at \$5.7 million (June 30, 2023) but did not reflect FY 2024 expenditures and commitments. Maximum indebtedness is projected to be reached in 2029, at which time the District shall terminate taking division of taxes.

SECTION 800 – ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

The Agency shall conform to all statutory requirements for reporting financial information.

802. STATEMENT FILED AND PUBLISHED

The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the “Columbia Gorge News”, a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

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SECTION 900 – CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Urban Renewal Area and with the general citizens of the City.

SECTION 1000 – NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, family status, or national origin.

SECTION 1100 – RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan or amendments to this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such ordinance, this Plan or such amendments shall be recorded by the Agency with the Recording Officer, Wasco County.

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SECTION 1200 – PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.085 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions that shall be taken prior to their implementation are as follows:

1201. MINOR CHANGES

Minor changes shall not modify the goals and objectives of the Plan or any of its provisions. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references.
- B. Clarification of written or graphic Exhibits to this Plan.
- C. Modification in this location of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for in this Plan.
- E. Changes to the scope, cost or location or projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1202. AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and the City Council of the City of The Dalles may approve amendments or modifications to the City's Comprehensive Plan or to codes, policies, procedures or ordinances, which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new building, health safety and other codes that affect the implementation of this Urban Renewal Plan.

- A. Where such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals – which affect the

provisions of this Urban Renewal Plan – shall, by reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

- B. The City Council shall forward to the Agency copies of such Council actions as are herein above described, and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203. COUNCIL APPROVED AMENDMENTS

Changes to the Plan that are not minor changes as described in Section 1202 or substantial changes as described in Section 1204 shall be approved by the City Council in the manner described in ORS 457.085(4), (5) and (6) except that the additional notice provisions of ORS 457.120 shall not apply.

Council approved amendments include any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

1204. SUBSTANTIAL CHANGES

Substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. An increase in the maximum amount of indebtedness that may be issued or incurred under this Plan as set forth in Section 701 of this Plan; and
- B. Adding land to the urban renewal area that results in a cumulative addition of more than one percent of the urban renewal area.

SECTION 1300 – VALIDITY OF APPROVED URBAN RENEWAL PLAN

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences or parts shall be unaffected by such finding and shall remain in force and effect.

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COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AGENCY

“Improving Our Community”

Plan ~~and Report~~

DRAFT

~~Edition: March 21, 2023~~ Revised and updated: 2024

COLUMBIA GATEWAY/DOWNTOWN PLAN

An Urban Renewal Plan and Program of the City of The Dalles, ~~OR~~.[Oregon](#)

Approved by ~~the~~[The](#) Dalles City Council on

August 23, 1990

By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on

July 23, 1991

By Resolution No. 91-007

Amendment 2 – Substantial Amendment

Approved by The Dalles City Council on

March 15, 1993

By Council Ordinance 93-1161

Amendment 3 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on

August 27, 1996

By Resolution No. 96-025

Amendment 4 – Substantial Amendment

Approved by The Dalles City Council on

June 22, 1998

By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22

Adopted by a Vote of the People at the November 3, 1998 General Election

Amendment 5 – Substantial Amendment

Approved by The Dalles City Council on

December 14, 1998

By Council Ordinance 98-1229

Amendment 6 – Substantial Amendment

Approved by The Dalles City Council on

August 9, 1999

By Council Ordinance 99-1232

Amendment 7 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on

May 14, 2001

By Resolution No. 01-040

Amendment 8 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on

November 10, 2003

By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
January 28, 2008
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
June 22, 2009
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
April 12, 2010
By Resolution No. 10-068

Amendment 12 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
May 10, 2010
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
May 12, 2014
By Resolution No. 14-001

Amendment 14 – ~~---~~ Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
February 9, 2015
By Resolution No. 15-001

Amendment 15 – ~~---~~ Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
March 23, 2015
By Resolution No. 15-002

Amendment 16 – ~~---~~ Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on
April 17, 2018
By Resolution No. 18-002

Amendment 17 – City Council Substantial Amendment

Approved by ~~the Columbia Gateway Urban Renewal Agency~~ [The Dalles City Council](#) on
~~XXXXXXXX~~
[By Resolution No. 24-XXX](#)

PLAN

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- AMENDED EXHIBIT 5 – ~~Parking lot for Commodore redevelopment~~ [First Street rReconstruction](#)
- AMENDED EXHIBIT 6 – ~~Wasco Warehouse Milling Company~~ [Tony's site parcel map](#) [Site Parcel Map](#)
- AMENDED EXHIBIT 7 – ~~Union Pacific Railroad Property Acquisition~~ [Basalt Commons site plan](#) [Site Plan](#)
- ~~AMENDED EXHIBIT 8 – The Dalles Skateboard Park Project~~
- ~~AMENDED EXHIBIT 9 – Block Redevelopment between Washington and Court and E. 1st and 2nd~~

ATTACHMENTS

- [A. Report accompanying the 2024 Substantial Amendment](#)
- [B. Original projects list \(pages 14-19 of ORD 90-1113\)](#)
- [C. Fourth Amendment projects list](#)

~~REPORT—Columbia Gateway/Downtown Plan, Adopted Report June 2009~~

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SECTION 100 – INTRODUCTION

The Columbia Gateway/Downtown Plan (the “Plan”), as amended, governs the 318.12 acre Columbia Gateway/Downtown Urban Renewal Area (the “Area”) of the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness (MI) allowed under the Plan. The Area consists of a single geographic area with ~~a~~ ~~an amended~~ certified ~~1998/99~~ base year assessed value of \$~~24,866,020~~25,076,797.

This Plan consists of two parts: Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 – CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance No. ~~Number 90—~~1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ~~o~~Ordinance No. ~~Number 98—~~1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance Number ~~No. 90-1106~~ was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to six (6) members, including the Mayor and the five City Councilors, ~~and~~ these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic. The relationship between the City of The Dalles, an Oregon Municipal Corporation and The Dalles Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

~~The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 90—1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ordinance Number 98—1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance No. 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to 6 members, including the Mayor and the five City Councilors, and these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic.~~

~~The relationship between the City of The Dalles, an Oregon Municipal Corporation and The Dalles Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way~~

~~be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.~~

Description of the Amendments

The Urban Renewal Plan has been amended on 16 occasions. The Plan defines criteria for minor and substantial amendments: Minor amendments clarify language, add or drop projects from the ~~plan~~Plan and change project scope, provided such changes do not alter the ~~plan's~~Plan's goals and objectives. Substantial amendments expand district boundaries (limited by ORS 457.220) and increase maximum indebtedness. In addition to these changes through time, amendments also periodically shifted Agency governance authority between the City Council and Urban Renewal taxing districts. Following is a summary of all Plan amendments as of April 2024:

First Amendment (Resolution 91-007): Minor amendment adopted July 23, 1991, established that no bonded debt should be incurred beyond 2012-13 except through a Substantial Amendment to the Plan.

Second Amendment (Council Ordinance 93-1161): The first Substantial Amendment occurred March 15, 1993. This was a response to Oregon voters' approval of Measure- 5 (November 1991 general election) and subsequent enabling legislation in 1992 (HB 2550), which altered the calculation methodology for Tax Increment Financing. An unintended consequence was to create a significant disparity (7X) in tax burden between the two school districts serving The Dalles at that time, The Dalles School District 12 and Chenoweth School District 9. The taxation disparity was resolved by removing all urban renewal district acreage from District 9 (deletion of either 32.14 or 71.86 acres – both estimates are referenced in various documentation). Included in the deletion was the western segment of West Second Street corridor (see Attachment B). This amendment also made various other changes to the Plan, including expansion of the Plan's ~~P~~project list.

Third Amendment (Resolution 96-925): Minor amendment clarifying language regarding scope of proposed Projects and other public improvements.

Fourth Amendment (Council Ordinance 98-1223): The next Substantial Amendment occurred on June 22, 1998, when the Fourth Amendment established a maximum debt limit to comply with Oregon ~~C~~constitutional changes approved by voters in 1997 (Measure 50). This amendment also established a table projecting costs of anticipated Urban Renewal ~~P~~projects ~~-(Attachment C)~~. However, the enabling ordinance was repealed through a referendum (Measure 33-22) in the November 1998 general election.

Fifth Amendment (Council Ordinance 98-1229): This Substantial Amendment, adopted December 14, 1998, responded to Measure 33-22. City Council adopted two related ordinances that day: Ordinance No. 98-1228, which established the City Council as the Agency Board (**Board**), and Ordinance No. 98-1229, which again reduced the size of the district (~~see Attachment D~~, removing 238.04 acres from the original 628.02 acreage). These measures complied with terms of a mediation agreement in October 1998 between the City, Agency, Wasco County, The Dalles Trade Center Association and the Committee to Dissolve Urban Renewal.

Sixth Amendment (Council Ordinance No. 99-1232): This Substantial Amendment, adopted August 9, 1999, provided context for developments in the preceding year. Concerns leading to mediation reflected a view that ~~U~~urban ~~R~~renewal ~~P~~projects did not contribute significantly to increased tax base. The Sixth Amendment revised the ~~P~~project list, sought to ensure project compliance with Plan criteria, and reduced the amount of maximum indebtedness to \$14.23 million, a number later increased to \$29.13 million (see Tenth Amendment below). The amendment outlined a new list of Urban Renewal ~~P~~projects. This list, which replaced the Fourth Amendment project list, together with minor, later changes in project descriptions, constitutes the first 13 projects that have carried forward ever since and provide the basis for projects identified in this plan revision.

Seventh Amendment (Resolution No. 01-040): Minor amendment allowed acquisition of a parking lot at First & Court streets to support redevelopment of the Commodore Building, adopted May 14, 2001.

Eighth Amendment (Resolution 03-052): Minor amendment adding Wasco Warehouse & Milling Co. property as an Urban Renewal project, adopted November 10, 2003. (This became Project #14 in the Urban Renewal Plan, now the “Sunshine Mill.” Project is complete.)

Ninth Amendment (Resolution 08-060): Minor amendment adding Union Pacific Railroad and Oregon Department of Transportation properties to the Wasco Warehouse & Milling Co. redevelopment ~~P~~project, adopted January 28, 2008.

Tenth Amendment (Council Ordinance 09-1301): The latest~~last~~ Substantial Amendment to the Plan occurred June 22, 2009. The Tenth Amendment made various textual edits throughout the Plan. Aside from later minor amendments, the primary text carries through to the present day. The Tenth Amendment modified, added and deleted various items in the original Plan, including changes to the processes for property acquisition and land disposition. It modified the Mill Creek Greenway project from property acquisition to development, added East Gateway / Brewery Grade Reconstruction (this became Project #15 in the Urban Renewal Plan, the Sunshine Mill Roundabout), and Third Place Street improvements (Project #16 in the Urban Renewal Plan). Urban Renewal investment in the roundabout leveraged a \$2.4 million federal grant. Significantly, this Substantial Amendment increased maximum indebtedness~~Maximum Indebtedness~~ of the Agency from \$14,227,353 to \$29,125,583, and deleted the provision regarding the duration of the District. That last change meant that the Agency does not necessarily sunset at any particular time, but rather when maximum indebtedness~~Maximum Indebtedness~~ is achieved. The Tenth Amendment was accompanied by a detailed report and fiscal analysis.

Eleventh Amendment (Resolution 10-068): Minor amendment adding The Dalles Skateboard Park to West Gateway Project #10, adopted April 12, 2010.

Twelfth Amendment (Resolution 10-069): Minor amendment adding redevelopment of properties bordered by Washington and Court streets and First and Second streets (the Granada Block), adopted May 10, 2010, as Project #17.

Thirteenth Amendment (Resolution 14-001): Minor amendment adding a new goal of increasing value of properties within the district and enhancing opportunities for non-profit organizations to participate in the property rehabilitation and loan grant fund program. This allowed grants to for-profit, public, non-profit and civic organizations, and was approved May 12, 2014.

Fourteenth Amendment (Resolution 15-001): Minor amendment adding Thompson Park Pool as Urban Renewal Project #18 (slide, climbing wall, shade or other landscaping), adopted February 9, 2015.

Fifteenth Amendment (Resolution 15-002): Minor amendment adding redevelopment of the former Elks Lodge as an Urban Renewal Project #19, adopted March 23, 2015.

Sixteenth Amendment (Resolution 18-002): Minor amendment revising description of the proposed Mill Creek Trail Greenway Project, adopted April 17, 2018.

Seventeenth Amendment (Ordinance): Increased ~~M~~maximum indebtedness to \$35,262,100, added projects: Basalt Commons, Tony's site redevelopment and First Street reconstruction, local match for Federal Street Plaza, and performed overall review and update of Plan. **Adopted**.

In addition, the historical record should note for clarification Resolution 23-002, amending the Urban Renewal Incentive Program, adopted on April 18, 2023. This amended an Urban Renewal program established in August 2022 but did not constitute a minor amendment to the Plan itself.

On September 12, 2016, the City Council adopted General Ordinance No. 16-1346, which amended General Ordinance No. 90-1106. This restructured the Agency, removing the City Council as Agency Board and restoring authority to the Board as it exists in 2024, comprising representatives from each affected taxing district (Wasco County, Mid-Columbia Fire & Rescue, Northern Wasco Parks & Recreation, Port of The Dalles; three city councilors; and two citizens at large). The Urban Renewal Advisory Committee was eliminated at that time.

This summary does not attempt to document all of the changes, challenges and progress achieved through the Agency since 1990. Its intent is to offer a historical foundation for the next – and final – phase of the District, and to offer a foundation for decisions leading to the ultimate continuation or discontinuation of the Agency itself.

SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. AGENCY means The Dalles Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.
202. AREA means that geographic portion of the City which encompasses the Columbia Gateway/Downtown Area — an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
203. BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
- The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - Defective design and quality of physical construction;
 - Faulty interior arrangement and exterior spacing;
 - Overcrowding and a high density of population;
 - Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - The existence of inadequate streets and other rights-of-way, open spaces and utilities;
 - The existence of property or lots or other areas which are subject to inundation by water;
 - A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

- A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

204. CITY means the City of The Dalles, Wasco County, Oregon.

205. CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.

206. COMPREHENSIVE PLAN means the Land Use Plan of the City of The Dalles including all of its policies, procedures and implementing provisions.

207. COUNTY means Wasco County, Oregon.

208. MAXIMUM INDEBTEDNESS (MI) means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness

209. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.

210. ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

211. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.

212. REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.

213. STATE means the State of Oregon including its various departments, divisions and agencies.

214. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by The Dalles Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia Gateway/Downtown Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

215. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.
216. U.R. means “urban renewal” as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
217. URBAN RENEWAL ADVISORY COMMITTEE means the committee established pursuant to General Ordinance No. 98-1228, whose duties include review of all projects and expenditures for the Agency to ensure compliance with the Agency’s adopted budget and the Plan; making recommendations to the Agency concerning potential projects to be undertaken, public contracts to be awarded, potential plan amendments, and budget needs, policies and procedures for the Agency; and performance of other tasks and duties as requested by the Agency.
218. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.
219. URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway/Downtown Area--an Urban Renewal Area of the City of The Dalles, Oregon.

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SECTION 200 — DEFINITIONS

AS USED IN THE CONSTRUCTION OF THIS PLAN, UNLESS THE CONTEXT REQUIRES OTHERWISE, THE FOLLOWING DEFINITIONS SHALL APPLY:

201. — AGENCY MEANS THE DALLES COLUMBIA GATEWAY URBAN RENEWAL AGENCY THAT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 457 OF THE OREGON REVISED STATUTES, IS THE URBAN RENEWAL AGENCY OF THE CITY OF THE DALLES, WASCO COUNTY, OREGON.

202. — AREA MEANS THAT . THAT GEOGRAPHIC PORTION OF THE CITY WHICH ENCOMPASSES THE COLUMBIA GATEWAY/DOWNTOWN AREA — AN URBAN RENEWAL AREA CONCEIVED PURSUANT TO THE PROVISIONS OF ORS CHAPTER 457.

