



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

Columbia Gateway Urban Renewal Agency

City Council Chamber

313 Court Street, The Dalles, Oregon

Meeting Conducted in a Handicap Accessible Room

Monday, December 13, 2010

Immediately Following the City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AUDIENCE PARTICIPATION
- V. APPROVAL OF MINUTES
 - A. Approval of Regular Meeting Minutes of November 22, 2010
- VI. PRESENTATIONS
 - A. Presentation of 2009-10 Fiscal Year Audit Report
- VII. ACTION ITEMS
 - A. Approval of Interest Rate Subsidy Application by Scott Gayer
 - B. Approval of Granada Theater Use Policy and Rental Agreement
- VIII. ADJOURNMENT

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

REGULAR MEETING
OF
NOVEMBER 22, 2010

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Jim Wilcox

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier, Tim McGlothlin

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Community Development Director Dan Durow

CALL TO ORDER

The meeting was called to order by Chair Wilcox at 7:10 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

Executive Session ORS 192.660 (2) (e) to conduct deliberation with persons designated by the governing body to negotiate real property transactions, was added to the agenda. It was moved by Spatz and seconded by Ahier to approve the agenda as presented. The motion carried unanimously.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Ahier and seconded by McGlothlin to approve the minutes of November 8, 2010. The motion carried unanimously.

ACTION ITEMS

Approval of Purchase Contract for Sale of Sunshine Flour Mill Property With Discover Development LLC

The staff report was reviewed by City Attorney Parker. He noted there was a slight change in the legal description, but it did not affect the agreement.

Ahier said this was a perfect example of how Urban Renewal was a success in the community.

Spatz asked how many employees were currently working at the Mill. James Martin said there were currently nine employees, but he expected rapid growth in the near future.

It was moved by Spatz and seconded by McGlothlin to authorize the Agency Chair to sign the land sale contract with Discover Development LLC for the property commonly known as the Sunshine Mill property, for the sum of \$305,123.69. The motion carried unanimously.

EXECUTIVE SESSION

Chair Wilcox recessed the meeting at 7:18 p.m. in accordance with ORS 192.660 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Agency Member Spatz retired from the meeting at 7:43 p.m.

Reconvene to Open Session

The meeting reconvened to open session at 7:47 p.m.

DECISIONS FOLLOWING EXECUTIVE SESSION

None.

MINUTES (Continued)
Urban Renewal Agency
November 22, 2010
Page 3

ADJOURNMENT

Being no further business, the meeting adjourned at 7:47 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:

James L. Wilcox, Chair

ATTEST:

Julie Krueger, MMC, City Clerk



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA STAFF REPORT
COLUMBIA GATEWAY URBAN RENEWAL AGENCY

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #

TO: Urban Renewal Board

FROM: Kate Mast, Finance Director

THRU: Nolan K. Young, City Manager *ny*

DATE: December 1, 2010

ISSUE: Presentation of FY 09/10 Audit by Dickey & Tremper.

BACKGROUND: Due to staffing issues within the audit firm, we do not yet have the final financial reports and audit for FY09/10 for the Columbia Gateway Urban Renewal Agency.

Those reports should be completed within the next few days and will be delivered to the Agency Board members by the end of Monday, December 6th, at the latest.

The main issue concerning the auditors had to do with the booking of the 2009 FFCO bond that the City obtained during FY09/10. A majority of those proceeds were loaned to the Urban Renewal Agency to refund the current bond and to provide for \$8 million in additional Urban Renewal projects to be constructed by the City. This was a complicated piece of accounting.

I booked the full amount to the City and then showed the loan to the Urban Renewal Agency in full as a debt owed to the City. However, since GAAP (Generally Accepted Accounting Principles) standards are used in preparing the financial reports, and the Urban Renewal Agency is reported as a "blended component unit" of the City books, this resulted in a doubling of the debt and corrections had to be made. The Auditor will discuss this issue during his audit presentation at the Council meeting on December 13th.

When we receive the final reports and management letter, if there are other major issues reported, I will provide an additional staff report to the Agency Board members when we deliver the books.

BUDGET IMPLICATIONS: None.

ALTERNATIVES:

- A. **Staff Recommendation:** Move to accept the FY09/10 Audit as presented.



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY


CITY OF THE DALLES


AGENDA STAFF REPORT
URBAN RENEWAL AGENCY

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
December 13, 2010		

DATE: December 1, 2010

TO: Urban Renewal Agency

FROM: Dan Durow, Urban Renewal Manager 

THRU: Nolan Young, City Manager 

ISSUE: Interest rate subsidy application review and recommendation to the Agency Board – Scott Gayer application.

BACKGROUND:

On June 14, 2010, the Urban Renewal Board approved a \$3,000 grant to Scott Gayer to obtain professional architectural and engineering services for converting the 2nd story level to residential apartments, build ADA restroom facilities on the main street level and to restore skylights and create a roof access. The majority of the design and engineering work is done, but the final results have not yet been provided to Scott Gayer. It was indicated in the Design and Engineering Grant application that upon completion of the architectural and design work, Scott Gayer would be applying for an interest rate subsidy from the Urban Renewal Redevelopment Loan program. Based on the design and engineering work completed so far and the construction bids obtained, Scott has determined that project cost range is \$375,000 to \$425,000. Scott has obtained a preliminary letter of intent from Columbia State Bank to potentially finance this project at a yet to be determined level of financing and terms. The loan application and supporting documentation has been provided to Columbia State Bank and is in their review and underwriting stage at the time of this staff report.

Scott has a high quality business tenant who has signed a lease for the main floor of this building. This tenant needs to occupy this space by April 2011. The tenant is paying for much of their own leasehold improvements, but Scott needs to pay for other building improvements, including the roof and HVAC.

The current building (Citizens National Bank) at 300 E. 2nd Street in The Dalles was built in approximately 1920 replacing the French & Company Bank building, which was built in 1879. Scott Gayer purchased the building around 1975 and it was home to Gayer Jewelers. It has been vacant for the past two years since Gayer Jewelers closed for business. Two of the occupants before Gayer Jewelers, going back to its days as a bank, are Lands Camera and The Dalles Pharmacy (which had a soda/ice cream fountain). Historically the upstairs has been rented as offices for a wide variety of professions starting with doctors and dentists and later credit union and state government offices, among others. For the past 12-15 years it has been the art studio of Scott Gayer.

This building is approximately 4,750 square feet with multiple levels, including a street level, mezzanine level, 2nd story and small mechanical room as the basement level. The main level does not have restroom facilities, although the mezzanine level between the 1st and 2nd levels does have restroom facilities. The 2nd story is accessed by a separate outside entrance with an inside staircase near the alley on the south side of the building that intersects with Washington Street.

The approved Urban Renewal Agency Administrative Plan in Section I. Historic Design and Restoration Program states:

I. Historic Design and Restoration Program

The Urban Renewal Agency (hereinafter, "Agency") will provide design services and loan interest rate subsidies to assist in the financing for the restoration and renovation of historic buildings and buildings located in the Historic Districts in the Urban Renewal Area. The intent of the Agency is to encourage property owners or business owners to do restoration of the exterior facades of the buildings to their original design and character or compatible design and to do other qualified work, which will increase the value and use of the buildings. These actions will upgrade the physical characteristics of the city and improve the value of buildings by preserving the thriving historic character of the downtown and other historic districts.