203. — BLIGHTED AREAS MEANS AREAS AREAS THAT BY REASON OF DETERIORATION, FAULTY PLANNING, INADEQUATE OR IMPROPER FACILITIES, DELETERIOUS LAND USE OR THE EXISTENCE OF UNSAFE STRUCTURES, OR ANY COMBINATION OF THESE FACTORS, ARE DETRIMENTAL TO THE SAFETY, HEALTH OR WELFARE OF THE COMMUNITY. A BLIGHTED AREA IS CHARACTERIZED BY THE EXISTENCE OF ONE OR MORE OF THE FOLLOWING CONDITIONS:

A. — THE EXISTENCE OF BUILDINGS AND STRUCTURES, USED OR INTENDED TO BE USED FOR LIVING, COMMERCIAL, INDUSTRIAL OR OTHER PURPOSES, OR ANY COMBINATION OF THOSE USES, WHICH ARE UNFIT OR UNSAFE TO OCCUPY FOR THOSE PURPOSES BECAUSE OF ANY ONE OR A COMBINATION OF THE FOLLOWING CONDITIONS:

„ Suggestion: “The presence of buildings and structures — whether for residential, commercial, industrial, or other uses, or any combination thereof — that are considered unfit or unsafe for

~~occupancy due to one or more of the following conditions:"~~ DEFECTIVE DESIGN AND QUALITY OF PHYSICAL CONSTRUCTION;

~~FAULTY INTERIOR ARRANGEMENT AND EXTERIOR SPACING;~~

~~OVERCROWDING AND A HIGH DENSITY OF POPULATION;~~

~~INADEQUATE PROVISION FOR VENTILATION, LIGHT, SANITATION, OPEN SPACES AND RECREATION FACILITIES; OR~~

~~OBSOLESCENCE, DETERIORATION, DILAPIDATION, MIXED USE~~

~~— CHARACTER OR SHIFTING OF USES;~~

~~AN ECONOMIC DISLOCATION, DETERIORATION OR DISUSE OF PROPERTY RESULTING FROM FAULTY PLANNING;~~

~~THE DIVISION OR SUBDIVISION AND SALE OF PROPERTY OR LOTS OF IRREGULAR FORM AND SHAPE AND INADEQUATE SIZE OR DIMENSIONS FOR PROPERTY USEFULNESS AND DEVELOPMENT;~~

~~THE LAYOUT OF PROPERTY OR LOTS IN DISREGARD OF CONTOURS, DRAINAGE AND OTHER PHYSICAL CHARACTERISTICS OF THE TERRAIN AND SURROUNDING CONDITIONS;~~

~~THE EXISTENCE OF INADEQUATE STREETS AND OTHER RIGHTS OF WAY, OPEN SPACES AND UTILITIES;~~

~~THE EXISTENCE OF PROPERTY OR LOTS OR OTHER AREAS WHICH ARE SUBJECT TO INUNDATION BY WATER;~~

~~A PREVALENCE OF DEPRECIATED VALUES, IMPAIRED INVESTMENTS, AND SOCIAL AND ECONOMIC MALADJUSTMENTS TO SUCH AN EXTENT THAT THE CAPACITY TO~~

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~~PAY TAXES IS REDUCED AND TAX RECEIPTS ARE INADEQUATE FOR THE COST OF PUBLIC SERVICES RENDERED;~~

~~A GROWING OR TOTAL LACK OF PROPER UTILIZATION OF AREAS, RESULTING IN A STAGNANT AND UNPRODUCTIVE CONDITION OF LAND POTENTIALLY USEFUL AND VALUABLE FOR CONTRIBUTING TO THE PUBLIC HEALTH, SAFETY AND WELFARE; OR~~

~~A LOSS OF POPULATION AND REDUCTION OF PROPER UTILIZATION OF THE AREA, RESULTING IN ITS FURTHER DETERIORATION AND ADDED COSTS TO THE TAXPAYER FOR THE CREATION OF NEW PUBLIC FACILITIES AND SERVICES ELSEWHERE.~~

~~204. CITY. MEANS THE THE CITY OF THE DALLES, WASCO COUNTY, OREGON.~~

~~205. CITY COUNCIL OR COUNCIL. MEANS THE THE GOVERNING BODY OF THE CITY OF THE DALLES.~~

~~206. COMPREHENSIVE PLAN. MEANS THE THE LAND USE PLAN OF THE CITY OF THE DALLES INCLUDING ALL OF ITS POLICIES, PROCEDURES AND IMPLEMENTING PROVISIONS.~~

~~207. COUNTY. MEANS WASCO COUNTY, OREGON.~~

~~208. EXHIBIT. MEANS AN AN ATTACHMENT, EITHER NARRATIVE OR GRAPHIC, TO THIS URBAN RENEWAL PLAN AS SET FORTH IN PART 2 OF THIS PLAN.~~

~~209. ORS. MEANS OREGON REVISED STATUTES (STATE LAW STATE LAW). ORS CHAPTER 457 IS THE CHAPTER WHICH REGULATES THE RENEWAL OF BLIGHTED~~

~~AREAS WITHIN THE STATE OF OREGON. Suggestion: ORS CHAPTER 457 GOVERNS THE PROCESS FOR RENEWING BLIGHTED AREAS WITHIN THE STATE OF OREGON.~~

~~210. — PLAN. MEANS THE THE AMENDED COLUMBIA GATEWAY/DOWNTOWN PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF THE DALLES, OREGON.~~

~~211. — REDEVELOPER. MEANS A A PARTY WHO ACQUIRES REAL PROPERTY OR RECEIVES FINANCIAL ASSISTANCE FROM THE URBAN RENEWAL AGENCY FOR THE PURPOSES OF DEVELOPING OR REDEVELOPING SUCH PROPERTY IN CONFORMITY WITH THE PROVISIONS OF THIS URBAN RENEWAL PLAN.~~

~~212. — STATE. MEANS THE THE STATE OF OREGON INCLUDING ITS VARIOUS DEPARTMENTS, DIVISIONS AND AGENCIES.~~

~~213. — TAX INCREMENT FINANCING. MEANS AA METHOD OF FINANCING INDEBTEDNESS INCURRED BY THE THE DALLES COLUMBIA GATEWAY URBAN RENEWAL AGENCY IN PREPARING AND IMPLEMENTING THE URBAN RENEWAL PLAN. SUCH TAX INCREMENT METHOD IS AUTHORIZED BY ORS SECTIONS 457.420 THROUGH 457.450 AND PROVIDES THAT ALL OR A PORTION OF THE TAX PROCEEDS, IF ANY, REALIZED FROM AN INCREASE IN THE TAXABLE ASSESSED VALUE OF REAL AND PERSONAL PROPERTY WITHIN THE COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AREA, ABOVE THAT EXISTING ON THE COUNTY TAX ROLL LAST EQUALIZED PRIOR TO THE EFFECTIVE DATE OF THE DALLES CITY COUNCIL ORDINANCE APPROVING THE URBAN RENEWAL PLAN, MAY BE PAID INTO A SPECIAL FUND OF THE AGENCY. SUCH SPECIAL FUND, IF ANY, SHALL BE USED TO PAY THE PRINCIPAL AND INTEREST ON INDEBTEDNESS INCURRED BY THE AGENCY IN FINANCING OR REFINANCING THE PREPARATION AND IMPLEMENTATION OF THE APPROVED URBAN RENEWAL PLAN, INCLUDING THE ADMINISTRATION OF THE AGENCY'S ACTIVITIES.~~

~~214. — TAXING BODY. MEANS ANY ANY AUTHORIZED ENTITY WHICH LEVIES AD VALOREM TAXES WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AREA.~~

~~215. — U.R. MEANS "URBAN" "URBAN RENEWAL" AS IN URBAN RENEWAL BOUNDARY, URBAN RENEWAL AREA, URBAN RENEWAL PLAN, ETC.~~

~~216. — URBAN RENEWAL ADVISORY COMMITTEE. MEANS THE THE COMMITTEE ESTABLISHED PURSUANT TO GENERAL ORDINANCE NO. 98-1228, WHOSE DUTIES INCLUDE REVIEW OF ALL PROJECTS AND EXPENDITURES FOR THE AGENCY TO ENSURE COMPLIANCE WITH THE AGENCY'S ADOPTED BUDGET AND THE PLAN; MAKING RECOMMENDATIONS TO THE AGENCY CONCERNING POTENTIAL PROJECTS TO BE UNDERTAKEN, PUBLIC CONTRACTS TO BE AWARDED, POTENTIAL PLAN~~

~~AMENDMENTS, AND BUDGET NEEDS, POLICIES AND PROCEDURES FOR THE AGENCY;
AND PERFORMANCE OF OTHER TASKS AND DUTIES AS REQUESTED BY THE AGENCY.~~

~~217. — URBAN RENEWAL LAW. MEANS CHAPTER 457 OF THE OREGON REVISED
STATUTES AS SAME EXISTS ON THE EFFECTIVE DATE OF THIS URBAN RENEWAL
PLAN OR AS SAME MAY BE AMENDED FROM TIME TO TIME BY ACTION OF THE
OREGON LEGISLATURE.~~

~~218. — URBAN RENEWAL PLAN. MEANS THE THE AMENDED PLAN FOR THE COLUMBIA
GATEWAY/DOWNTOWN AREA — AN URBAN RENEWAL AREA OF THE CITY OF THE
DALLES, OREGON.~~

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SECTION 300 ~~2~~—LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

301. Amended Exhibit 1 ~~2~~—Narrative Legal Description of Urban Renewal Area.

302. Amended Exhibit 2 ~~2~~—Graphic (Map) Description of Urban Renewal Area.

303. Added Exhibit 3 – Comprehensive Plan Designations of Urban Renewal Area.

304. Added Exhibit 4 – ~~Zoning Designations of Urban Renewal Area~~ ~~Zoning Designations of Urban Renewal Area.~~

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SECTION 400 – MISSION STATEMENT, GOALS AND OBJECTIVES OF THE DALLES URBAN RENEWAL AGENCY FOR THE COLUMBIA GATEWAY/DOWNTOWN PLAN

MISSION STATEMENT

The mission of the ~~Urban renewal~~ Renewal agency ~~Agency~~ is to eliminate blight and depreciating property values within the ~~agency's~~ Agency's jurisdiction and in the process, ~~attracts~~ aesthetically pleasing, job producing private investments that will stabilize or increase property values and ~~protects~~ the area's historic places and values.

401. GOALS AND OBJECTIVES

~~To accomplish its mission, the Agency will develop and implement an urban renewal program, the goals and objectives of which are:~~

- A. To foster public participation in all urban renewal activities, including but not limited to strategic planning, through semi-annual in-person and virtual town halls and other civic outreach, and to regularly communicate urban renewal achievements and activities through social and traditional media engagement, signage, website, and public presentations.
- B. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District so that the area will contribute its fair share to the costs of public services.
- C. To make strategic investments that return unused and underused public and private properties to productive condition, consistent with the City's Comprehensive Plan and implementing ordinances:
- D. To participate through land acquisition and disposition, rehabilitation loans and other activities in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will accomplish any or all of the following goals::
 - 1.- Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County; ~~of~~
 - 2.- Ensure a more attractive, functional and economically viable city; ~~of~~
 - 3.- Restore historically significant properties to productive use when such use aligns with Goals A and B above; ~~of~~
 - 4.- Recognize, maintain awareness of, and when feasible, mitigate the fiscal impact of Urban Renewal on local tax districts; ~~of~~
 - 5.- Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing.

6.- Support the development of public spaces downtown.

- E. To expand access and connections from downtown to the Riverfront and to provide facilities that enhance public use of the Riverfront;
- F. To provide an adequate amount of properly located and designed off-street accessible parking in the downtown area;
- G. To improve the visual appearance, capacity, and traffic flow of public streets where such improvements will foster adjacent commercial or residential investment and/or support public services.
- H. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the downtown area;
- I. In conjunction with urban renewal projects, leverage other funding sources to install or upgrade public utilities, including but not limited to underground services in downtown alley rights-of-way.
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency's financial resources to the maximum extent possible.

~~A. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.~~

~~B. To make strategic investments of urban renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances;~~

~~C. To participate by means of various urban renewal activities (e.g. land acquisition and disposition, rehabilitation loans, etc.) in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:~~

~~1. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County; or~~

~~2. Increase property values so that the area will contribute its fair share to the costs of public services, provided by the city, county, schools, community college, port and park and recreation district; or~~

~~3. Insure a more attractive, functional and economically viable city; or~~

~~4. Conserve historically significant places and properties;~~

~~D. To be responsive to the needs and the concerns of all people of the City of The Dalles in the details of amending and implementing the Urban Renewal Plan using multiple forms of outreach including: town hall meetings, the internet, news releases, and signs on projects; and~~

~~E. To encourage the maximum amount of public involvement and citizen participation in the formation and implementation of the Urban Renewal Plan by explaining and discussing the details of the Urban Renewal process:~~

- ~~1. To the public at town hall type gatherings;~~
- ~~2. To special interest groups, public service organizations, public bodies and the general public by invitation to Agency meetings;~~
- ~~3. By issuing periodic news releases;~~
- ~~4. By cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process;~~
- ~~5. By use of the Internet;~~

~~F. To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking;~~

~~G. To create positive linkages among the two sectors of the Urban Renewal Area—i.e. the Downtown and the West Gateway Area;~~

~~H. To cooperate, coordinate and assist in funding with the program to improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance public use of the Riverfront;~~

~~I. To improve the visual appearance, capacity, and traffic flow of streets that carry the major share of vehicular and pedestrian traffic in areas where development would otherwise be inhibited;~~

~~J. To assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity;~~

~~K. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the Downtown area;~~

~~L. In conjunction with specific urban renewal development or redevelopment projects, supplement existing funding sources to construct, install or replace publicly owned utility systems such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and~~

~~M. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.~~

~~N. To install underground utilities in areas of urban renewal projects including alley rights-of-way in the downtown area.~~

403402. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

This plan is intended to further the objectives of the City's Comprehensive Land Use Plan. Further, this plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, and other public improvements.

404403. CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

This plan has been prepared in conformity with the City's adopted Comprehensive Land Use Plan including its goals, policies, procedures, and implementing provisions.

The following analysis is of the specific goals of the comprehensive plan which are implemented through this Plan.

Goal 5: Open Spaces, Scenic and Historic areas, and Natural Resources

- To conserve and protect the open space, natural, and scenic resources of the area.
- To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.

Finding: Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

Goal 8: Recreation Needs

- To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.

Finding: Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

Goal 9: Economic Development

- Diversify the economic base of the community.
- Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
- Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.
- Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.

- Provide employment opportunities, environments, and ~~choices which~~ choices, which are a vital part of a high quality of life in The Dalles.
- Support the maintenance and enhancement of The Dalles Commercial Historic District.
- Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.

Finding: The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve the façade of a building, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

Goal 10: Housing

- Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.
- Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.
- Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.
- Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the ~~comprehensive plan~~ Comprehensive Plan.
- Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.
- Adopt standards and incentives to increase residential land use efficiency.
- Continue to provide opportunities for a full range of rental housing.

Finding: The improvements to First Street and the development of the Federal Plaza will enhance the Area for further ~~redevelopment which~~ redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

Goal 12: Transportation

- To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.

Finding: The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

~~405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY~~

~~The Economic Development Goal of the City's Comprehensive Land Use Plan (Goal 9) discusses, among other things, the need to:~~

- ~~1. Provide family wage employment opportunities for The Dalles citizens.~~
- ~~2. Diversify the economic base of the community.~~
- ~~3. Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.~~
- ~~4. Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.~~
- ~~5. Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.~~
- ~~6. Provide for tourism-related employment as part of the effort to diversify The Dalles' economy.~~
- ~~7. Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.~~
- ~~8. Support the maintenance and enhancement of The Dalles commercial historic district.~~
- ~~9. Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.~~

~~The Urban Renewal Plan addresses these goals in conformity with the provisions of the Economic Element.~~

~~406~~404. COORDINATION WITH THE LANDMARK COMMISSION POLICIES

In the implementation of this Urban Renewal Plan, and in particular with the Rehabilitation Program project, the Urban Renewal Agency shall coordinate their efforts with those of the

Historic Landmarks Commission in the Urban Renewal Area in which the Historic Landmarks Commission has review authority.

SECTION 500 – LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall conform to the City's Comprehensive Land Use Plan, the Land Use and Development Ordinance, and any other implementing ordinances of the City.

501. LAND USE DESIGNATIONS

The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are shown on Exhibit 3 of this Plan. Current zoning districts, shown on Exhibit 4 of this Plan, are described in full in the City's Land Use and Development Ordinance (General Ordinance #98-1222) and generally are as follows:

1. Central Business Commercial District, CBC

The purpose is... "To provide an area for commercial uses, along with civic and certain residential uses, and to provide all basic services and amenities required to keep the downtown area the vital pedestrian-oriented center of the community". Approximately ~~33~~36 percent of the Urban Renewal Area is in this zoning district.

2. Industrial District, I

The purpose is... "To establish areas which provide for a variety of commercial and industrial uses". Approximately ~~33~~11 percent of the Urban Renewal Area is in this zoning district.

3. General Commercial District, CG

The purpose is... "To provide areas for a wide range of retail, wholesale, and service businesses commensurate with the needs of the marketing region. New development shall be designed to promote clustering of businesses, use of common access and traffic controls, and use of cross access for vehicles, pedestrians and bicycles between contiguous sites. Safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street, sidewalk, or public right-of-way shall also be provided". Approximately ~~4~~5 percent of the Urban Renewal Area is in this zoning district.

4. Commercial/Light Industrial District, CLI

The purpose is... "To provide an area for commercial uses and certain industrial uses. New development shall be designed to promote clustering of businesses where appropriate, and use of common access and traffic controls. Where appropriate, safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street/sidewalk shall also be provided.

This district also accommodates business parks that provide for a mixture of commercial and light industrial uses in a campus-like setting where business activities are conducted indoors.

To ensure compatibility with adjacent residential neighborhoods, business parks shall be reviewed through the planned development process set forth in Article 9.050". Approximately ~~22-27~~ percent of the Urban Renewal Area is in this zoning district.

5. High/Medium Density Residential District, RH:

The purpose is... "To provide areas where single family detached dwellings, single family attached dwellings, duplexes, town houses, condominiums, and multi-family developments may be constructed under various ownership patterns. Adequate urban services shall be available to all development without exception". Approximately ~~3-6~~ percent of the Urban Renewal Area is in this zoning designation.

6. Parks and Open Space District, P/OS:

The purpose is... "To ~~e~~nsure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities. Allowed uses show lower level activity and potentially less offsite impact than uses allowed conditionally". Approximately 5 percent of the Urban Renewal Area is in this zoning district.

7. Recreational Commercial District, CR

The purpose is... "To provide areas for mixed business, commercial, service, recreational, and light industrial uses. Site planning for permitted uses shall ensure protection and enhancement of the significant environmental areas located along the Columbia River and related streams and creeks. Streets, sidewalks, bikeways, and water, sewer, and storm drainage systems shall be constructed or improved as needed." Approximately 5 percent of the Urban Renewal Area is in this zoning district.

- 502.** The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including The Dalles Riverfront Plan, as they exist on the effective date of this Urban Renewal Plan, or as they may be amended from time to time, are incorporated hereby by reference as if they were included in full.
- 503.** The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing ~~Ordinances~~ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable ~~Federal~~federal, ~~State~~state, ~~County~~county and ~~City~~city regulations.

SECTION 600 – URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this plan, the following projects and activities, subject to the availability of appropriate funding, may be undertaken by the Agency or caused to be undertaken by others, in accordance with applicable ~~Federal~~federal, ~~State~~state, ~~County~~county, and ~~City~~city laws, policies, and procedures and in compliance with the provisions of this ~~plan~~Plan and the Cooperation Agreement between the City and Agency.

601. URBAN RENEWAL PROJECTS AND ACTIVITIES

Projects and activities listed under this section as “completed, partially completed, pending, or on-going” were recommended by the Urban Renewal Advisory Committee in 2009, based in part on project selection criteria. -New projects identified by the Urban Renewal Agency Board as part of this 2024 Plan revision will follow. Selection ~~These~~ criteria are as follows:

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

- ~~A-I.~~ A.I. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway/Downtown Urban Renewal Plan.
- ~~B-II.~~ B.II. Selected projects must be consistent with the goals, policies, and designated uses of the City’s Comprehensive Land Use Plan and implementing ordinances.
- ~~C-III.~~ C.III. Selected projects must be consistent with the development policies of the Historic Landmarks Commission in those areas where the Historic Landmarks Commission has review authority.
- ~~D-IV.~~ D.IV. Selected projects must, in aggregate, increase property values and tax collections to a level that will produce a reasonable return of the Urban Renewal contribution.

SPECIFIC CRITERIA

Acceptable projects must meet any one or any combination, of the following:

- i. Increases the value of the property on which the project is located.
- ii. Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- iii. Places unused or underused property in a productive condition.
- iv. Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- v. Provides for an adequate amount of properly located off-street parking in the downtown area.

~~• Creates positive linkages between the two sectors of the commercial areas of the community, i.e. the Downtown and the West Gateway areas.~~

•vi. Promotes ~~the program to improve the riverfront~~riverfront improvements as determined in The Dalles Riverfront Plan.

•vii. Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.

•viii. Assists property owners with the rehabilitation of their buildings and property.

•ix. Enhances storm drainage capacity of streets.

•x. Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.

•xi. Encourages investment in the core commercial area.

•xii. Promotes housing opportunities in the Downtown area.

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The following projects and activities are hereby deemed necessary to:

- ~~_____~~ Eliminate blighted conditions and influences;
- ~~_____~~ Stabilize or increase depreciating property values;
- _____ Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;
- _____ Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and
- _____ Further the objectives of this Urban Renewal Plan as set forth in Section 400.

All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of The Dalles.

With monies available to it, the Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

PROJECTS COMPLETED

- *Note: Project descriptions carried over from 2009 Urban Renewal Plan are italicized in bold, followed by status as of April 2024.*

Grain Elevator Demolition

- *“This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator; the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant.”*
- ✓ *The former grain elevator was destroyed in a fire in 1999; Urban Renewal purchased the property and paid for cleanup following the fire, establishing land base for the City's sewer treatment plant expansion and Lewis & Clark Park. Status: Complete.*

Commodore Building Redevelopment

- *Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior.*
- ✓ *Agency purchased the Commodore and leased it to Commodore II Limited Partnership on April 10, 2001. Agreement included an Agency loan of \$282,445. Loan is payable on or before Dec. 31, 2026. Status: Renovations completed; Agency interest continues until loan is repaid.*

Civic Auditorium Remodel and Reconstruction

- The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.
- ✓ The Civic Auditorium was saved from demolition when City of The Dalles conveyed ownership to the Civic Auditorium Historic Preservation Committee in 1990. Major and minor phases of repair and restoration continued for more than 30 years, including Urban Renewal investments and many other sources. The Civic celebrated its centennial on May 12, 2023. Status: All major renovations complete.

Mill Creek Bridge Reconstruction (West Sixth Street)

- The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.
- ✓ Reconstruction used a combination of Urban Renewal and City of The Dalles street funds. Completed in the early 2000s, this included deck reconstruction, replacement of the historic parapet and period lighting. In September 2024 Oregon Department of Transportation informed the City of surface and structural concerns requiring remediation, potentially requiring bridge replacement. Further information pending as of the date of this Substantial Amendment. Status: Complete.

Thompson Park Sidewalk

- This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.
- ✓ Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. Status: Complete.

Redevelopment of Wasco Warehouse & Milling Company Property

- Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.
- ✓ This project was completed through acquisition and redevelopment as the Sunshine Mill. Urban Renewal assisted through its loan program, beginning with a loan agreement to Discovery Development LLC in 2009. Loan was paid in full and mortgage satisfied on January 1, 2020. Status: Complete.

East Gateway/Brewery Grade Street Reconstruction

- The existing streets will be realigned and improved and a roundabout installed to help facilitate a better flow of traffic within the Area.
 - ✓ Brewery Grade roundabout was completed in 2010. This was a \$3.5 million project, combining urban renewal with other public funding sources. Improvements included public parking lot, redesigned access from East Second and East Third streets, and parking upgrades at the former Great Southern Railroad Depot (later Cannon Packer). Status: Complete.

Thompson Park Pool Project

- The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.
 - ✓ Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. Status: Complete.

Redevelopment of the Elks Lodge Building

- The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.
 - ✓ Urban Renewal Agency acquired the building in March 2015 and entered a Development and Disposition Agreement with David and Kirsten Benko on April 3, 2015, with the goal of establishing a museum dedicated to the preservation and display of vintage neon signs. Property title was conveyed in 2015. The National Neon Sign Museum opened in 2018. Status: Complete. In 2023 the Benkos and Restore Oregon announced plans to relocate the historic Jantzen Beach Carousel to a parcel adjoining the building. This project is on-going.

Downtown Parking Structure and Surface Parking Lots

- Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.
 - ✓ Initial plans called for acquisition and demolition of the former J. C. Penny's Store on Second between Court and Washington, with construction of a multi-level parking structure on that site and the adjoining parking lot. This project was later abandoned. Focus instead was on construction of smaller, surface parking lots near St. Peter's Landmark, Sunshine Mill Roundabout and (in 2024) East Third. All of these have been completed or are pending completion. No further surface parking lots are proposed. Status: Surface lots complete. Parking structure abandoned.

Redevelopment of Armory Property / Public Works site

- This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.

✓ Requiring nearly three decades of effort, this project concluded with construction of Ft. Dalles Readiness Center on the Columbia Gorge Community College campus in 2014 – a \$19.4 million project. The college leased part of its campus to the Oregon Military Department. This allowed demolition of the former armory (a 1940s-circa Quonset hut at West Sixth & Webber Streets) by Urban Renewal and enabled Wasco County to regain site control at that location. A separate, nearby project was the Urban Renewal-funded demolition of the former City of The Dalles Public Works building on West Sixth Street. Public Works relocated to West First Street, making way for an automotive dealership on West Sixth Street, representing a significant private investment on property formerly owned by Wasco County. Commercial property redevelopment resides with Wasco County as property owner. **Status: Complete.**

Projects partially completed, pending or on-going

- Note: Most of these projects have changed in scope significantly since 2009. While some major elements have been completed, such as the maritime terminal and Union Street undercrossing, the original visions may still be considered works in progress.

Downtown Streetscape Improvements

- The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include: Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. ~~Construction~~ The project includes construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the area.

✓ Second Street downtown was redeveloped in 2002 using a combination of Urban Renewal and City of The Dalles street funds. Opticom GPS was not installed downtown. Third Street redevelopment was scheduled for 2007-08 but postponed amid an economic downturn, then never resumed. First Street has received priority because of failing sidewalks between Union and Washington, the need for separated traffic/pedestrian passage east of Washington, and inadequate infrastructure overall. Architecture and engineering is at 95% completion as of April 2024. Urban Renewal Agency has conveyed \$3.8 million to the city in preparation for this project, with all funding anticipated to come from the Agency. However, cost escalation has resulted in a significant budget gap

from original estimates. Research is under way ~~through April 2024~~ to resolve this urgent challenge. Status: One major element completed.

- ✓ First Street reconstruction to address hollow sidewalk between Union and Washington and other improvements. Given potential fiscal impact on the Agency's capacity, this is called out as a new project below.

Downtown / Riverfront Access

- The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.

- ✓ Access including "boat dock near the old pier" was accomplished through construction of the Union Street portal in 2003, Maritime Terminal (Cruise Ship Dock) in 2012 and Lewis & Clark Park with associated vehicle parking. The undercrossing alone was a \$6 million project. Urban Renewal funding leveraged at least \$2.25 million in state and federal funds. Washington Street plaza, railroad and I-84 under-crossings were envisioned but later cancelled. There is significant potential for additional riverfront development within the current urban renewal district boundaries and west along West First Street and Bargeway Road. Status: Two major elements completed.

Mill Creek Greenway Property Development

- A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10-foot-wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian-/bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in phases. Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.

- ✓ Ongoing partnership with Northern Wasco County Parks & Recreation and Agency. Urban Renewal Agency in 2023 transferred \$300,000 to the parks

district for an elevated boardwalk the District plans as part of this Project. There are no immediate plans for the linkage across West Second Street to Riverfront Trail near Mill Creek, although public partners recognize the need for this connection. Urban Renewal bought and demolished older structures prior to transferring property to Parks District. Status: Pending.

West Gateway Project

- West Second Street from Lincoln Street to western boundary of Urban Renewal; street and property redevelopment, redesign and reconstruction. Amended April 12, 2020, by Resolution No. 10-068 adding Skateboard Park. The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.

- ✓ Skateboard park was completed, including a \$100,000 commitment from Urban Renewal. Limited intersection improvement occurred at Cherry Heights and West Second Street intersection. The urban renewal district includes multiple parcels along West Second Street west of Webber Street, extending to and including tax lot BC900. Webber Street undercrossing and realignment of West Second Street north of Interstate 84 were part of a proposed transportation improvement project in 2011 (estimated cost \$3.7 million) but later postponed. Status: Incomplete.

Third Place Street Improvements

- The 3rd Place improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.

- ✓ This project would correct a tight curve on West Third Place just south of the West Fourth Street intersection. Status: Indefinitely postponed.

Redevelopment of properties located within the block bordered by Washington and Court Streets, and First and Second Streets.

- The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.

- ✓ This became the Granada Block redevelopment. The Agency acquired the Granada Theatre, former Washington Hotel/Model Laundry ("Blue Building") and Recreation parcels on Second Street, and conducted alley vacations preparatory to development of a downtown hotel and associated conference center. This plan was later discarded and the individual properties sold through Development and Disposition Agreements. All are fully or partially occupied as of April 2024. The Granada Theatre, constructed in 1929, operates in its original function as a movie theatre. The Washington Hotel houses limited retail ~~and is the subject of a pending agreement for retail/residential development with the Agency, approved by the board in February 2024. Two of the~~ All three individual Recreation parcels have been redeveloped and sold; ~~the third is scheduled for completion by June 2024, with a DDA amendment approved in February 2024 to expire in,~~ with final

property transferred from Agency ownership in October 2024. Status: Major elements completed.

Property Rehabilitation Grants and Agreements

- This is on-going, having current form (2023-24) as the Incentive Program and, for larger projects, Development Funding Agreements.
- This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:
 - a. Land Assemblage: The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.
 - b. Historic Design and Restoration: The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.
 - c. Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements: The Agency may provide grants and low interest loans for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved. Grants shall be made to for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.
 - The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall prepare and adopt a comprehensive rehabilitation loan plan that sets forth:
 - Criteria for eligibility;
 - Interest rates and terms for various loans;
 - Procedures for recycling the funds as loan obligations are paid;
 - Procedures for delinquent loan payments or defaults;
 - Procedures and conditions for which deferred payment loans may be offered;
 - Procedures for administering and servicing the loan program; and
 - Such procedures and conditions the Agency deems necessary.
- ✓ The property rehabilitation grant and loan fund program has been applied on numerous occasions and provides the basis for its current variation, adopted in 2023, the Urban Renewal Incentive Program. Earlier projects (as of 2009-10) included renovation and repairs to the Wasco Milling Co. Warehouse (Sunshine Mill), Columbia River Bank building, Sigman's Flowers Building, Gayer's Building, Granada Theatre, Civic Auditorium, The Dalles Art Center, Masonic Lodge / Second Courthouse (Clock Tower Ales), American Legion, Old St. Peter's

Landmark, IOOF Lodge façade, Craig's Office Building, Hilco gas station demolition, Creek View townhouse demolition, and Mill Creek Greenway land donation.

- ✓ Another project, which has yet to conclude, is the Tony's Town & Country building redevelopment, which began under Programs A (Land Assemblage) and C (Redevelopment) with acquisition of the structure. After determining that the Tony's building could not be salvaged, the Agency had the structure demolished in 2023 for later redevelopment.
- ✓ The loan program is presently discontinued. **Status: Modified and ongoing.**

NEW PROJECTS added in 2024:

- Basalt Commons: A mixed-use commercial and residential development at 523 East 3rd Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.
- Tony's Town & Country building acquisition, demolition and site rehabilitation.
- First Street reconstruction to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.
- Federal Street Plaza: Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.
-

~~1.— DOWNTOWN STREETSCAPE IMPROVEMENTS:~~

~~The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include:~~

~~— Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. Construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the area.~~

~~2.— DOWNTOWN / RIVERFRONT ACCESS~~

~~The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.~~

~~3.—GRAIN ELEVATOR DEMOLITION~~

~~This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator; the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant.~~

~~4.—COMMODORE BUILDING REDEVELOPMENT~~

~~Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior. (Project numbers 4, 5, and 6 may be combined into one project depending on timing and on how various decisions are made.)~~

~~5.—PENNEY'S BLOCK REDEVELOPMENT~~

~~Redevelopment of this Downtown core block may include the demolition of the existing Penney's building and reconstruction of a new commercial building and off-street parking on the same site.~~

~~6.—DOWNTOWN PARKING STRUCTURE AND SURFACE LOTS~~

~~Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.~~

~~7.—CIVIC AUDITORIUM REMODEL AND RECONSTRUCTION~~

~~The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.~~

~~8.—MILL CREEK BRIDGE RECONSTRUCTION (WEST 6TH ST.)~~

~~The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.~~

~~9.—MILL CREEK GREENWAY PROPERTY DEVELOPMENT~~

~~A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10 foot wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian /bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map~~

No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in phases.

Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.

~~10. GATEWAY PROJECT. WEST 2ND STREET FROM LINCOLN STREET TO WESTERN BOUNDARY OF URBAN RENEWAL, STREET AND PROPERTY REDEVELOPMENT, REDESIGN AND RECONSTRUCTION. AMENDED APRIL 12, 2010 BY RESOLUTION NO.10-068 ADDING SKATEBOARD PARK.~~

The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.

~~11. REDEVELOPMENT OF ARMORY PROPERTY / PUBLIC WORKS SITE~~

This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.

~~12. THOMPSON PARK SIDEWALK~~

This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.

~~13. PROPERTY REHABILITATION GRANT AND LOAN FUND PROGRAM~~

This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:

~~1. Land Assemblage~~

The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.

~~2. Historic Design and Restoration~~

The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The

~~Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.~~

~~3. Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements~~

~~The Agency may provide grants and low interest loans for business, civic, residential, cultural, and tourist related property to be developed, redeveloped, improved, rehabilitated, and/or conserved. Grants shall be made to for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.~~

~~The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall **prepare and adopt a comprehensive rehabilitation loan plan that** sets forth:~~

- ~~a. Criteria for eligibility;~~
- ~~b. Interest rates and terms for various loans;~~
- ~~c. Procedures for recycling the funds as loan obligations are paid;~~
- ~~d. Procedures for delinquent loan payments or defaults;~~
- ~~e. Procedures and conditions for which deferred payment loans may be offered;~~
- ~~f. Procedures for administering and servicing the loan program; and~~
- ~~g. Such other procedures and conditions the Agency deems necessary.~~

~~14. REDEVELOPMENT OF WASCO WAREHOUSE & MILLING COMPANY PROPERTY~~

~~Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.~~

~~15. EAST GATEWAY/BREWERY GRADE STREET RECONSTRUCTION~~

~~The existing streets will be realigned and improved and a roundabout installed to help facilitate a better flow of traffic within the Area.~~

~~16. 3rd PLACE STREET IMPROVEMENTS~~

~~The 3rd Place street improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.~~

~~17. REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE BLOCK BORDERED BY WASHINGTON AND COURT STREETS, AND 1ST AND 2ND STREETS~~

~~The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.~~

~~18. THOMPSON PARK POOL PROJECT~~

~~The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.~~

~~19. REDEVELOPMENT OF THE ELKS LODGE BUILDING~~

~~The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.~~

602. ACQUISITION OF REAL PROPERTY

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. ~~Eminent domain would~~ ~~only~~ be used only if necessary for the acquisition of land for public improvements and after the Agency has taken all steps required by law to attempt to acquire the land by voluntary agreement with the property owner.

A. Property Acquisition for Public Improvements

The Agency may acquire any property within the Area necessary for the public improvement projects undertaken pursuant to the Plan by all legal means. The Agency action approving an acquisition will specify the need for the acquisition in relation to the public improvement undertaken.

B. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment pursuant to the Plan, but, except as noted below, only in those cases where the property owner wishes to convey such interest to the Agency. The Agency action approving an acquisition will specify the need for the acquisition to support private redevelopment. The Plan does not authorize the Agency to use the power of eminent domain to acquire property other than in the case described in Section 602.A. above, which allows the acquisition of land for public improvements using the power of eminent domain.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for construction and/or maintenance of the public improvement. The Agency may retain such property during construction of the public improvement. The schedule for disposition of land for a public improvement project will be determined based on the timing of the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B. of this Section 602 by conveying any interest in the property. The schedule for disposition of land acquired

under Subsection B. of this Section 602 will be determined by the Agency when the Agency determines the acquisition is necessary pursuant to Section 602. B above. These determinations may be made by Resolution of the Agency.

Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Urban Renewal Agency in its discretion determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

605. RELOCATION ACTIVITIES

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displaces will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 35.500 – 35.530. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

- [PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.](#)
- [REDEVELOPER'S OBLIGATION. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:](#)

- The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
- The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
- The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
- The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
- The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
- The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.
- The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.

~~A. PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.~~

~~■~~

~~B. REDEVELOPER'S OBLIGATION. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:~~

- ~~1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;~~
- ~~2. The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;~~
- ~~3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;~~

~~4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;~~

~~5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;~~

~~6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.~~

~~7. The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.~~

607— OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE AGENCY

A. The Agency may hire its own staff or it may obtain its administrative support staff from the City of The Dalles; and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree in writing. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.

B. Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:

1. Legal ~~Counsel~~ counsel and ~~Bond~~ bond ~~Counsel~~ counsel;
2. Preparation of market, feasibility or other economic studies or plans;
3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
5. Providing accounting or audit services;

6. ~~6.~~ Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;

8. ~~7.~~ Assisting in -preparation of the annual financial report required under Section 800 of this Plan;

8. ~~8.~~ Property acquisition and disposition appraisals;

9. ~~9.~~ Licensed real estate professionals for real property acquisition, disposition or negotiation services;

10. ~~10.~~ Bond issuance and renewal financing consultants.

C. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:

1. ~~1.~~ Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;

2. Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the ~~River~~river. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and

3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.

D. ~~The~~ Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.

E. ~~The~~ Agency may invest its reserve funds in interest ~~—~~ ~~bearing~~ accounts or securities consistent with the provisions of ~~City, State and Federal~~ city, state and federal law.

F. ~~To~~ implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. ~~Regardless~~ of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.

G. ~~Without~~ limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

SECTION 700 ~~—~~ FINANCING OF URBAN RENEWAL INDEBTEDNESS

The Urban Renewal Agency may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the ~~Federal Government, the State, City, County,~~ [federal government, the state, city, county](#) or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. ~~-~~TAX INCREMENT FINANCING AND MAXIMUM INDEBTEDNESS

The projects may be financed, in whole or in part, by tax increment financing as provided in Article IX Section 9(1)(c) of the Oregon Constitution and ORS 457.420 through 457.450.

The maximum amount of indebtedness that may be issued or incurred under the Plan, as amended [in 2024](#), is ~~\$29,125,583~~ [\\$35,262,100](#).¹

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City of The Dalles in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval, and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

¹ [Maximum remaining indebtedness from this and prior bonded obligation was calculated at \\$5.7 million \(June 30, 2023\) but did not reflect FY 2024 expenditures and commitments. ~~MI~~ Maximum indebtedness is projected to be reached in 2029, at which time the District shall terminate taking division of taxes ~~unless the Agency or City Council determines otherwise.~~](#)

SECTION 800 -- ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

The Agency shall conform to all statutory requirements for reporting financial information.

802. STATEMENT FILED AND PUBLISHED

The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the "~~The Dalles Chronicle~~ [Columbia Gorge News](#)", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

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SECTION 900 ~~==~~ -CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Urban Renewal Area and with the general citizens of the City.

~~In particular, the Agency intends to give substantial weight to the recommendations of the Urban Renewal Advisory Committee established by the Agency. This Committee is charged with reviewing issues, programs and projects related to the Plan and its implementation. Membership on the Committee shall be representative of the interests of the City of The Dalles and of the Area. The Committee may establish such rules and procedures as it deems necessary to conduct its work.~~

SECTION 1000 ~~==~~ -NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, [family status](#), or national origin.

SECTION 1100 ~~==~~ -RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan or amendments to this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such ~~Ordinance~~[ordinance](#), this Plan or such amendments shall be recorded by the Agency with the Recording Officer, Wasco County.

SECTION 1200 – PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.085 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions that shall be taken prior to their implementation are as follows:

1201. MINOR CHANGES

Minor changes shall not modify the goals and objectives of the Plan or any of its provisions. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references.
- B. Clarification of written or graphic Exhibits to this Plan.
- C. Modification in this location of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for in this Plan.
- E. Changes to the scope, cost or location or projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1202 ~~—~~ AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and the City Council of the City of The Dalles may approve amendments or modifications to the City's Comprehensive Plan or to codes, policies, procedures or ~~ordinances~~ which ordinances, which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new ~~Building~~ building, ~~Health~~ health ~~Safety~~ safety and other ~~Codes~~ codes that affect the implementation of this Urban Renewal Plan.

- A. ~~Where~~ Where such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals – which affect the

provisions of this Urban Renewal Plan – shall, by reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

- B. The City Council shall forward to the Agency copies of such Council actions as are herein above described, and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203 ~~_____~~ **COUNCIL APPROVED AMENDMENTS**

Changes to the Plan that are not minor changes as described in Section 1202 or substantial changes as described in Section 1204 shall be approved by the City Council in the manner described in ORS 457.085(4), (5) and (6) except that the additional notice provisions of ORS 457.120 shall not apply.

Council approved amendments include any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

1204 ~~_____~~ **SUBSTANTIAL CHANGES**

Substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. An increase in the maximum amount of indebtedness that may be issued or incurred under this Plan as set forth in Section 701 of this Plan; and
- B. Adding land to the urban renewal area that results in a cumulative additions of totals more than one percent ~~of the existing area~~ of the urban renewal area.

SECTION 1300 -- VALIDITY OF APPROVED URBAN RENEWAL PLAN

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences or parts shall be unaffected by such finding and shall remain in force and effect.

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Report Accompanying the Columbia-Gateway Urban Renewal Plan Substantial Amendment 2024

This document remains in draft format until the City Council adoption of the Columbia Gateway Urban Renewal Plan Substantial Amendment 2024

Columbia Gateway Urban Renewal Plan Substantial Amendment 2024 adopted by the City of The Dalles by Ordinance No. ___ DATE

LIST OF PARTICIPANTS

City Council

Mayor Richard Mays
Position 1 Timothy McGlothlin
Position 2 Darcy Long
Position 3 Scott Randall
Position 4 Dan Richardson
Position 5 Rod Runyon

Columbia Gateway Urban Renewal Agency

Chair, Darcy Long
Staci Coburn, Port of The Dalles
Walter Denstedt,
Mid-Columbia Fire & Rescue
Scott Hege, Wasco County
Board of Commissioners
Kristen Lillvik, citizen
Timothy McGlothlin, City Council
Dan Richardson, City Council
Marcus Swift, NWC Parks &
Recreation
Ben Wring, citizen

Planning Commission

Mark Poppoff
Maria Peña
Carrie Pipinich
Cody Cornett
Addie Case
Nik Portela
John Grant

Staff

City Manager, Matthew Klebes
City Clerk, Amie Ell
Community Development Director and Urban
Renewal Manager, Joshua Chandler
Public Works Director, Dave Anderson
Economic Development Officer, Dan Spatz
City Attorney, Jonathan Kara
Finance Director, Angie Wilson
Secretary, Paula Webb

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions LLC

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Ali Danko

Margaret Raimann

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Definitions

This document makes references to ORS 457 as it exists in 2024. The majority of these definitions come from the Columbia Gateway Urban Renewal Plan.

AGENCY means the Columbia Gateway Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.

AREA means that geographic portion of the City which encompasses the Columbia Gateway Urban Renewal District, an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.

BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - Defective design and quality of physical construction;
 - Faulty interior arrangement and exterior spacing;
 - Overcrowding and a high density of population;
 - Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- The existence of inadequate streets and other rights-of-way, open spaces and utilities;
- The existence of property or lots or other areas which are subject to inundation by water;
- A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

- A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

CITY means the City of The Dalles, Wasco County, Oregon.

CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.

COMPREHENSIVE PLAN means The Dalles Comprehensive Land Use Plan including all of its policies, procedures and implementing provisions.

COUNTY means Wasco County, Oregon.

MAXIMUM INDEBTEDNESS (MI) means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness

ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

PLAN means the Amended Columbia Gateway Urban Renewal Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.

REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.

REVENUE SHARING means sharing tax increment proceeds with impacted taxing districts as defined in ORS 457.470.

STATE means the State of Oregon including its various departments, divisions and agencies.

TAX INCREMENT FINANCING (TIF) means a method of financing indebtedness incurred by Columbia Gateway Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.470 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia-Gateway Urban Renewal District above that existing on the County tax roll last equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

TAX INCREMENT REVENUES means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

U.R. means "urban renewal" as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, Urban Renewal Report, etc.

URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway Urban Renewal District --an Urban Renewal Area of the City of The Dalles, Oregon.

URBAN RENEWAL AREA means a blighted area included in an urban renewal plan or an area included in an urban renewal plan.

URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.

URBAN RENEWAL PROJECT or PROJECT means any work or undertaking carried out under ORS 457.170 and 457.180 in an urban renewal area.

URBAN RENEWAL REPORT or REPORT means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.

I. INTRODUCTION

The Report Accompanying the Columbia Gateway Urban Renewal Plan Amendment (**Report**) contains background information and project details that pertain to the Columbia Gateway Urban Renewal Plan Amendment (**Plan Amendment**). The Report is not a legal part of the Plan Amendment, but is intended to provide public information and support the findings made by the The Dalles City Council as part of the approval of the Plan Amendment.

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. These requirements include:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
- A relocation report (ORS 457.087(9)).

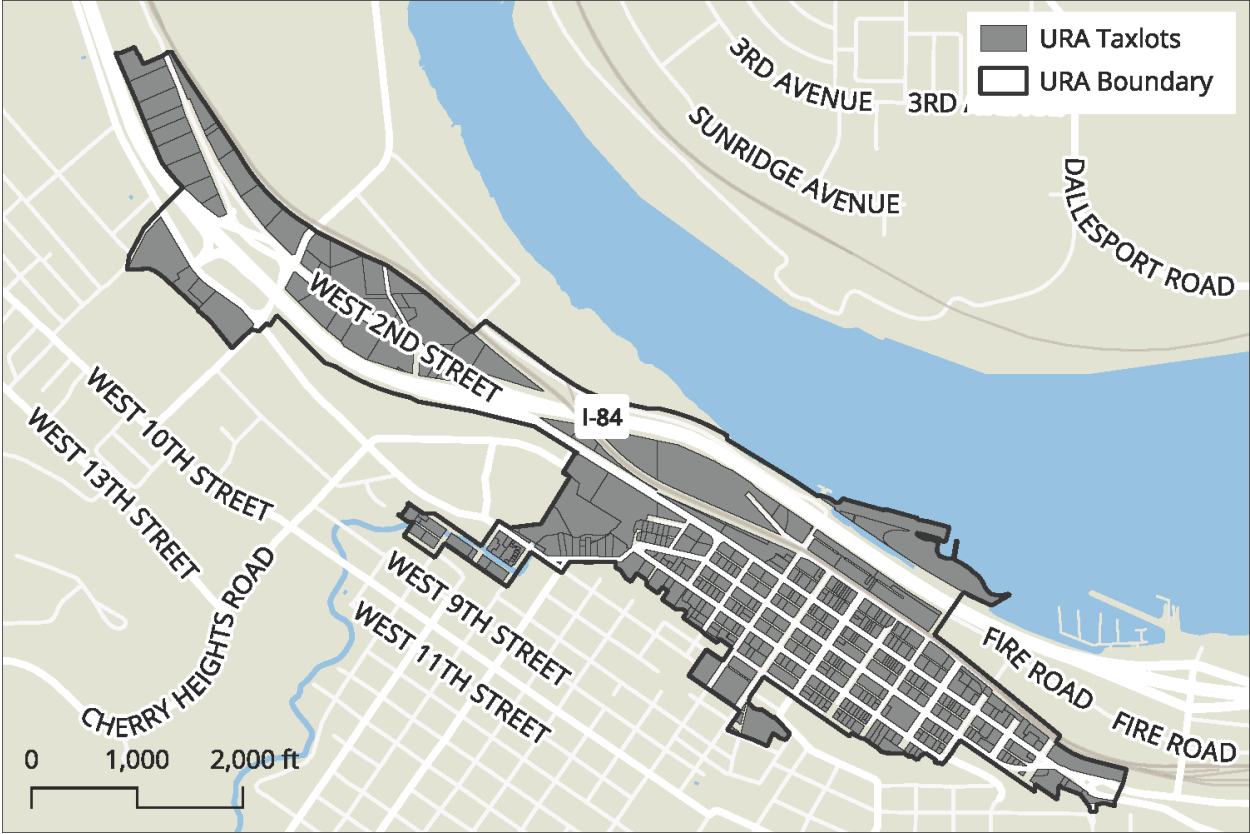
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Figure 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Figure 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	X
ORS 457.087 (2)	XI
ORS 457.087 (3)	II
ORS 457.087 (4)	III
ORS 457.087 (5)	VI
ORS 457.087 (6)	IV,V
ORS 457.087 (7)	IV,V
ORS 457.087 (8)	VIII
ORS 457.087 (9)	XII

The Report provides guidance on how the Plan might be implemented. As the Agency reviews revenues and potential projects each year, it has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

Figure 2. Columbia-Gateway Urban Renewal Plan Boundary



Source: Tiberius Solutions

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The following are new projects in the Plan:

- **Basalt Commons**: A mixed-use commercial and residential development at 523 East Third Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.