The Agency will subsidize interest rates on loans to pay for the restoration work according to the approved designs. The Agency will buy down the interest rate that the bank charges up to 12 points below the bank's standard rate for such loans (1 point equals a 1% annual interest rate). The effective rate for the borrower will be 0% in most cases.

Eligible projects:

The program covers a wide variety of activities providing quality exterior improvements or rehabilitation intended to restore facades and exteriors and some types of interior work. The Project must be located inside of the Historic Districts and the Urban Renewal Area or must

be designated as a historic building and within the Urban Renewal Area. The following list is not exhaustive, but covers the majority of types of projects that are eligible:

1. Replacement, repair or alteration of building exteriors (facades) or elements such as doors, windows, porches, balconies, etc.
2. Repair or replacement of awnings, cornices or decorative details.
3. Exterior painting and cleaning (major, not maintenance).
4. Masonry repair or cleaning.
5. Sign repair, replacement or removal.
6. Rehabilitation of interiors of second stories or above to make the space usable if not currently in use or to allow for a higher and more valuable use.
7. The following interior work may be eligible only if done in conjunction with and as an integral part of an overall qualifying project:
 - a. General access to building and elevators to access upper floors.
 - b. ADA access projects including ADA restrooms.
 - c. HVAC.
 - d. Major commercial kitchen construction and fixtures (not stand alone equipment).
 - e. Major building code compliance.

Ineligible activities:

1. Maintenance cleaning
2. Property maintenance
3. Building interiors other than those specifically allowed in number 6 and 7 above
4. Building acquisition
5. Refinancing of existing debt. *see #5 below in Conditions and considerations
6. Inventory or other working capital
7. Administrative costs or payments to borrower

Conditions and considerations:

1. All projects are to be approved by the Historic Landmarks Commission and in accordance with the Secretary of the Interior's Standards for Rehabilitation Guidelines and The Dalles Historic District guidelines.
2. Projects assisted by this program are to be exterior rehabilitation and/or renovation projects showing significant aesthetic improvement to the property or qualifying interior projects that provide significant increase in value of the property and its use.
3. If the property owner or business owner chooses not to apply for the design services grant but applies for a loan under the program, the project must still be reviewed by the Historic Landmarks Commission and meet design standards to be eligible for interest rate subsidy.
4. Participating commercial banks will make the loans under this program. Loan decisions, underwriting standards, loan terms and collateral requirements will be entirely at the discretion of the bank. Obviously, the project must be feasible and have an acceptable prospect of repayment.
5. If the Bank requires the refinancing of existing debt to obtain a first lien position in the collateral in order to approve the financing, the Agency will only pay the interest rate subsidy on the portion of the loan which was actually used for the eligible improvements.

All loans made under this program are subject to availability of program funds to support the interest rate subsidy.

Historic Restoration Loan Application:

Bank Loan Process

The applicant will take the full Urban Renewal application and certificate of approval to the participating bank where they obtained the conditional commitment for the bank's final consideration. Loan decisions, underwriting standards and collateral requirements will be entirely at the discretion of the bank. The terms will be at the discretion of the bank, but the Agency will buy down the interest rate that the bank charges up to 12 points below the bank's standard rate for such loans. If the bank loans money for any part of the project, which is for ineligible purposes, the Agency will subsidize interest only on that portion of the loan, which is for eligible purposes.

The loan application requires at minimum the following:

1. Certificate of approval from Agency.
2. Letter of approval from Historic Landmarks Commission.
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.
8. Amount of loan requested and proposed terms being requested.
9. Bank's loan application and any other information the bank requires, such as current financial statements, including Balance sheets and Income statements.

Other program considerations:

1. The term of the loan cannot exceed the life of the Agency.
2. The applicant (borrower) must provide the bank with any collateral required by the bank.
3. The borrower must provide the bank with Agency certification of completion of the work as specified and approved or the bank will be required to declare the loan in default and the permanent financing will not be put into place.
4. If the loan is in default for the above or any other reason:
 - a. The entire loan will become immediately due and payable.
 - b. The bank will take any actions allowed by law, such as repossession of collateral, etc.

The approved Urban Renewal Agency Administrative Plan was amended on September 27, 2010 to pay the interest rate subsidy as a monthly reimbursement to the approved applicant when proof of monthly loan payment to the lending bank is provided to the City of The Dalles according to the approved amendment.

(Note: See full plan, amendments and related staff reports for additional information.)

APPLICATION:

The application from Scott Gayer was received on November 8, 2010.

This application is for an interest rate subsidy on loan of an estimated \$425,000; the actual loan amount will be determined by Columbia State Bank. The professional architectural and engineering study indicates to convert the 2nd story level to residential apartments, build ADA restroom facilities on the main street level and to restore skylights and create a roof access would cost an estimated \$425,000. Project costs that exceed the loan amount will be paid by Scott Gayer.

Currently, Scott Gayer is working with Columbia State Bank. Although Columbia State Bank has provided a preliminary letter of intent, the final approval has not yet been obtained, so the lending financial institution could change. However, Scott Gayer has a lot of flexibility with this project and can scale it to the amount of funding that is approved. Scott also has additional real estate collateral that can be used to secure the level of funding necessary to complete this project.

This project will include extensive demolition/deconstruction on the 2nd level, new electrical and plumbing throughout much of the building, new roofing, alarms, sprinkler system or a 2 hour burn ceiling between main and 2nd levels and upgraded HVAC systems. These improvements and restorations will preserve the building as well as increase its overall use, particularly of the 2nd level.

The project timeline to date has been:

Obtain Urban Renewal Grant: May 2010

Begin Design Engineering Study: June 2010

Complete Design and Engineering Study: November 2010

The following is an estimated timeline for the remainder of the project:

Obtain bids for restoration construction: May - November 2010

Identify and obtain required project funds: May - November 2010

Start restoration construction project: November 2010

Complete restoration project: April 2011 *(this date depends significantly on the amount of financing provided by the financial institution and the timeline provided by the chosen contractor)*

The progress of the overall redevelopment and restoration project will depend on the total costs associated with the entire project. If the associated costs of this project, as outlined in a design and engineering study, are beyond the means of the applicant, then this project will not be completed at the level outlined in this application. The total amount of approved financing for this project could change. Preliminary information from Columbia State Bank indicates a potential loan amount of \$425,000, but this amount is dependent upon the appraisal of the building and estimated value of the proposed improvements. This amount is used in this application for calculating budget implications, but could change.

LOAN AND INTEREST RATE SUBSIDY INFORMATION:

Estimated bank loan terms: *(In a discussing with Columbia State Bank commercial loan officer,*

the estimated loan terms below were projected as conservative and the actually loan term will most likely be more favorable.)

Interest Rate: 6% - 8.5% range

Term: 15 years with interest rate adjustments every 5 years

Payment: \$4,185 monthly – calculated with a \$425,000 loan amount and 8.5% interest rate;

Initial Principal and interest breakdown: \$1,175 principal and \$3,010 interest.