Existing Conditions: The existing structure does not have an economic use and is a blighting condition in the Area.

- **Tony's Building Site**: Acquisition, demolition and site rehabilitation / redevelopment of the former Tony's Town and Country building located at 401-407 East Third Street.

Existing Conditions: Following demolition of the previous structure, the site is leveled and shovel-ready for new development.

- **First Street Project**: Reconstruction of First Street between Union and Laughlin Streets to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.

Existing Conditions: The conditions of First Street are fully detailed in Section X(B)(4) of this document. It has deficient conditions and is a blighting condition in the Area.

- **Federal Street Plaza**: Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.

Existing Conditions: This is presently street right of way between First and Second Streets. This proposed community gathering spot does not exist.

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONIES TO PAY SUCH COSTS

Figure 3 shows the costs of the projects in Fiscal Year Ending (FYE) 2024 constant dollars and the estimated year of expenditure dollars. These costs are also shown in “year of expenditure” costs, which assumes inflation of 3.0% annually. City staff provides cost estimates and are reviewed by City Council. These estimates are ballpark estimates and will be refined in the annual budgeting process with the acknowledgement of the limiting total cost factor of the MI. Different allocations may be made to different line items within the Plan.

The Plan assumes that the Agency will use other funds to assist in the completion of the projects within the Area. The Agency may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs.

Figure 3. Estimated Project Costs

Expenditures	Constant 2024\$	Year of Expenditure \$
Incentive Program Projects	\$ (4,398,076)	\$ (4,695,901)
Gayer Building	\$ (12,000)	\$ (12,000)
Basalt Commons Development Agreement	\$ (730,000)	\$ (730,000)
Basalt Commons Incentive Program Funding	\$ (928,000)	\$ (928,000)
Third/Jefferson Sts. Parking Lot Redevelopment	\$ (484,658)	\$ (484,658)
First Street Parking Lots Resurfacing	\$ (100,000)	\$ (100,000)
First Street Project	\$ (3,200,000)	\$ (3,291,090)
Federal Street Plaza*	\$ (700,000)	\$ (721,000)
Administration	\$ (285,347)	\$ (316,257)
Total Expenditures	\$ (10,838,081)	\$ (11,278,906)

Source: Tiberius Solutions with input from The Dalles staff

* Urban Renewal investment in Federal Street Plaza is intended as local match for state, federal or other grant sources, in keeping with Urban Renewal Agency Goal J: *“To identify and actively pursue external grant and private resources in order to leverage the Agency’s financial resources to the maximum extent possible.”*

IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2029 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate for assessed value in the Area of 3.0% plus anticipated new mixed-use development within the Area. These projections of growth are the basis for the projections in Figure 4 which shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.

The financial capacity of the Agency to fund projects listed in the Plan over the anticipated duration of the Plan should remain stable as it is projected that the Area will reach revenue sharing and that amount shared would create a buffer for the Agency if tax assessed values, and therefore tax increment collections, were lower than expected.

Gross TIF revenue is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded, and will not be impacted by this Plan.

The narrative analysis for Figure 4 is shown below:

- “Total AV” is the estimated total assessed value of the Area on an annual basis.
- “Frozen Base” is the estimate of the assessed value of the Area at its formation.
- “Increment Applied” is the total assessed value minus the frozen base.
- “Increment Shared” is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing. In this Plan Amendment, the taxing districts are projected to begin revenue sharing in FY 2025/2026. The projections in the financial analysis in Figure 4 indicate the Agency will use the transition amount for determining the onset of revenue sharing. The transition amount is anticipated to be \$105,718,265. See Section VIII for a definition of revenue sharing and revenue sharing projections.
- “Tax Rate” is the total permanent rate levy for the Area.
- “Gross TIF” revenue is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- “Adjustments” are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- “Current Year Net” reflects subtracting the 5% adjustment factor from Gross TIF.
- “Prior Year Net” is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- “Total TIF” is the amount of tax increment revenues estimated to be received by the Agency.

Figure 4. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF
2025	130,795,062	25,076,797	105,718,265	-	17.4068	1,840,217
2026	134,391,927	25,076,797	105,718,265	3,596,865	17.4068	1,840,217
2027	141,951,845	25,076,797	105,718,265	11,156,783	17.4068	1,840,217
2028	145,865,181	25,076,797	105,718,265	15,070,119	17.4068	1,840,217
2029	149,886,424	25,076,797	85,018,856	39,790,771	17.4068	1,479,906
TOTAL:						8,840,773

FYE	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	(92,011)	1,748,206	25,355	1,773,561
2026	(92,011)	1,748,206	26,223	1,774,429
2027	(92,011)	1,748,206	26,223	1,774,429
2028	(92,011)	1,748,206	26,223	1,774,429
2029	(73,995)	1,405,911	26,223	1,432,134
TOTAL:	(442,039)	8,398,734	130,247	8,528,981

Source: Tiberius Solutions

V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The MI of the Plan is increased by \$6,136,517. Pursuant to ORS 457.220 the MI may be increased by 20% of the original MI as adjusted by the inflation factor used in the original urban renewal report. This annual inflation factor was 3%. The original MI was \$14,227,353. The overall inflation factor used was 2.15659127 for an inflated MI of \$30,682,585. Twenty percent of this amount is \$6,136,517 as shown in Figure 5.

Figure 5. Maximum Indebtedness (MI) Increase Calculation

1-Jul	Inflation Adjusted MI	20% Limit	Inflation Index
1999	\$14,654,174	\$2,930,835	1.03
2000	\$15,093,799	\$3,018,760	1.0609
2001	\$15,546,613	\$3,109,323	1.092727
2002	\$16,013,011	\$3,202,602	1.12550881
2003	\$16,493,401	\$3,298,680	1.15927407
2004	\$16,988,204	\$3,397,641	1.1940523
2005	\$17,497,850	\$3,499,570	1.22987387
2006	\$18,022,785	\$3,604,557	1.26677008
2007	\$18,563,469	\$3,712,694	1.30477318
2008	\$19,120,373	\$3,824,075	1.34391638
2009	\$19,693,984	\$3,938,797	1.38423387
2010	\$20,284,803	\$4,056,961	1.42576089
2011	\$20,893,348	\$4,178,670	1.46853371
2012	\$21,520,148	\$4,304,030	1.51258972
2013	\$22,165,752	\$4,433,150	1.55796742
2014	\$22,830,725	\$4,566,145	1.60470644
2015	\$23,515,647	\$4,703,129	1.65284763
2016	\$24,221,116	\$4,844,223	1.70243306
2017	\$24,947,750	\$4,989,550	1.75350605
2018	\$25,696,182	\$5,139,236	1.80611123
2019	\$26,467,068	\$5,293,414	1.86029457
2020	\$27,261,080	\$5,452,216	1.91610341
2021	\$28,078,912	\$5,615,782	1.97358651
2022	\$28,921,279	\$5,784,256	2.03279411
2023	\$29,788,918	\$5,957,784	2.09377793
2024	\$30,682,585	\$6,136,517	2.15659127

Source: Tiberius Solutions

Figure 6. Maximum Indebtedness (MI) Increase Amount

Maximum Indebtedness	
Original MI	\$14,227,353
Original MI Inflated	\$30,682,585
20% of Inflated MI	\$6,136,517
MI prior to 2024 amendment	\$29,125,583
New MI as a result of 2024 amendment	\$35,262,100

Source: Tiberius Solutions

Figure 7 shows a summary of the financial capacity of the Area, including how total TIF revenue translates to the ability to fund projects in constant 2024 dollars, in five-year increments. Figure 8 shows more detailed tables on the allocation of tax revenues to debt service. Figure 9 shows potential allocations to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient TIF revenue to terminate the Area in FYE 2029. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan. If growth in assessed value is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The remaining MI as of July 1, 2024 is \$4,812,786.88. The proposed substantial amendment will increase the MI by \$6,136,517, resulting in a total remaining maximum indebtedness capacity of \$10,949,303. This maximum indebtedness is reflective of dollars spent, not commitments allocated, such as specific development opportunities that are being considered. Those allocated commitments will count against the MI once the funds are expended.

The MI will be repaid through existing fund balance, future TIF revenues, and interest earnings. As of July 1, 2024 there was a beginning fund balance of \$6,377,593. The estimated total amount of future TIF revenues required to pay debt service on the remaining MI (including the new MI) including principal and interest is \$8,528,981 (this equals the impacts to taxing districts) and is from permanent rate tax levies. The sum of the existing fund balance, interest earnings and additional TIF revenue required for debt service is estimated to be \$14,954,479, which is greater than the amount of remaining MI due to the cost of debt service on outstanding borrowings (loans). This includes approximately \$4.0 million in formal debt (owed by the Agency to the city for a 2009 bond obligation) and \$10,949,304 in contract debt, reflecting current and projected MI should the Agency receive increase in MI of \$6.1 million as proposed. By definition in ORS 457.010, interest on debt is not counted against the MI.

Figure 7. TIF Capacity of the Area in FYE 2024 Constant Numbers

Net TIF	\$ 8,528,981
Maximum Indebtedness (MI)	\$ 35,262,100
Capacity of remaining MI (nominal \$)	\$ 10,949,304

Source: Tiberius Solutions

Figure 8. Projected Revenues and Allocations to Debt Service, page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources							
Beginning Balance		6,134,688	6,377,593	802,000	804,000	799,250	798,000
Interest Earnings	47,904	30,673	31,888	4,010	4,020	3,996	3,990
TIF: Current Year	8,398,734	1,690,318	1,748,206	1,748,206	1,748,206	1,748,206	1,405,911
TIF: Prior Years	130,247	26,689	25,355	26,223	26,223	26,223	26,223
Total Resources	14,954,479	7,882,369	8,183,042	2,580,439	2,582,449	2,577,675	2,234,124
Expenditures							
Debt Service							
Scheduled Payments							
Loan G - Not automated	(4,005,175)	(800,425)	(801,925)	(802,000)	(804,000)	(799,250)	(798,000)
Total Debt Service	(4,005,175)	(800,425)	(801,925)	(802,000)	(804,000)	(799,250)	(798,000)
Debt Service Coverage Ratio		2.15	2.21	2.21	2.21	2.22	1.79
Transfer to URA Projects Fund	(10,949,304)	-	(6,579,117)	(974,439)	(979,199)	(980,425)	(1,436,124)
Total Expenditures	(14,954,479)	(800,425)	(7,381,042)	(1,776,439)	(1,783,199)	(1,779,675)	(2,234,124)
Ending Balance		7,081,944	802,000	804,000	799,250	798,000	-

Source: Tiberius Solutions

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also included.

The amount of money available for projects in nominal (i.e., year-of-expenditure) dollars for the Area is \$11,278,906 if MI expansion is approved. This includes the remaining proposed capacity for MI (\$10,949,304) and anticipated program income of \$329,602. Program income refers to any revenue other than TIF, and is not subject to the restrictions of MI. Program income is assumed to come primarily from loan repayments and interest earnings on non-TIF resources.

After accounting for assumed future inflation of 3.0% per year, the total amount of money available for projects in constant 2024 dollars would be \$10,838,081. See Figure 3 for the individual project analysis. The Agency's cost estimates are typically shown in constant dollars, so understanding how these cost estimates relate to the overall MI over the ensuing years is important to help the Agency to make projections on the allocation of funds throughout the life of the Area.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

Figure 9. Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Resources							
Beginning Balance		-	-	3,281,877	15,137	3,777	791
Interest Earnings	16,508	-	-	16,409	76	19	4
Transfer from TIF Fund	10,949,304	-	6,579,117	974,439	979,199	980,425	1,436,124
Bond/Loan Proceeds	-	-	-	-	-	-	-
Other Program Income	25,000	62,192	25,000	-	-	-	-
Loan Repayment	288,094	2,824	2,824	2,824	282,445	-	-
Total Resources	11,278,906	65,016	6,606,941	4,275,550	1,276,857	984,221	1,436,919
Expenditures (YOE \$)							
Incentive Program Projects	(4,695,901)	-	(1,021,382)	(309,000)	(1,166,990)	(874,160)	(1,324,369)
Gayer Building	(12,000)	-	(12,000)	-	-	-	-
Basalt Commons Development Agreement	(730,000)	-	(730,000)	-	-	-	-
Basalt Commons Incentive Program Funding	(928,000)	-	(928,000)	-	-	-	-
3rd/Jefferson Parking Lot Redevelopment	(484,658)	-	(484,658)	-	-	-	-
Parking Lot Resurfacing	(100,000)	-	(100,000)	-	-	-	-
First Street	(3,291,090)	-	(163,677)	(3,127,413)	-	-	-
Federal Street Plaza	(721,000)	-	-	(721,000)	-	-	-
Administration	(316,257)	-	114,653	(103,000)	(106,090)	(109,270)	(112,550)
Total Expenditures	(11,278,906)	-	(3,325,064)	(4,260,413)	(1,273,080)	(983,430)	(1,436,919)
Ending Balance		65,016	3,281,877	15,137	3,777	791	-

Source: Tiberius Solutions

VII. REVENUE SHARING

Mandatory revenue sharing targets are projected to be reached in this Amendment. Whenever an agency adopts a substantial amendment to increase MI, the Plan then turns into a Permanent Rate Plan which requires revenue sharing.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the taxes from the incremental growth in the Area. The division of taxes of a Plan after a substantial amendment is limited to the greater of the 10 to 12.5% percent of the initial MI of the Plan or the transition amount. The “transition amount” is “the maximum division of taxes for a plan in the year in which the plan is first substantially amended to increase maximum indebtedness on or after January 1, 2010.”

The first threshold is when annual TIF revenues exceed 10% of the original MI of the Plan (\$14,227,353 x 10% is \$1,422,735). At the 10% threshold, the Agency will receive the full 10% of the initial MI plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the MI is \$1,778,419 (14,227,353 x 12.5%). If this threshold is met, revenue for the Area would be capped at 12.5% of the MI, with all additional tax revenue being shared with affected taxing districts.

The transition amount in this Plan is \$1,840,216.70. This is greater than either the 10% or 12.5% thresholds, so is the amount used for the revenue sharing threshold. This amount is reached in the fiscal year this Plan is being amended, FY 2024/2025, so the revenue sharing begins in FY 2025/2026. This is implemented through filling out the UR-50 form for the County Assessor to indicate a specific amount of assessed value to be used when computing the tax increment revenues. That amount of value is projected to be \$105,718,265.

The MI is expected to be reached in FYE 2029, meaning the Agency is not projected to take the full division of taxes that year, but to underlevy for voluntary revenue sharing in the amount that exceeds the MI. The amount of assessed value to be shared with the taxing districts according to their permanent rate levy are shown below in Figure 10.

Figure 10. Revenue Sharing Projections

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Projected TIF Shared
2025	130,795,062	25,076,797	105,718,265	-	17.4068	
2026	134,391,927	25,076,797	105,718,265	3,596,865	17.4068	\$62,610
2027	141,951,845	25,076,797	105,718,265	11,156,783	17.4068	\$194,204
2028	145,865,181	25,076,797	105,718,265	15,070,119	17.4068	\$262,323
2029	149,886,424	25,076,797	85,018,856	39,790,771	17.4068	\$692,630
TOTAL:						\$1,211,766

Note: A table projecting revenue sharing by tax district is provided as an attachment to this report with accompanying memo.

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of TIF of the MI, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of TIF on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. There are three separate sets of tables. The first set of figures (Figure 11 and Figure 12), show the impact of the proposed new MI. The second set of figures (Figure 13 and Figure 14), show the impact if no amendment is adopted, and the full existing MI is used. The third set of figures (Figure 15 and Figure 16), show the full impact of the existing MI and the proposed new MI.

North Wasco County School District 21 and Columbia Gorge Education Service District are not directly affected by the TIF, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of TIF, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. Columbia Gorge Community College is funded through a similar statewide fund, the Community College Support Fund (CCSF).

Figure 11. Projected Impact of Amendment Only on Taxing District Permanent Rate Levies - General Government

FYE	Wasco County	Port of The Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of The Dalles
2025	-	-	-	-	-
2026	(287,318)	(13,561)	(45,939)	(141,919)	(203,750)
2027	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2028	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2029	(349,855)	(16,512)	(55,938)	(172,809)	(248,098)
TOTAL:	(1,504,122)	(70,992)	(240,494)	(742,953)	(1,066,642)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	-	-	-	-
2026	(16,892)	(16,892)	(45,946)	(772,216)
2027	(25,485)	(25,485)	(69,318)	(1,165,039)
2028	(25,485)	(25,485)	(69,318)	(1,165,039)
2029	(20,569)	(20,569)	(55,947)	(940,298)
TOTAL:	(88,430)	(88,430)	(240,529)	(4,042,591)

Source: Tiberius Solutions

Figure 12 - Projected Impact of Amendment Only on Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	-	-	-	-	-
2026	(18,264)	(31,608)	(354,047)	(403,919)	(1,176,135)
2027	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2028	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2029	(22,239)	(38,488)	(431,110)	(491,836)	(1,432,134)
TOTAL:	(95,610)	(165,470)	(1,853,456)	(2,114,536)	(6,157,127)

Source: Tiberius Solutions

The following two figures show the projected impact to the taxing districts if the MI is not increased, but the full existing MI is used. The impacts in FYE 2026 are much less as the full MI is reached that year, so only a portion of the tax increment proceeds are available to the Agency.

Figure 13. Projected Impact with No Amendment on Taxing District Permanent Rate Levies - General Government

FYE	Wasco County	Port of The Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of The Dalles
2025	(433,262)	(20,449)	(69,274)	(214,008)	(307,246)
2026	(146,157)	(6,898)	(23,369)	(72,193)	(103,647)
TOTAL:	(579,419)	(27,347)	(92,643)	(286,201)	(410,893)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	(25,472)	(25,472)	(69,284)	(1,164,468)
2026	(8,593)	(8,593)	(23,372)	(392,822)
TOTAL:	(34,065)	(34,065)	(92,657)	(1,557,291)

Source: Tiberius Solutions

Figure 14 - Projected Impact with No Amendment on Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	(27,541)	(47,664)	(533,888)	(609,092)	(1,773,561)
2026	(9,291)	(16,079)	(180,102)	(205,471)	(598,294)
TOTAL:	(36,831)	(63,743)	(713,990)	(814,564)	(2,371,854)

Source: Tiberius Solutions

The following two figures show the full impacts to the taxing districts of the proposed MI increase and fully using the existing MI in this scenario, the final year of tax collections in FYE 2029 when the amount of collections is lower than the previous year due to reaching the full MI in that fiscal year.

Figure 15. Projected Full Impact Taxing District Permanent Rate Levies - General Government

FYE	Wasco County	Port of The Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of The Dalles
2025	(433,262)	(20,449)	(69,274)	(214,008)	(307,246)
2026	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2027	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2028	(433,475)	(20,459)	(69,308)	(214,112)	(307,397)
2029	(349,855)	(16,512)	(55,938)	(172,809)	(248,098)
TOTAL:	(2,083,541)	(98,339)	(333,137)	(1,029,154)	(1,477,534)

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Subtotal Gen. Gov't
2025	(25,472)	(25,472)	(69,284)	(1,164,468)
2026	(25,485)	(25,485)	(69,318)	(1,165,039)
2027	(25,485)	(25,485)	(69,318)	(1,165,039)
2028	(25,485)	(25,485)	(69,318)	(1,165,039)
2029	(20,569)	(20,569)	(55,947)	(940,298)
TOTAL:	(122,495)	(122,495)	(333,186)	(5,599,882)

Source: Tiberius Solutions

Figure 16 – Projected Full Impact Taxing District Permanent Rate Levies – Education

FYE	Columbia Gorge Community College	Columbia Gorge ESD	North Wasco School District 21	Subtotal	Total
2025	(27,541)	(47,664)	(533,888)	(609,092)	(1,773,561)
2026	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2027	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2028	(27,554)	(47,687)	(534,149)	(609,390)	(1,774,429)
2029	(22,239)	(38,488)	(431,110)	(491,836)	(1,432,134)
TOTAL:	(132,442)	(229,213)	(2,567,445)	(2,929,100)	(8,528,981)

Source: Tiberius Solutions

Figure 17 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2030.

The “Frozen Base” is the assessed value of the Area established by the county assessor at the time the Area is established. “Excess Value” is the increased assessed value in the Area above the Frozen Base.

Figure 17. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2030

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
Wasco County	4.2523	106,634	548,299	654,933
Port of the Dalles	0.2007	5,033	25,879	30,912
Northern Wasco Park & Rec	0.6799	17,050	87,667	104,717
Mid Columbia Fire & Rescue	2.1004	52,671	270,829	323,500
City of the Dalles	3.0155	75,619	388,824	464,443
Wasco County Soil Conservation	0.2500	6,269	32,235	38,504
4H & Extension Service District	0.2500	6,269	32,235	38,504
Wasco County Library District	0.6800	17,052	87,680	104,732
Subtotal General Government	11.4288	286,597	1,473,648	1,760,245
Education				
Columbia Gorge Community College	0.2703	6,778	34,853	41,631
Columbia Gorge ESD	0.4678	11,731	60,319	72,050
School District 21 North Wasco	5.2399	131,400	675,642	807,042
Subtotal Education	5.9780	149,909	770,814	920,723
TOTAL:	17.4068	436,506	2,244,462	2,680,968

Source: Tiberius Solutions

IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (FYE 2024 values), including all real, personal, personal, manufactured, and utility properties in the Area is \$25,076,797.

The total assessed value of the City of The Dalles in FYE 2024 is \$1,834,351,233¹.

The percentage of total City assessed value in the urban renewal area is 1.45%, below the 25% threshold. ORS 457.160 (2)(b) states “For municipalities having a population of less than 50,000, according to the latest state census:

- A. The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to ORS 457.435.”

The Area contains 323.7 acres (GIS calculation), including public rights-of-way. The City of The Dalles contains 4,437 acres. This puts 7.29% of the City’s acreage in an urban renewal area, which is below the 25% threshold. The four acres added in the 2024 amendment are map clean up and adding the full acreage of the Port parcel along the riverfront.

Figure 18. Acreage Calculations Columbia-Gateway Urban Renewal Area

	Acres	
Original Area Acreage	628.02	
20% of Original Acreage Addition Limitation	125.69	
Removals		
Second Amendment	(71.86)	556.16
Fifth Amendment	(238.04)	318.12
Previous Additions		
Eight Amendment – Sunshine Mill	1.662	319.78
10 th Amendment	1.77	321.55
2024 Amendment (17 th)	4	324.55
Total Urban Renewal Acreage BY GIS in 2024		323.70
<i>Remaining Capacity for Acreage Additions</i>	118.25	

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of The Dalles

¹ Wasco County Assessor FY 2023/2024 SAL 4a and 4e Reports.

Figure 19. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
A. Columbia-Gateway Urban Renewal Area	323.7	\$25,076,797
B. Excess Value of Existing URA		\$102,217,667
C. Total Columbia-Gateway Urban Renewal Area		\$127,294,464
D. City of The Dalles	4,437	\$1,834,351,233
% of City Assessed Value =A/(D-B)	7.29%	1.45 %
% of City Acreage		

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of The Dalles, and Wasco County

X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

A. Physical Conditions

1. Land Use

The Area measures 323.70 total acres in size, which is composed of 432 individual parcels encompassing 323.70 acres, and an additional 141.38 acres in public rights-of-way. An analysis of FYE 2024 property classification data from the Wasco County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Commercial (50.44%) accounts for the most prevalent land use within the Area. This was followed by Exempt (33.75%). Detailed land use designations in the Area can be seen in Figure 20. Exempt properties do not produce property tax revenue and are owned by a governmental entity or a non-profit.

Figure 20. Land Use in the Area

Land Use	Tax Lots	Acres	Percent of Acres
Commercial	234	91.97	50.44%
Exempt	91	61.53	33.75%
Residential	80	12.40	6.80%
Industrial	10	9.65	5.29%
Miscellaneous	13	5.52	3.03%
Multi-Family	4	1.26	0.69%
TOTAL:	432	182.32	100.00%

Source: Compiled by Elaine Howard Consulting with data from the City of The Dalles

2. Comprehensive Plan Designations

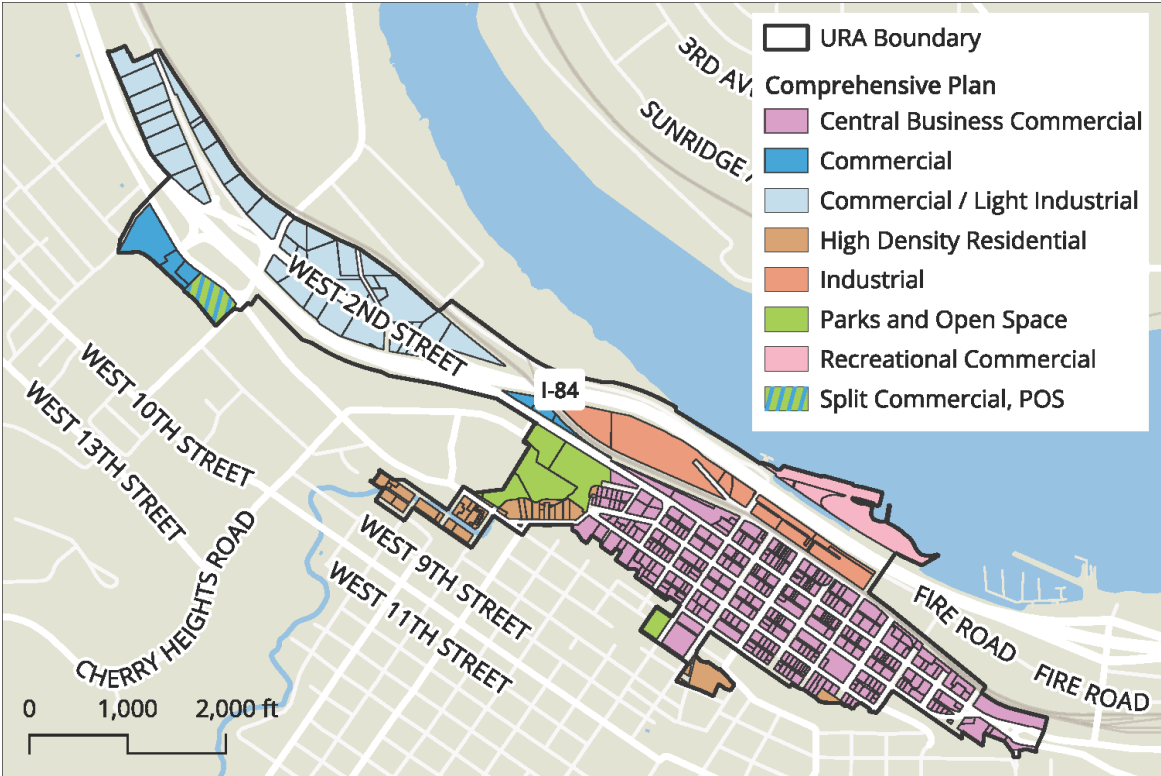
The most prevalent Comprehensive Plan designation by acreage in the Area is Central Business Commercial (35.73%). The second most prevalent Comprehensive Plan designation in the Area is Commercial / Light Industrial (27.31%). One parcel has a split designation, as shown in Figure 21. Detailed Comprehensive Plan designations in the Area can be seen in Figure 21 and Figure 22.

Figure 21. Comprehensive Plan Designations in the Area

Designation	Tax Lots	Acres	Percent of Acres
Central Business Commercial	317	65.13	35.73%
Commercial / Light Industrial	40	49.79	27.31%
Industrial	13	20.43	11.21%
Parks and Open Space	6	14.12	7.75%
High Density Residential	47	11.71	6.42%
Recreational Commercial	2	10.27	5.64%
Commercial	6	7.67	4.21%
Split Commercial, POSpace	1	3.20	1.76%
TOTAL:	432	182.32	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of The Dalles

Figure 22. Comprehensive Plan Designations



Source: Tiberius Solutions

3. Zoning Designations

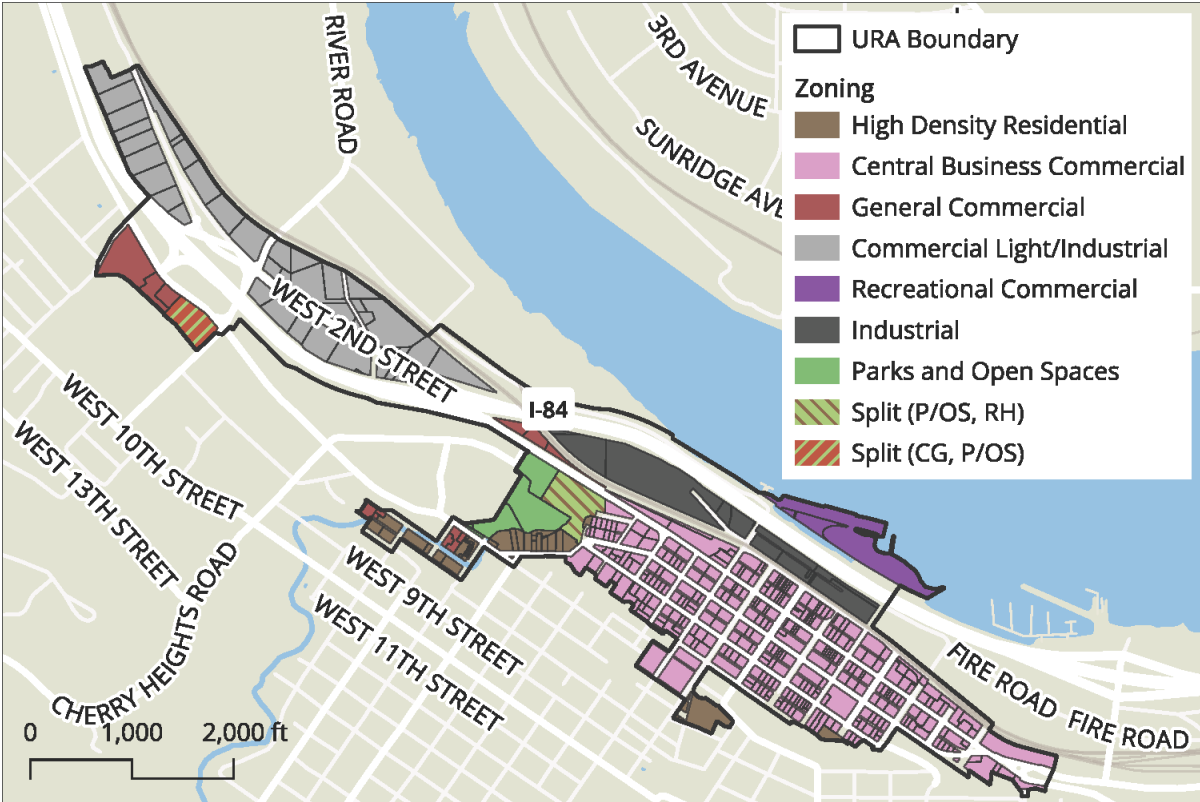
The most prevalent zoning designation by acreage in the Area is Central Business Commercial (36.34%). The second most prevalent zoning designation in the Area is Commercial / Light Industrial (27.31%). Two parcels have split designations, as shown in the table. Detailed zoning designations in the Area can be seen in Figure 23 and Figure 24.