Type of loan: Construction loan converting to permanent loan after drawdown period

Interest Charged: FY 2010 – 2011: \$14,000. FY 2011 – 2012: \$35,500 and three fiscal year average of \$34,250.

BUDGET IMPLICATIONS:

(These are estimates only since the loan amount and terms are unknown.)

For fiscal year 2010 – 2011, the Urban Renewal Agency has a budget of \$293,655 for grants and interest rate buy-downs. \$70,000 of this budget is for new expenses, \$54,155 is for existing interest rate buy-down obligations and the remaining \$169,500 is for anticipated projects. During fiscal year 2010- 2011, the Urban Renewal Agency had approved additional interest rate buy-down obligations to Dong Xi, LLC in the approximate amount of \$5,400. The interest average for the first three years for Dong Xi, LLC is \$6,850 with fiscal year 2011 – 2012 starting at approximately \$7,000. For fiscal year 2010 -2011, there is \$64,600 remaining for new grants and interest rate buy-downs.

The exact amount of the commercial loan to be obtained by Scott Gayer is unknown, but is likely to be in the \$375,000 - \$425,000 range to complete the project and the interest rates typically charged for construction loans range from 6% - 8.5%. The estimated interest amount charged on a \$425,000 loan during fiscal year 2010 – 2011 is difficult to estimate due to the initial phase of this loan being a construction loan. On this type of loan, interest only accrues on the balance of funds paid out as the construction project progresses. Since this project will take several weeks to complete the full loan amount will not be reached until approximately April 2011. Using a possible loan amount of \$425,000 and possible 8.5% annual interest with a 15 year amortization, the interest charged for fiscal year 2010 – 2011 is estimated to be \$14,000. In this loan scenario, the next three years of annual interest paid is estimated to be an average of \$34,250, with fiscal year 2011 – 2012 starting at \$35,500 of estimated interest.

CONDITIONS:

1. Any project approved for an Urban Renewal Agency interest rate subsidy must be approved by the Historic Landmarks Commission. Approval by this commission was obtained on November 17, 2010.
2. Only eligible components of the remodel and rehabilitation of this project will qualify for any approved interest buy-down approvals. Ineligible components will reduce the percentage of interest subsidy paid by the Urban Renewal Agency by the percentage of the ineligible component percentage of the total project.

PRIOR ACTIONS: The Urban Renewal Advisory Committee recommended approval by the Urban Renewal Agency for this Interest Rate Subsidy application at their November 16, 2010 meeting (see motion below).

Dick Elkins moved to recommend that the Urban Renewal Agency approve the request for an interest rate subsidy of 100% of interest paid by applicant, with a maximum interest rate of

8.5%, as submitted, for the period of fifteen years (15) or the expiration of the Urban Renewal agency, whichever occurs first an contingent upon obtaining any required approvals and permits required to complete this project. Ken Farnner seconded the motion and it carried unanimously, Hoey, Botts, and Ericksen absent.

RECOMMENDATION:

Staff Recommendation: Move to approve the request for an interest rate subsidy of 100% of interest paid by applicant, with a maximum interest rate of 8.5%, as submitted, for the period of fifteen years (15) or the expiration of the Urban Renewal agency, whichever occurs first and contingent upon obtaining any required approvals and permits required to complete this project.

ALTERNATIVES:

Alternative 1: Move to recommend that the Urban Renewal Agency decline the grant request.

Alternative 2: Move to recommend that the Urban Renewal Agency approve a interest rate subsidy at less than 100% (*insert proposed interest rate percentage*) of interest charged to applicant by their bank on the loan for this project.

ATTACHMENTS:

1. The Dalles Urban Renewal Agency application submitted by Scott Gayer
2. Project Selection Score Sheet – scored by staff
3. Preliminary loan application letter of intent from Columbia State Bank
4. Construction bid sheet
5. Architectural drawings of proposed project – 6 pages
6. Photos of building – 2 pages

The Dalles Urban Renewal Agency

Property Rehabilitation Grant and Loan Programs



APPLICATION

Application Date 11-1-10

Application Number _____

GENERAL INFORMATION

Applicant Scott Gayer

Contact person SAMIR

Mailing Address 420 PO. BOX

THE DALLES OR 97058

Property Address 300 E 2ND

Applicant is: h Property owner

k Business leasing the property

Telephone # 541.980.7598 Fax # _____

Federal tax ID # or Social security # 543-54-8113

Bank of account and contact COLUMBIA BANK

Name of Business _____
(if different than applicant)

Mailing Address _____

Name of Principal _____

PROJECT INFORMATION

Site address 300 E 2ND

Legal Description _____

Building age APPROX 90 YR Square Footage 4500+

Building use VARIANT PAST 2 YR

Project description outline CONVERT 2ND STORY / LIBRARY

3 RESIDENTIAL APARTMENTS, CREATE ROOF ACCESS, NEW ROOF, DECKING, MECHANICAL ROOM, UPGRADE WINDOWS, NEW AND UP GRADE PLUMBING - FIXTURES, SKYLIGHTS, INSULATION, NEW AND UPGRADE ELECTRICAL, NEW HVAC + DUCT, ROOF PATIO COVER, DEMOLITION AND CLEAN UP, FIRE SPRINKLERS AND ALARM.

WORKS TO BEGIN ASAP TO BE READY FOR TENANT APRIL 2011, 2ND FLOOR APTS ASAP.

Please include the following with your Application:

1. Project outline
2. Initial concept sketches
3. Proposed timeline
4. Final plans and specifications (prior to final certification)

EXPECTED PROJECT COSTS

<u>Cost Item</u>	<u>Est. cost</u>
<u>FIRE SPRINKLERS + 4" LINE</u>	<u>\$ 30,000.00</u>
<u>HVAC,</u>	<u>\$ 31,500.00</u>
<u>ENGINEERING, PLANS, PERMITS,</u>	<u>\$ 10,000.</u>
<u>WINDOWS, INSTALL, SKYLIGHTS</u>	<u>\$ 34,000</u>
<u>ROOFING, DECKING, MECHANICAL ROOM</u>	<u>\$ 85,000</u>
<u>PLUMBING, FIXTURES, INSTALL</u>	<u>\$ 50,000</u>
<u>ELECTRICAL, FIXTURES, INSTALL</u>	<u>\$ 85,000</u>
<u>STAIR, FRAMING, INSULATION, DRYWALL</u>	<u>\$</u>
<u>PAINT, INT+EXT, CABINETS VANITYS</u>	<u>\$ 94,500</u>
<u>INSTALL, DOORS, TRUB, TILE SURROUNDS</u>	<u>\$</u>
<u>RAILINGS, COUNTERTOPS, 3% COUNTER, ETC.</u>	<u>\$</u>
<u>Total</u>	<u>\$ 425,000</u>

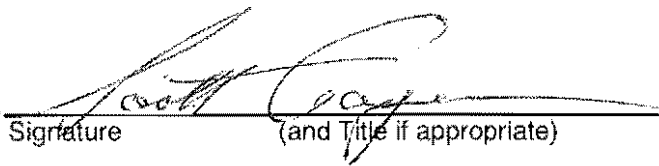
PROPOSED SOURCES OF FUNDING

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>
Equity (applicant)	\$ _____		
<u>LOAN - Bank</u>	<u>\$ 425,000.</u>		<u>15 YR</u>
Private loan	\$ _____		
Other:	\$ _____		
Urban Renewal Grant	\$ _____		
Urban Renewal Loan	\$ _____		
 Total	 <u>\$ 425,000.</u>		(Must equal Total of expected costs)

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I have read and understand the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.



Signature (and Title if appropriate)

11-9-10

Date

Signature (and Title if appropriate)

Date

Signature (and Title if appropriate)

Date

Signature (and Title if appropriate)

Date

The following additional items will be required before the loan is approved:

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission.
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.
5. Costs estimates or bids from contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.
8. Amount of loan requested and proposed terms being requested.
9. Bank's loan application and any other information the bank requires, such as current financial statements, including Balance sheets and Income statements.



November 8, 2010

Dan Durow

Community Development Director

City Hall

313 Court St.

The Dalles, Or 97058

Re: Scott Gayer Urban Renewal Project

Dear Mr. Durow,

I am writing to inform you that Mr. Gayer has provided Columbia State Bank a complete application package with supporting documents as were requested. As we just received this earlier this morning we are naturally unable to provide a pre-approval in time for your meeting on his behalf. I have studied through the package initially, and after discussions with Mr. Gayer about the project, feel that his request is viable. I will prepare the loan write-up request as soon as possible, and inform you when a pre-approval has been received. The pre-approval will certainly be subject to a new commercial appraisal and possible other items.

The intended new loan would include terms for the construction credit line portion which has interest only payments on the increasing balance, and terms to modify the loan when construction is completed for the amortized monthly principal and interest payments. We will provide a preliminary idea of interest rate at that time, but it would appear to be more favorable than the estimated rate chosen in the Urban Renewal application processes. If you have any questions please give me a call. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Damon R. Hulit'.

Damon R. Hulit



Damon Hulit
Vice President
Commercial Banking Officer

The Dalles Branch
316 East 3rd Street
PO Box 1030
The Dalles, OR 97058

p. (541) 387-3443
c. (541) 400-0468
f. (541) 296-1372

dhulit@columbiabank.com

Applicant: Scott Gayer

Points Awarded:

Project Selection Criteria:

Priority consideration will be given to each proposed project. Points will be allowed for factors indicated by well-documented, reasonable plans, which, in the opinion of the Agency, provide assurance that the items have a high probability of being accomplished. If an application does not address one of the categories, it receives no points for that category. The possible points are listed for each.

- | | |
|--|--|
| 1. The project contributes in the effort to place unused or underused properties in productive condition and eliminates blighted conditions. (10 points)
Blighted Areas are defined in the Urban Renewal Plan in section 203. As part of that definition one of the conditions that characterize a blighted area is defined as follows:

<i>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:</i>
<i>1. Defective design and quality of physical construction;</i>
<i>2. Faulty interior arrangement and exterior spacing;</i>
<i>3. Overcrowding and a high density of population;</i>
<i>4. Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; or</i>
<i>5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;</i> | 10 |
| 2. The project develops, redevelops, improves, rehabilitates or conserves property in ways which will:

<i>A. Encourage expansion and development of jobs, (20 points)</i>
1 job per \$10,000 or less granted – (20 points)
1 job per \$10,001 to 20,000 granted – (15 points)
1 job per \$20,001 to 35,000 granted – (10 points)
1 job per \$35,001 to 50,000 granted – (5 points)

<i>B. Increase property values and tax base, (15 points)</i>
Increase taxable value by \$50,000 or more – (15 points)
Increase taxable value by \$25,000 to \$49,999 – (10 points)
Increase taxable value by \$5,000 to 24,999 – (5 points)

<i>C. Conserve historically significant places and properties, (25 points)</i> | 0

15

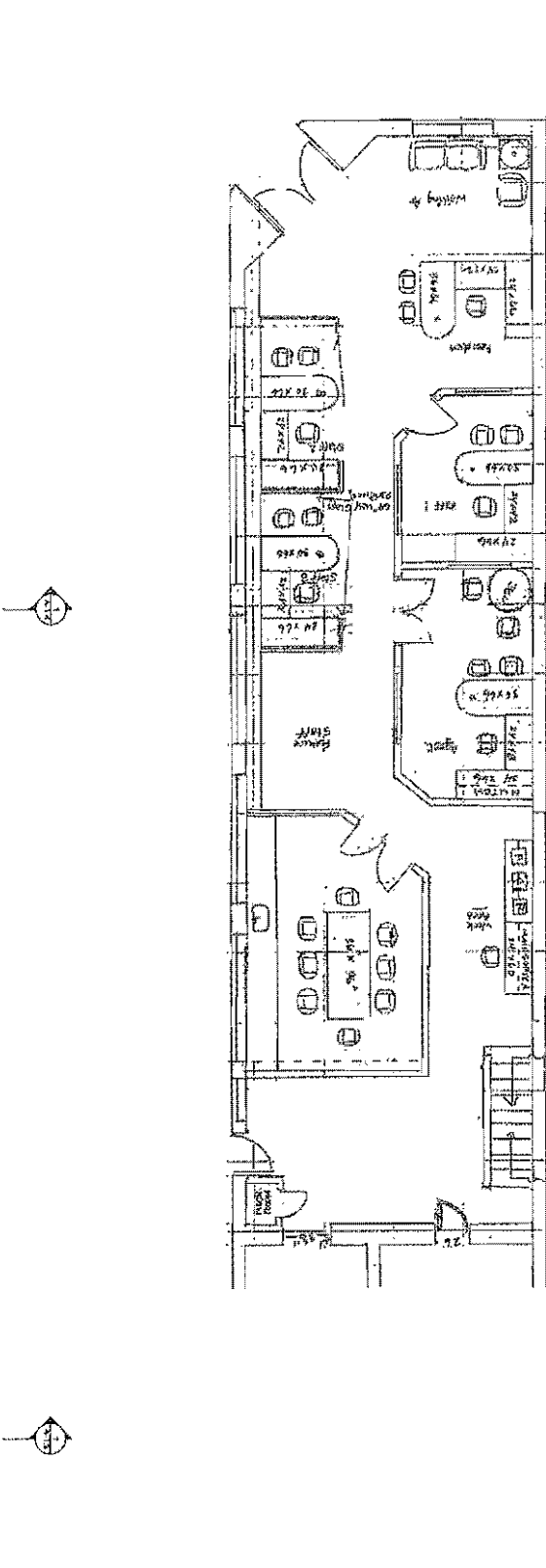
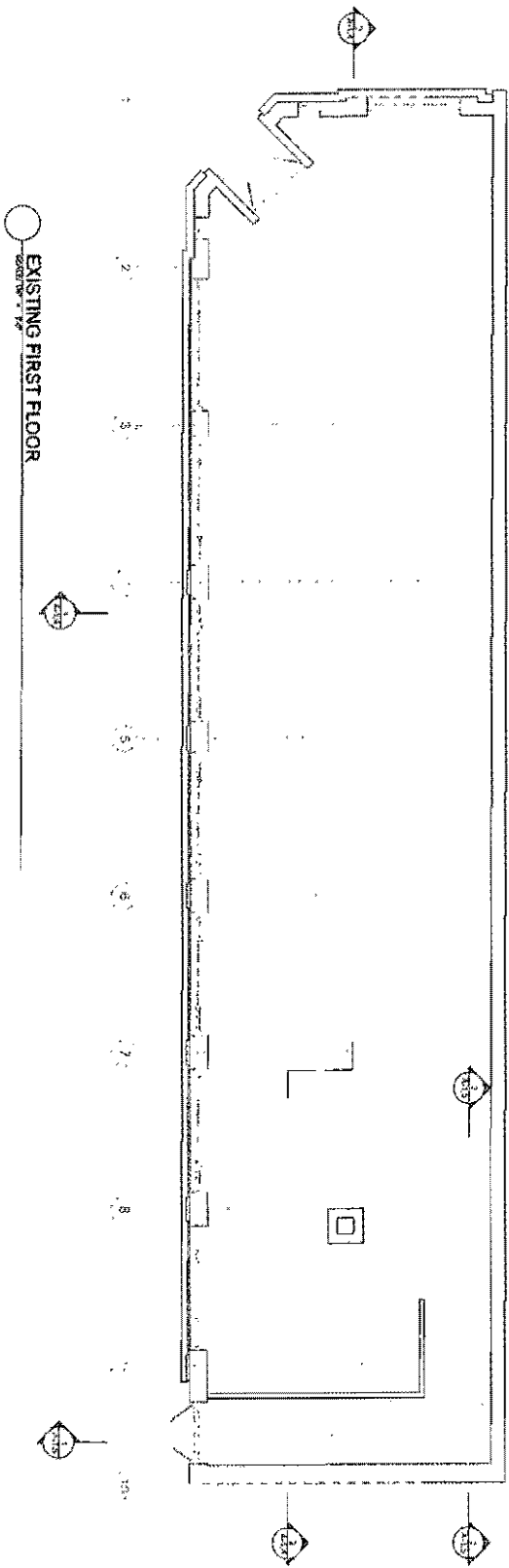
25 |