Figure 23. Zoning Designations in the Area

Designations	Tax Lots	Acres	Percent of Acres
Central Business Commercial	318	66.26	36.34%
Commercial / Light Industrial	40	49.79	27.31%
Industrial	13	20.43	11.21%
Recreational Commercial	2	10.27	5.64%
High Density Residential	39	10.19	5.59%
General Commercial	13	9.07	4.98%
Parks and Open Spaces	5	8.31	4.56%
Split P/OS, RH	1	4.79	2.63%
Split P/OS, CG	1	3.20	1.76%
TOTAL:	432	182.32	100.00%

Source: Compiled by Elaine Howard Consulting with data from the City of The Dalles

Figure 24. Zoning in the Area



Source: Tiberius Solutions

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan**. There are projects identified by the City of The Dalles in itemizing blighted conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan**. The specific projects that are included in the Plan are listed in Sections II and III of this Report, in the 2024 Plan Amendment and in the original Plan.

1. Storm

- None

2. Sanitary:

- In order to mitigate capacity deficiencies in a 24-inch diameter sewer along Laughlin Street to the Wastewater Treatment Plant, it is necessary for the city to construct a new 12-inch diameter parallel pipeline along the existing alignment.
- In order to mitigate capacity deficiencies in a 15-inch diameter sewer along Union and Second streets between First and Lincoln Street, it is necessary that the city construct a new 18-inch diameter replacement pipeline.

3. Water

- In order to increase fire flow capacity in the city's water distribution network, it is necessary for the city to upgrade the line between Pentland Street and Highway 30 (West Second Street).

4. Streets

- West Sixth Street Bridge may need to be replaced, as required by notice from Oregon Department of Transportation finding "intolerable" structural deficiencies which restrict access by emergency response vehicles.
- In order to improve traffic, pedestrian and bicyclist safety, it is necessary to improve turn lanes, realign approaches, extend northbound right turn and south-bound left turn lanes, and alter signal timings in the area of Webber, West Second, and West Sixth streets.
- In order to improve bicyclist safety, it is necessary to add a bicycle lane along West Second east of Hostetler Street within the District boundary extending to Webber Street.
- In order to improve bicyclist safety, it is necessary to add a bicycle lane along West Second Street from Lincoln to Webber Street.
- In order to improve pedestrian safety, it is necessary to add sidewalks along both sides of West Second Street from Lincoln to Webber Street.
- In order to improve traffic, pedestrian and bicyclist safety, it is necessary to install street lights, add a bicycle lane and conduct resurfacing and other improvements including sidewalk replacement along First Street from Union to Madison Street.

The City implements a Pavement Condition Rating program utilizing the subjective Good-Fair-Poor (GFP) Rating Method. Existing pavement conditions for City roadways, based on 2013 inventory data indicate that there are a number of streets that are designated as in poor condition, evidence of blighting conditions in the Area.

Conditions of First Street as documented in the *East 1st Street Streetscape Plan* prepared for the City of The Dalles in June 2005:

“In preparing the 1st Street Streetscape the existing conditions and opportunities and constraints were identified to guide the development of alternative concepts to review with the community.

“Existing Conditions Images shows photographs of features in the streetscape study area. The two mainline railroad tracks of the Union Pacific Railroad, the City's Sanitary Sewer Treatment Facility, and the Cherry Growers Processing Plant dominate the north side of 1st Street. Within this area, at the foot of Washington Street, is the historic Gitchell Building owned by the City. The treatment facility is in the process of expanding to the west, and the vacant land between the Gitchell Building and Union Street is designated for a future park until a time when the treatment plant needs this area for future facilities. Currently, 34 trains per day travel through the study area.

- *1st Street from Union Street to Washington Street has been constructed on fill material. The first floor of the buildings and the parking areas along this length are eight to ten feet below the grade of the sidewalk. The alleys from Union to Washington provide access to the lower levels.*
- *The land uses along 1st Street are commercial and industrial. The City owns three major parcels along 1st Street One is at the southeast corner of Court and 1st, which is a below-grade parking area for the Commodore Building. The second and third are the parking lots on the south side of 1st between Washington and Laughlin.*
- *Between Washington and Federal is the City's Transportation Center (former Train Depot) that is now used as a passenger bus terminal. There is currently no passenger rail service stopping at The Dalles.*
- *Between Federal and Laughlin is a warehouse facility with a loading dock that is on the right-of-way of 1st Street.*
- *On the southeast corner of 1st and Laughlin is the brick ice house (not in use). The parking area of the ice house is used for open storage.*
- *On the southwest corner of 1st and Jefferson is a commercial building used by various businesses.*
- *Between Jefferson and Madison, open storage and vehicle storage is the primary use.*
- *The alley is used primarily as the back door for buildings and businesses fronting on 2nd Street. The major exception is the City-owned arcade (now closed) between Washington and Federal that in the past has provided access from 2nd Street to the parking lot on 1st Street.” (pg 3)”*

A memorandum dated September 12, 2024 from Dave Anderson, City of The Dalles Public Works Director, states:

“The 1st Street Streetscape project has been identified in the CGURA Action Plan for many years. The City’s Transportation System Plan (TSP), which was updated in 2017, provided phased specifications for the downtown 1st Street corridor to improve the complimentary use and safety of the corridor to vehicular traffic and increased bicycle and pedestrian users. The TSP’s Capital Improvement Plan did not include any major maintenance or capital investments on downtown 1st Street because it was understood that CGURA would be undertaking the Project in the foreseeable future. The Project scope includes upgrading underground utilities – some dating from 1874 yet still in use – in this blighted area because construction of streetscaping improvements might cause the failure of these frail, end-of-life piping systems.

Of special urgency is the need to replace failing, elevated sidewalks between Union and Court streets. These sidewalks on the north side of First Street are placed on deteriorating concrete pillars, reinforced with steel. The concrete has eroded, exposing the steel reinforcement to the elements; consequently, the rusting steel is expanding, leading to further deterioration. Sidewalks are literally sloping down as a result. This situation continues around the First Street and Court Street sides of the Baldwin Saloon. Here, the obvious solution of backfill could lead to horizontal stress on the building’s basement foundation, an unacceptable risk. The engineering solution – steel pilings and vertical plating – will cost over \$1 million. This is a major element leading to the overall \$7 million project estimate, which also includes replacement of the fragile, iron water line described above. Another critical element of the project is construction of properly engineering retaining walls along First Street, allowing replacement of the failing sidewalks and support piers. First Street is built upon dry-set rock fill, compacted over time. The northern face of this fill simply slopes down to ground level, held in place by gravity alone. An engineered solution is required.”

C. Social Conditions

Only 6.8% of the acreage in the Area is a residential use as determined by the Wasco County Assessor. The social conditions identified below are for the City of The Dalles.

- The City of The Dalles has a population of 16,417 in 2023 according to the Portland State University Population Research data. The United States Census date reported an estimate of 15,786.
- There are 6,341 households in the city with 2.44 persons per household.
- The median value of an owner-occupied house is \$284,100.
- Eighty-six percent of the residents have a high school education and 23% have a bachelor’s degree or higher.
- Approximately 21% of the residents identify as Hispanic or Latino.
- The mean travel time to work is 14 minutes.
- The median household income is \$59,714 in 2022 dollars.
- Approximately 11% of the residents live in poverty.
- Race is shown in Figure 25.
- Age is shown in Figure 26.

Figure 25. Race

Race	Percent
White alone	82.9%
Black or African American alone	.3%
American Indian and Alaska Native alone	.3%
Asian alone	.5%
Native Hawaiian and Other Pacific Islander alone	.2%
Two or more races	12.0%
Hispanic or Latino	20.8%

Source: American Community Survey 2016-2020 Five Year Estimates

The Age in the Area figure below shows the breakdown of ages in the Area.

Figure 26. Age

Age	Percent
Under 5 years	5.7%
Under 18 years	23.1%
Between 18 and 65	51.4%
65 years and older	19.8%

Source: American Community Survey 2016-2020 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The frozen base of the Area in FYE 2024 is \$25,076,797². The excess value, or incremental value in FYE 2024 is \$102,217,667.³

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Figure 27 shows the improvement to land ratios (I:L) for properties within the Area. Exempt properties account for 33.75% of the acreage. In the Area, 68 tax lots representing 9.17% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. A little less than half of the tax lots in the Area, 234 of the 432 tax lots, totaling 44.31% of the acreage have I:L ratios of 2.0 or more in FYE 2024.

Figure 27. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Tax lots	Acres	Percent of Acres
Exempt	91	61.53	33.75%
No Improvement Value	28	8.17	4.48%
0.01-0.50	27	4.21	2.31%
0.51-1.00	13	4.33	2.38%
1.01-1.50	13	7.28	3.99%
1.51-2.00	18	10.85	5.95%
2.01-2.50	15	8.03	4.40%
2.51-3.00	23	8.14	4.46%
3.01-4.00	30	13.30	7.29%
> 4.00	166	51.32	28.15%
Data Unavailable	6	4.77	2.61%
TOTAL:	432	182.32	100.00%

Source: Compiled by Elaine Howard Consulting with data from the City of The Dalles

² Wasco County Assessor Sal 4e FY 2023-24

³ Ibid.

E. Impact on Municipal Services

The fiscal impact of TIF on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The new projects being considered in the Amendment for future use of urban renewal funding are for facilitating transportation improvements to allow for better connection (First Street project), to assist privately-owned development and redevelopment in the Area including residential development in historic downtown structures (Incentive Program), Tony's site development, and local match for grants to establish the Federal Street Plaza, creating a more vibrant and economically viable downtown. The use of TIF allows the City to add an additional funding source to the City of The Dalles' other funding sources to allow these projects to be completed.

The financial impacts from tax increment collections will be countered by future economic development, creation of additional housing opportunities in The Dalles and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in The Dalles by providing infrastructure improvements inside the Area and to assist with economic development.

XII. RELOCATION REPORT

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.

ESTIMATED PROJECT COSTS UPDATED TO 1998 VALUES

<i>Total project Costs</i>	Aug. 1990	Mar. 1998
Treatment Plant	\$2,500,000	\$4,500,000
New Force Main Construction	\$506,250	\$625,776
Collection System Replacement	\$1,100,000	\$1,359,710
West Sixth Street	\$195,000	\$241,040
West Sixth Street	\$28,000	\$34,611
West Second Street	\$1,275,120	\$1,576,176
New River Water Treatment Plant	\$4,050,000	\$5,006,205
New Raw Water Pump Station	\$1,316,250	\$1,627,017
New Raw Water River Intake	\$337,500	\$417,184
New Raw Water Transmission Pipeline	\$236,250	\$292,029
New Distrib. Pipeline & Reservoirs	\$810,000	\$1,001,241
Full Improvements	\$1,408,910	\$1,741,554
Basic Improvements	\$1,285,570	\$1,589,093
Alleys/Underground Utility Systems	\$1,917,000	\$2,369,604
Public Off-Street Parking	\$356,400	\$440,546
West Second to Sixth Street Connection	\$0	\$0
Traffic Signals	\$1,000,000	\$1,236,100
West Sixth Street Bridge	\$415,000	\$512,982
I-84 Freeway Landscape	\$755,980	\$934,467
West Second Street	\$168,470	\$208,246
Columbia Gorge Community College	\$0	\$0
Property Rehabilitation Loan	\$2,000,000	\$2,472,200
City's Swimming Pool	\$720,000	\$889,992
Mill Creek Pedestrian Path	\$186,610	\$230,669
Civic Auditorium	\$40,000	\$49,444
Commodore Apartments	\$35,000	\$43,264
Flour Mill	\$35,000	\$43,264
Riverfront Docks and Marina	\$30,000	\$37,083
Grain Elevator	\$35,000	\$43,264
Total Project Feasibility Analysis		
Disposition of City Property	\$1,020,000	\$1,260,822
District #12 High School	\$180,000	\$222,498
TOTAL PROJECT COST	\$23,943,310	\$31,006,075

501J. Administration

Section 501J is hereby changed to read:

Costs of administering the renewal plan are most appropriately covered from Agency revenues, or these costs become a burden on the City's general fund revenues. This amendment includes a 10 % administrative cost during the life of the plan. Total administrative costs are estimated to be \$ 3,345,413. This administrative cost is based upon information from the City of The Dalles staff.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this Plan, the following activities, subject to the availability of appropriate funding, may be undertaken by the Agency, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan.

601. URBAN RENEWAL PROJECTS AND IMPROVEMENT ACTIVITIES

The following projects and activities are hereby deemed necessary to:

Eliminate blighting conditions and influences;

Reverse presently depreciating property values;

Make the Area attractive for stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;

Create a physical, visual and economic environment that will attract new, job producing development on the Area's substantial vacant land; and to

Further the objectives of this Urban Renewal Plan as set forth in Sections 401, 402, 403, 404 and 405.

All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of The Dalles.

With funds available to it, The Dalles Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

A. WASTEWATER (SANITARY SEWER) SYSTEM:

The City's Wastewater Treatment Plant and substantial portion of its collection system (pipes) is old, technologically deficient and under sized for the demands placed upon it. Blighting conditions presently found in the Urban Renewal Area and the potential for attracting new, commercial and industrial development within the Area are dependent upon the system's reconstruction. Twenty-five percent (25%) of the estimated share of the collection system and treatment facilities will be generated within the Urban Renewal Area. Projects include:

1. **TREATMENT PLANT** - new plant at new location - 4.4 mgd.
2. **NEW FORCE MAIN CONSTRUCTION**
3. **COLLECTION SYSTEM REPLACEMENT**

B. STORM SEWERS

Install appropriate sized storm drains in areas where flooding occurs and where no comprehensive system is in place. Projects include, but are not limited to:

1. **WEST SIXTH STREET** - Walnut Street to Chenowith Loop Road;
2. **WEST SIXTH STREET** - Chenowith Loop Road to West Urban Renewal Boundary;
3. **WEST SECOND STREET** - Lincoln Street west to West Urban Renewal Boundary except for short segment of existing pipe. The segment on West Second Street that lies outside the Urban Renewal Area, but between two segments of such Area, will also be installed with Agency funds to eliminate flooding within the Urban Renewal Area.

C. WATER SUPPLY AND DISTRIBUTION SYSTEM

To accommodate new development, an assumed, additional supply of water must be secured. Accordingly, rights to Columbia River water will be exercised. This additional water supply is needed city-wide. It is estimated that the Urban Renewal Area will consume about 25% of the supply and the Agency is authorized to fund its proportionate share. Projects will include, but not be limited to:

1. **NEW RIVER WATER TREATMENT PLANT** - 20 mgd.
2. **NEW RAW WATER PUMP STATION**
3. **NEW RAW WATER RIVER INTAKE**
4. **NEW RAW WATER TRANSMISSION PIPELINE**
5. **NEW DISTRIBUTION PIPELINE AND RESERVOIRS**

D. DOWNTOWN PUBLIC IMPROVEMENTS

1. FULL IMPROVEMENTS include:

Remove existing curbs, gutters and sidewalks.
Construct: exposed aggregate sidewalks, curbs and gutters, planting beds at corner intersections, trees at 30' spacing, irrigation system, drinking fountains, benches, period street lights and special crosswalk treatment.

Installation Area:

West - Union Street
North - South side of First Street
East - Laughlin Street
South - Fourth Street

2. BASIC IMPROVEMENTS include:

Remove all sidewalks, replace broken sections of curbs and gutters.

Construction: sidewalks, trees at 50' spacing, irrigation system and special crosswalk treatment.

Installation Area: All remaining streets not included in D-1 above.

West - Mill Creek
North - Second and First streets
East - Taylor Street
South - So. Urban Renewal Boundary, Fifth Street

3. ALLEYS/UNDERGROUND UTILITY SYSTEMS:

12 Alleys with paving stones.

Remaining alleys with Asphaltic Concrete
Underground power, phone, TV and street lighting systems (12 blocks)

4. PUBLIC OFF-STREET PARKING

Acquisition of property, relocation of occupants, if necessary, site clearance and construction.

E. ROAD AND ROAD RELATED PROJECTS:

1. WEST SECOND TO SIXTH STREET CONNECTION

(Right-of-Way to be dedicated)

2. TRAFFIC SIGNALS (8)

3. **WEST SIXTH STREET BRIDGE**
Widen and accommodate pedestrians
4. **I-84 FREEWAY LANDSCAPE**
5. **WEST SECOND STREET**
Pentland to Snipes streets, curbs and sidewalks:
 South side, full length except where existing.
 North side, complete length to approximately 1800 feet west of Webber Street (exclude portion under I-84 Freeway).