D. Make The Dalles a more attractive and functional city in the following ways:	
i. Shows significant aesthetic improvement to the property (10 points)	0
ii. Provides needed services or community function (10 points)	0
iii. Serves a significant portion of the community, (5 points)	0
iv. Enhances the quality of life for residents of the city (5 points)	0
3. The project leverages other public and/or private sources of funding. (15 Points)	5
\$1 Urban Renewal grant to \$3 (or more) other funding – (15 points)	
\$1 Urban Renewal grant to \$2 other funding – (10 points)	
\$1 Urban Renewal grant to \$1 other funding – (5 points) 1:1.29	
4. The Applicant shows that it is financially able to complete the project and maintain the property. (10 points)	10
6. Administrative – The Agency may assign additional points for project considerations which do not fit into one of the above categories, but which provide compelling evidence that the project will further the goals of the Agency; or, if the project meets one or more of the above factors in a way that is far beyond the norm for that category. The assignment of points in this category will be by memorandum stating the reasons and will be maintained in Agency files. (25 points)	0
TOTAL	65

Gayler Jeweler Building

Type of Work		notes
Permits		
Port o potty	\$600.00	
Englnering <i>7 PLANS</i>	<i>8,000</i>	
Framing Labor	\$15,000.00	
Framing material	\$6,500.00	
Soffit material & labor	\$2,000.00	can maybe have suspended ceiling downstairs and split cost on that?
Roofing	\$27,500.00	
skylight(sheetrock shaft)	\$3,500.00	allowance, couldn't find the type that owner wanted
Windows	<i>+ Down</i> \$25,000.00	allowance
Window Install	\$3,600.00	
interior stair	\$3,000.00	labor only
Railings/gaurdrail	\$5,000.00	hardi painted same color as building allowance
Plumbing	\$12,278.55	extra cast iron drop add \$250.00
plumbing fixtures	\$10,000.00	allowance
Fire sprinklers	<i>24</i> \$8,000.00	
Electrical	\$32,200.00	buget number allowance for fixtures included
Hvac	<i>+ Down</i> \$21,500.00	<i>+ 8</i>
Insulation	\$7,500.00	
Drywall	\$11,568.49	
Paint interior	\$6,000.00	
Paint exterior	\$2,000.00	
Cabinets & vanitys	\$5,000.00	allowance
Cabient and vanity Install	\$1,500.00	
countertops	\$3,500.00	tile standard grade
interior Doors	\$1,000.00	new jamb, old ones will be too hard to save
Door labor	\$2,000.00	
tub/tile surround	\$4,500.00	
carpet and hardwood	\$15,000.00	allowance
Tile flooring	\$2,000.00	
interior trim	\$7,500.00	
Trim and finish labor	\$7,500.00	
Closets and pantry	\$4,500.00	
Decking for roof	\$15,000.00	timber tex composite. Upgraded pvc
Patio cover upstairs	\$15,000.00	
Mechanical room	\$40,000.00	
tractor/crane rental	\$2,500.00	
Blinds	owner responsibility	
Hardware	\$2,000.00	allowance
Mirrors	\$1,000.00	allowance
Shower doors	\$3,000.00	allowance
Appliances	owner responsibility	
Appliance install	owner responsibility	can usually get free from wherever you purchase them from!
glass above doors	\$2,500.00	allowance
Clean up	\$15,000.00	
Sub-Total	\$350,647.04	
3% contingency		

18
33
8
60
\$410K
925K



FIRST FLOOR

1

Gayer Building
 Scott Gayer
 300 East 2nd Street
 The Dalles OR 97058

97058

DAVID BEARSS ARCHITECT
 204 Washington St. - The Dalles, OR - 97058
 503-326-0526 www.davidbearss.com