F. MISCELLANEOUS PROJECTS:

1. **COLUMBIA GORGE COMMUNITY COLLEGE**
Property acquisition, site clearance, parking, landscaping and recreation for joint college and community use.
2. **PROPERTY REHABILITATION LOAN FUND**
With funds available to it, the Agency may establish below market interest rate loan programs for the rehabilitation of buildings within the Urban Renewal Area that are determined to be economically habitable. Prior to making any loans, the Agency shall prepare and adopt a comprehensive rehabilitation loan plan which sets forth:
 - a. Criteria for eligibility;
 - b. Interest rates and terms of various type loans;
 - c. Procedures for recycling the funds as loan obligations are paid;
 - d. Procedures where loan payments are not paid or are paid in an untimely manner;
 - e. Procedures and conditions for which deferred payment loans may be offered;
 - f. Procedures for administering and servicing the loan program; and
 - g. Such other procedures and conditions which the Agency deems necessary.
3. **CITY'S SWIMMING POOL RECONSTRUCTION**
4. **MILL CREEK PEDESTRIAN PATH**

5. **RELOCATE IRRIGATION LINE (36") TO ALLOW DEVELOPMENT**
Between West Sixth and West Second streets, the Agency may assist in land assemblage to allow for private development of vacant city and privately owned property.

G. PROJECT FEASIBILITY ANALYSES

Retain professional consultants to determine the appropriate use and renovation costs of the following facilities:

1. **CIVIC AUDITORIUM**
2. **COMMODORE APARTMENTS**
3. **FLOUR MILL**
4. **RIVERFRONT DOCKS AND MARINA**
5. **GRAIN ELEVATOR**

In the event that Agency funded projects result from any of the feasibility analyses and to protect the Agency's investment in renovation and remodeling work, the Agency may impose certain conditions, restrictions and procedures on the management, operation and long-term maintenance of any of the above facilities.

H. POTENTIAL PROJECTS SUBJECT TO COMPREHENSIVE PLAN AMENDMENTS

The City's Urban Renewal Advisory Committee and others have expressed an interest in the following public facilities being undertaken as a part of the Urban Renewal Plan. Such facilities are not currently a part of the Public Facility Element of the City's Comprehensive Plan. Accordingly, should the City's Comprehensive Plan be amended and should the Agency have sufficient funds available to them, the following projects may be undertaken.

1. **COMMUNITY PARK AND SCHOOL USE** - approximately 5.7 acres at the 14th Street reservoir property, no longer used for reservoir purposes.
2. **DISTRICT #12 HIGH SCHOOL** - recreation facilities available for joint school-community use.
3. **LIGHTING TENNIS COURTS AT CPS/WHS** (School District #9) for joint school-community use.

4. **GYMNASIUM-NEIGHBORHOOD CENTER AT CPS/WHIS (School District #9)** for joint school-community use as a neighborhood instruction and recreation facility.

602. ACQUISITION OF REAL PROPERTY

- A. **INTENT:** It is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 602-B below.
- B. **PURPOSE OF PROPERTY ACQUISITIONS.** Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan based on any one of the following criteria:
 1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;
 2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;
 3. Where it is determined by the Agency that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys, bicycle paths or pedestrian ways.
 - b. Facilities for the benefit of the public which are to be developed by the Agency, the City, or any other public entity;
 - c. Property acquisition for public, off-street parking facilities; or

Columbia Gateway Urban Renewal District: Projects List – October 2024

Committed Projects:

- First Street Project: Reconstruction, streetscaping
 - **\$7 million** total project estimate; \$3.8 million reserved; \$3.2 million delta

Requested Projects (*Currently Deferred*):

- Project A: Historic downtown event center, upper story residential (11 units in two buildings) and Second Street façade: \$1.8 million private investment to date, 23 employees hired to date. Needed for completion: **\$1.45 million loan requested.** *
- Project B: Historic downtown hotel/retail space (4 units): \$200,000 Main Street grant approved for façade. Private equity investment: \$350,000. **\$240,000 grant requested.**
- Project C: Historic building interior renovation for commercial production. Total project \$346,202 does not include prior investments by owner. **\$232,000 grant requested.**
- Project D: East Second St. downtown upper-floor apartment. **\$56,000 requested.**
- Project E: West Second historic bldg. – Upper story offices. **\$50,000 grant requested**

Prospective Projects (*Active discussions with preliminary estimates*):

- Project F: Historic downtown building façade restoration, apartment (1 unit), utilities, façade. **\$368,914** total project cost.
- Project G: East Second St. retail, event center: Kitchen, fire suppression, roof repair. **\$120,000** project estimate does not include room. Total budget pending.
- Project H: Historic downtown retail building façade restoration: **\$316,612** total project.
- Project I: Historic downtown retail building façade restoration: **\$523,118** total project.
- Project J: East Second Street historic building: Needs new HVAC, brick façade repair, restore historic windows and awning, roof repair. **\$250,000** estimated project cost.
- Project K: Downtown retail space – HVAC, interior upgrades. *Budget pending.*
- Project L: Wash. St. historic building. Awning, window glazing, tile. *Budget pending.*
- Project M: East Second St. apartments: Estimated total project **\$700,000** does not include second floor egress, potential seismic. Includes HVAC, sprinklers, windows.
- Project N: East Third historic bldg.: Sprinklers, structural, egress, elevator, other code upgrades to support commercial/retail. Three levels, masonry walls. *Estimate pending.*
- Project O: East Second: Street-level retail, upper story residential. **Total project \$745,000. Urban renewal request: \$200,000.**
- Project P: East Second Street vacant structure: Street-level retail; upper story residential. *Estimate pending.*
- Federal Street Plaza: Public plaza total estimated at \$721,000 (Value escalation to start of project). Agency funding would leverage external grant.
- Tony's site redevelopment: Two of three RFEI responses received October 2024 propose Agency as development partner.

**Would require Agency to revisit property loan program.*

MEMO

TO: Columbia Gateway Urban Renewal Agency

FROM: Elaine Howard, Elaine Howard Consulting, LLC

RE: Revenue Sharing Projections Columbia Gateway Urban Renewal Plan Amendment

DATE: October 15, 2024

Mandatory revenue sharing targets are projected to be reached in the proposed Columbia Gateway Urban Renewal Plan Amendment. Whenever an Agency adopts a substantial amendment to increase maximum indebtedness, the Plan then turns into a Permanent Rate Plan which requires revenue sharing.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the taxes from the incremental growth in the Area. The division of taxes of a Plan after a substantial amendment is limited to the greater of the 10 to 12.5% percent of the initial maximum indebtedness of the Plan or the transition amount. The “transition amount” is “the maximum division of taxes for a plan in the year in which the plan is first substantially amended to increase maximum indebtedness on or after January 1, 2010.”

The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$14,227,353 x.10% is \$1,422,735) At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness is \$1,778,419 (14,227,353 x.12.5%). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

The transition amount in this Plan is \$1,840,216.70. This is greater than either the 10% or 12.5% thresholds, so is the amount used for the revenue sharing threshold. This amount is reached in the fiscal year this Plan is being amended, FY 2024/2025, so the revenue sharing begins in FY 2025/2026. The overall revenue sharing projections and revenue sharing annually per taxing district are shown in Figure 1. Voluntary revenue sharing happens at the end of the plan (FYE 2029 in Figure 1) as the Plan is projected to reach the maximum indebtedness limit that year and is not projected to need the full TIF in the final year of tax increment collections.

Figure 1. Revenue Sharing Projections by Taxing District

FYE	Mandatory Revenue Share	Voluntary Revenue Sharing	Total Revenue Sharing	Wasco County	Port of the Dalles	Northern Wasco Park & Rec	Mid Columbia Fire & Rescue	City of the Dalles
2025	-	-	-	-	-	-	-	-
2026	62,610	0	62,610	15,295	722	2,446	7,555	10,846
2027	194,204	0	194,204	47,442	2,239	7,585	23,434	33,643
2028	262,323	0	262,323	64,083	3,025	10,246	31,653	45,444
2029	332,320	360,310	692,630	169,202	7,986	27,054	83,577	119,989
Total	851,456	360,310	1,211,766	296,022	13,972	47,331	146,218	209,923

FYE	Wasco County Soil Conservation	4H & Extension Service District	Wasco County Library District	Columbia Gorge Community College	Columbia Gorge ESD	School District 21 North Wasco	Total
2025	-	-	-	-	-	-	-
2026	899	899	2,446	972	1,683	18,847	62,610
2027	2,789	2,789	7,587	3,016	5,219	58,460	194,204
2028	3,768	3,768	10,248	4,073	7,050	78,966	262,323
2029	9,948	9,948	27,058	10,755	18,614	208,500	692,630
Total	17,404	17,404	47,338	18,817	32,566	364,773	1,211,766

Source: Tiberius Solutions LLC



COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
AGENDA LOCATION: 8.B.

MEETING DATE: Monday, October 21, 2024

TO: Chair and Members of the Urban Renewal Agency Board

FROM: Joshua Chandler
Community Development Director / Urban Renewal Manager

ISSUE: *Surplus of Agency Property*

BACKGROUND

In November 2023, the Columbia Gateway Urban Renewal Agency (**Agency**) completed the hazardous materials abatement and demolition of the Tony’s Building at 401-407 East Second Street. This project was conducted under a Public Improvement Agreement with Konell Construction and Demolition Corp., approved by the Agency Board in June 2023. Following the demolition, Stantec Consulting Services performed a cultural resource review, complying with an archaeological permit from the Oregon State Historic Preservation Office. The site is now leveled and secured with fencing.

During the demolition process, Agency Staff coordinated the removal of notable building features, including the iconic “Tony’s Town and Country” sign and an historic mechanical pulley system. These items were carefully packed and now stored on City property. While there have been informal discussions regarding their potential reuse, Agency Staff believe that these items are no longer needed by the Agency.

Before disposing of these surplus items, the Agency must adhere to the Local Contract Review Board Rules, which outline various disposal methods such as an intergovernmental transfer, auction, and donation. The practice of declaring surplus property is common for The Dalles City Council, typically included in a Consent Agenda. However, due to the unique history of this property, Agency Staff opted to present it as an Action Item to allow for further discussion as needed.

The City of The Dalles is planning a local auction for recently declared surplus properties, including the former Griffith Motors parking lot sign at 600 and 608 East Third Street. If the items from the Tony’s Building are approved for surplus, Agency Staff will collaborate with City Staff to ensure these items are first made available to local community members through the auction process.

ITEMS:

- A. “Tony’s Town and Country” Sign – Projecting sign previously located at the corner of East Second and Federal streets. Partially dismantled during demolition. See Attachment 1 for 2018 photo.
- B. Unnamed Sign – Projecting sign located along East Second Street frontage. No business name existed at time of removal. See Attachment 1 for 2018 photo.
- C. Mechanical pulley system – Metal and leather pulley system removed from the basement of the building. It is speculated that this system may have been for the previous automobile shop dating back to 1920s. No photo provided.

BOARD ALTERNATIVES

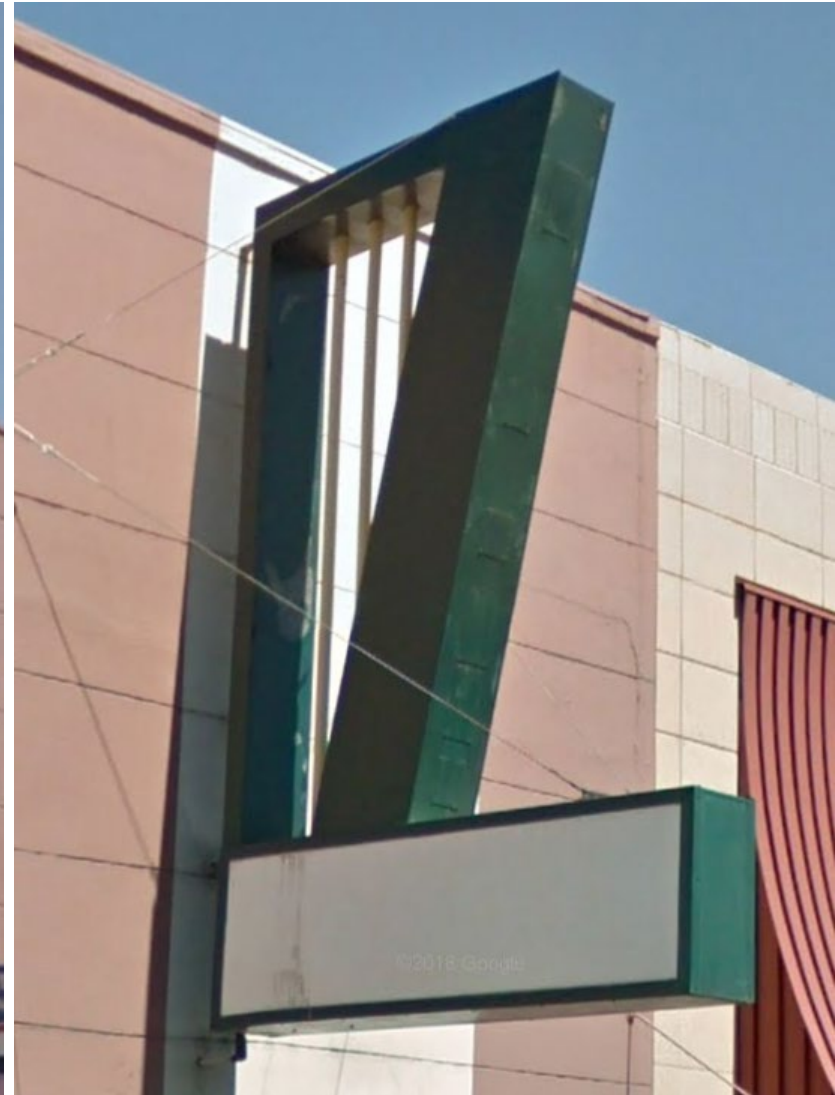
- 1. Approve surplus of Agency property as described.
- 2. Decline to surplus Agency property and direct Staff accordingly.

Attachments

- Attachment 1 – 2018 Photo of Items 1 and 2



Item 1



Item 2

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RESOLUTION NO. 24-004

A RESOLUTION DIRECTING STAFF TO COMMENCE THE SUBSTANTIAL AMENDMENT PROCESS FOR MAKING CHANGES TO THE COLUMBIA GATEWAY/DOWNTOWN PLAN

WHEREAS, on August 23, 1990, the City of The Dalles City Council (**Council**) approved and adopted the *Columbia Gateway/Downtown Plan (Plan)*, an urban renewal plan as defined by ORS 457.010(19);

WHEREAS, consistent with the provisions of ORS Chapter 457 (*Urban Renewal*), the Council and Agency Board have amended the Plan from time to time;

WHEREAS, the Agency Board now desires to further amend the Plan to add projects, revise the goals and objectives, add property under twenty percent cumulative of the original boundary, increase the maximum indebtedness, and generally update the Plan;

WHEREAS, consistent with Section 1204 of the Plan, the Agency Board's proposed amendments must be processed as a *substantial amendment* to the Plan; and

WHEREAS, consistent with ORS 457.220(2), such substantial changes made to the Plan shall (before being carried out) be approved and recorded in the same manner as adopting the Plan originally.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY BOARD RESOLVES AS FOLLOWS:

1. Directs Staff to Proceed with Adoption Process. The Agency Board directs Agency staff to proceed consistent with the provisions of ORS Chapter 457 (*Urban Renewal*) to commence the process of approving a substantial amendment to the Plan to add projects, revise the goals and objectives, add property under twenty percent cumulative of the original boundary, increase the maximum indebtedness, and generally update the Plan in accordance with the *Columbia Gateway Urban Renewal Plan Amendment* (attached to and made part of this Resolution as its **Exhibit A**), and the *Report on the Columbia Gateway Urban Renewal Plan Amendment* (attached to and made part of this Resolution as its **Exhibit B**).

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2. Effective Date. This Resolution shall be effective upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF OCTOBER, 2024.

Voting **Yes** Board Members: _____
Voting **No** Board Members: _____
Abstaining Board Members: _____
Absent Board Members: _____

AND APPROVED BY THE CHAIR THIS 21ST DAY OF OCTOBER, 2024.

Darcy Long, Board Chair

ATTEST:

Paula Webb, Planning Secretary