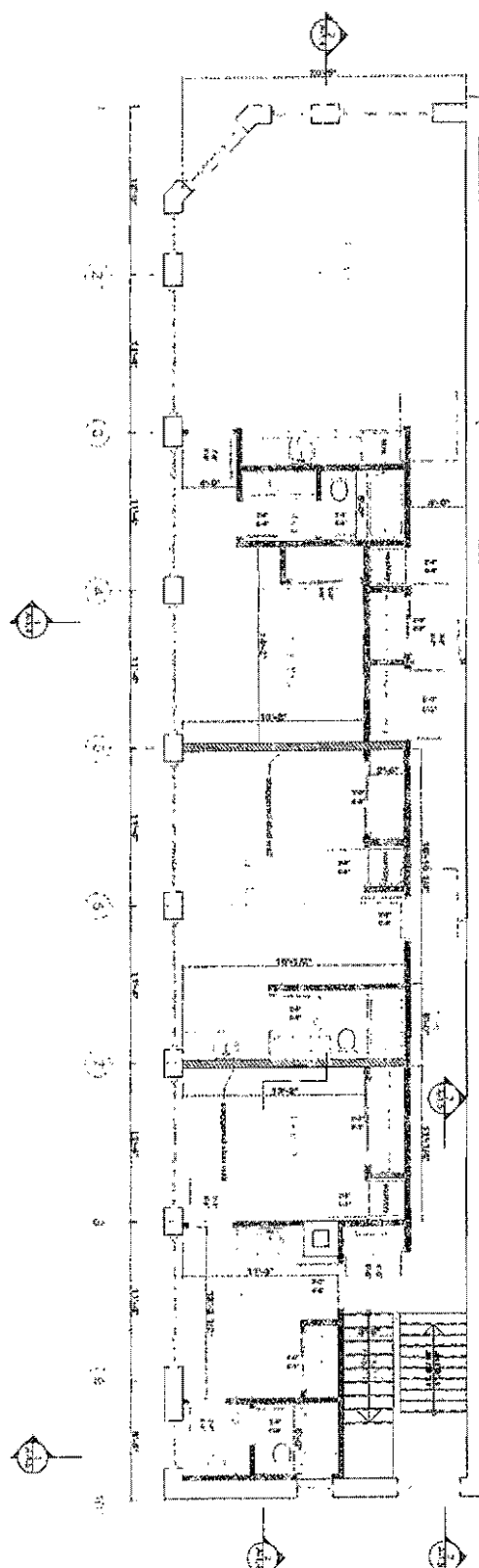
DATE OF RECORDING
 08/11/2010

ISSUED FOR PERMITS

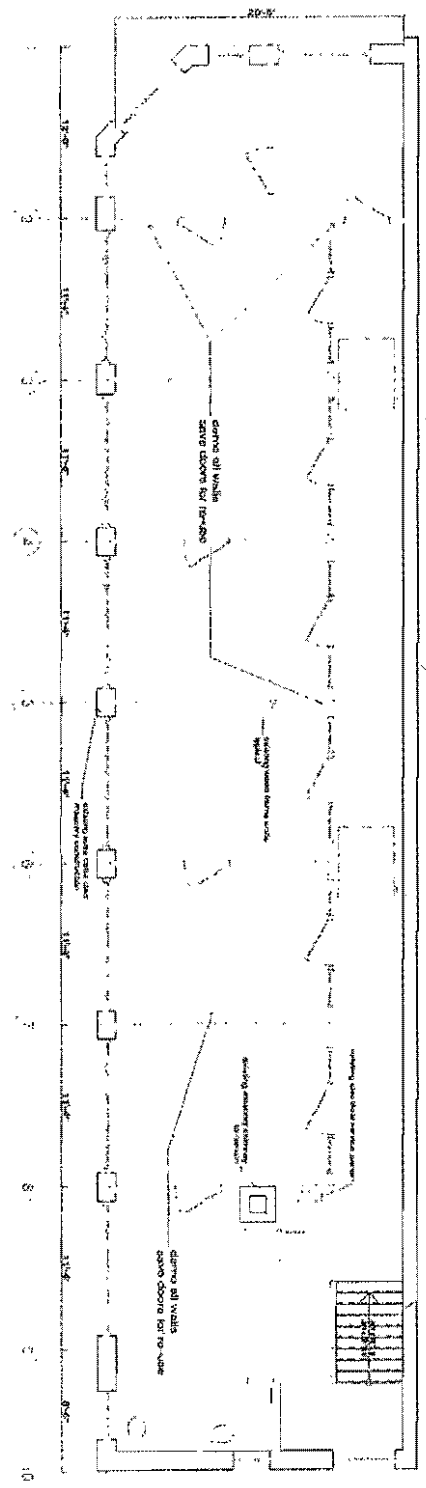
ISSUED FOR PERMITS



1 SECOND FLOOR



2 EXISTING SECOND FLOOR



SECOND FLOOR

2

Gayer Building
 Scott Gayer
 300 East 2nd Street
 The Dallas, TX 75201

97056

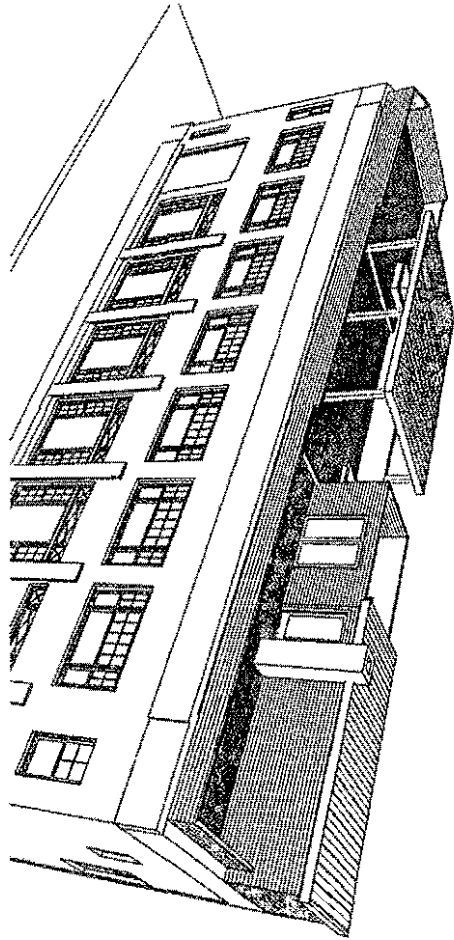
DAVID BEARSS ARCHITECT
 204 West Magnolia St. - The Office, OK 73104
 Tel: 405-521-2312 www.davidbearss.com

Scale of printing
 1/8" = 1'-0"

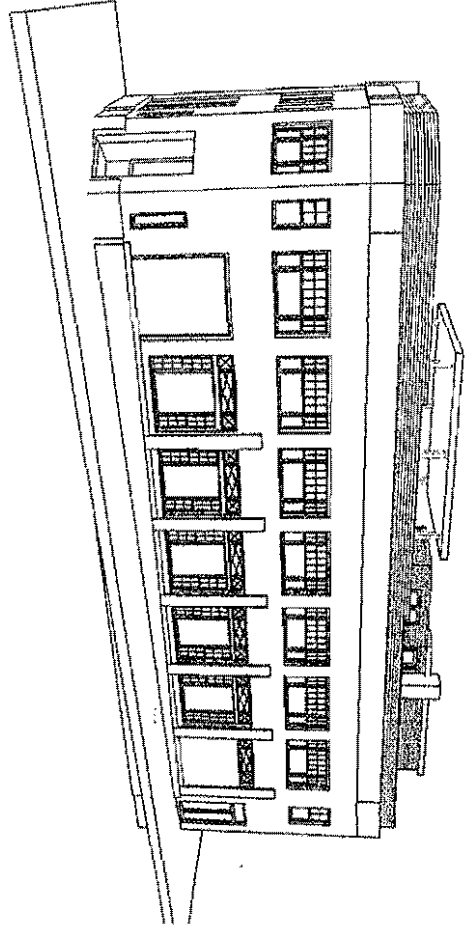
Issue date



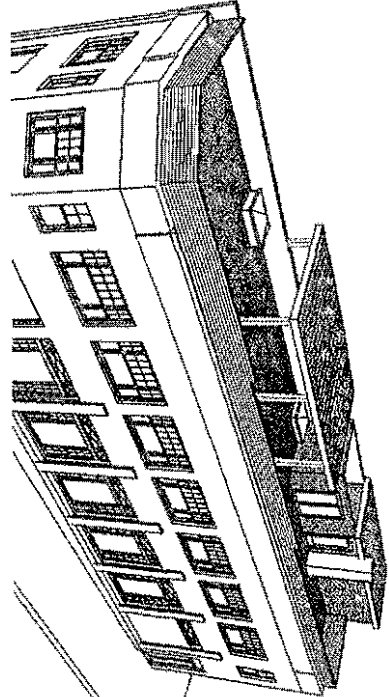
2 SW Roof View
SECTION



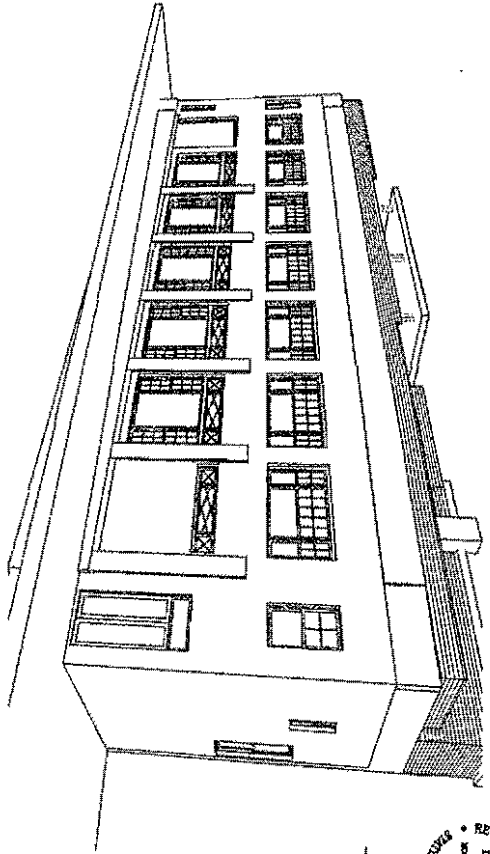
4 NW Exterior View
SECTION



1 NW Roof View
SECTION



3 SW Exterior View
SECTION



3D VIEWS

6

Gayer Building
Scott Gayer
900 East 2nd Street
The Dalles OR 97068

DAVID BEARSS ARCHITECT
204 Washington St. - The Dalles, OR - 97068
503-228-0432 www.davidbearss.com

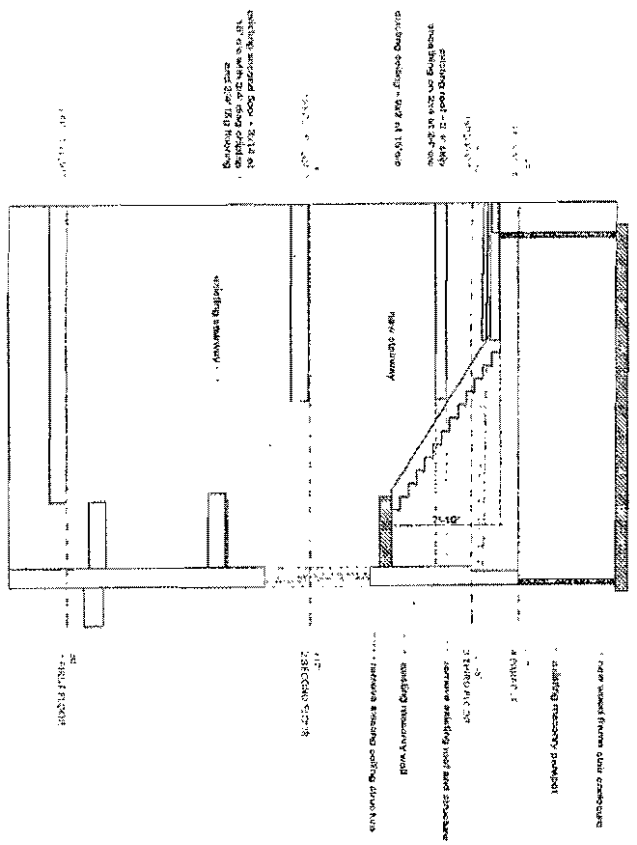
Copyright © 2018 David Bearss, Inc.
All rights reserved. This drawing is the property of David Bearss Architect, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of David Bearss Architect, Inc.

Date of printing: 04/20/18

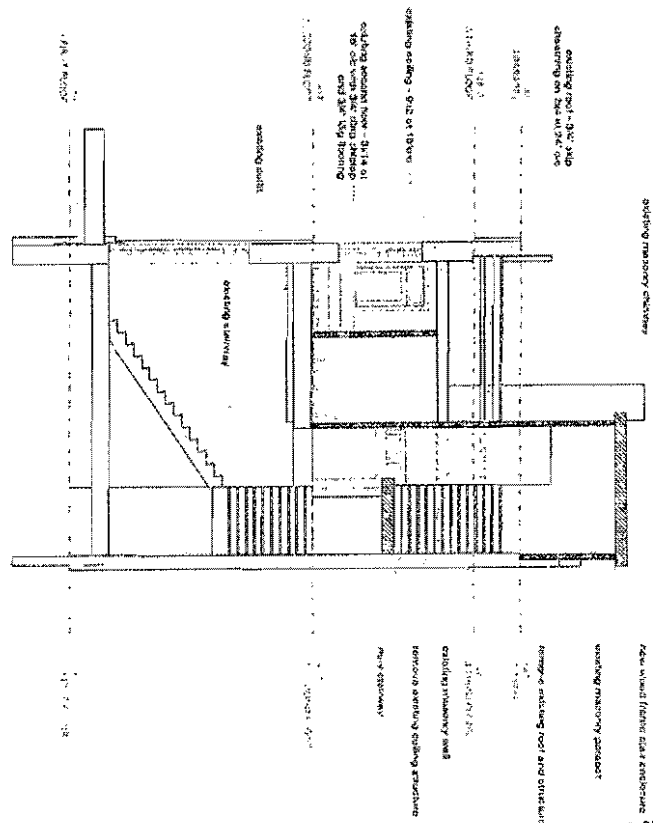
Issue Date:



2 NIS SECTION AT STAIRS

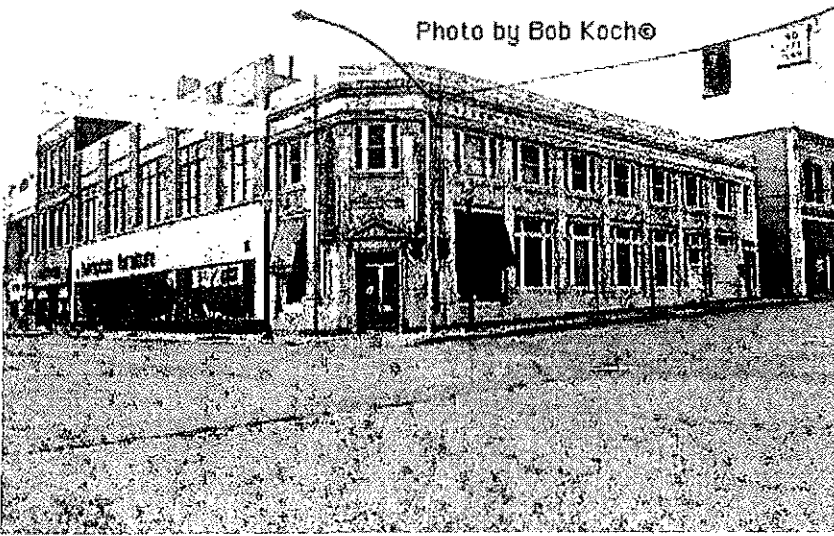


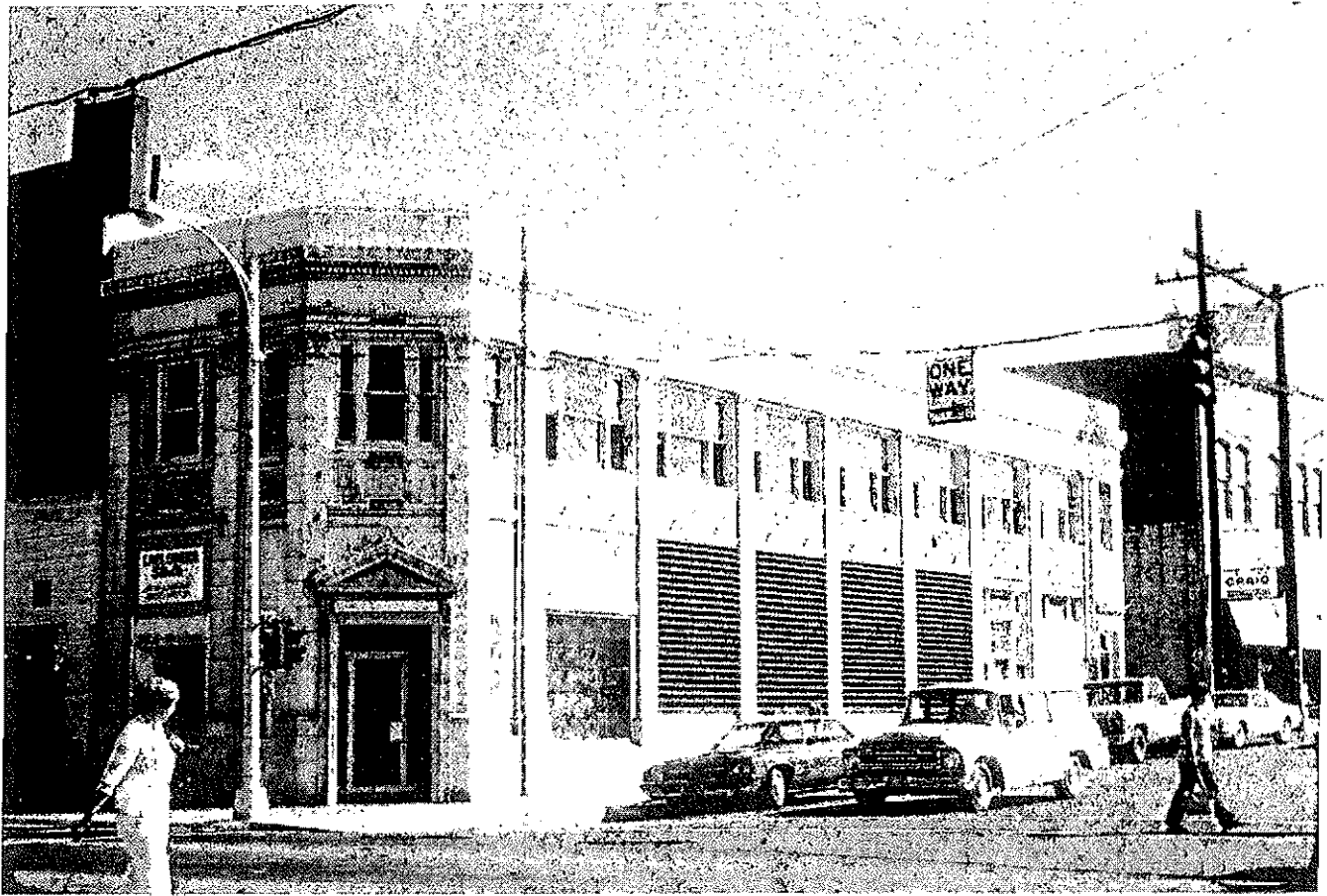
1 CROSS SECTION AT STAIR



DAVID BRASS ARCHITECT
 300 East 2nd Street, Suite 200
 Portland, Oregon 97204
 Phone: 503.555.1234
 Fax: 503.555.5678
 www.davidbrassarchitect.com

Photo by Bob Koch©









AGENDA STAFF REPORT URBAN RENEWAL AGENCY

TO: Urban Renewal Agency

FROM: Dan Durow, Urban Renewal Manager 

THRU: Nolan Young, City Manager 

DATE: November 16, 2010

PROJECT: Granada Theater Building

ISSUE: Use Policy and Rental Agreement.

BACKGROUND: Since the Urban Renewal Agency acquired the Granada Theater building, staff has been getting requests to rent it for various uses. The attached and proposed "Use Policy and Rental Agreement" describes the general conditions under which the building may be rented.

This is a temporary rental policy. It would no longer be applicable when the control of the building is turned over to the private developer through the Memorandum of Understanding and the Development and Disposition Agreement currently being negotiated.

Due to the recent discussion about competition with the Civic Auditorium, staff is proposing the following: *The Urban Renewal Agency will receive the rental revenues into its budget as miscellaneous revenue. A like amount will be added to the budget line item for the Civic Auditorium, which is then to be used by the Civic Auditorium for construction or improvement costs only. These revenues cannot be used for any operational costs.* Urban Renewal cannot pay for maintenance or operational costs. Increasing the Civic Auditorium's FY 2010-11 grant amount will help with its needed construction activities and eliminate the competition issue.

The proposed rental amounts reflect a middle ground between what the Civic Auditorium charges for the Ballroom and the Gymnasium. These can be adjusted however the Agency sees fit.

BUDGET IMPLICATIONS: The addition of revenue into the Civic Auditorium expenditure line should be within the overall budget for the Property Rehabilitation Grant and Loan program line item, so no budget amendment will be necessary. Expected revenue is less than \$3,000.

RECOMMENDATION: [Suggested Motion].....move to approve the Granada Theater building "Use Policy and Rental Agreement" as presented.

ALTERNATIVES:

Alternative 1: Approve but modify one or more of the conditions.

Alternative 2: Approve but do not change the budgeted amount to the Civic Auditorium.

Alternative 3: Decline to rent the building to anyone.

DRAFT

**Granada Theater Building
Use Policy and Rental Agreement**

[As of: November 15, 2010]

The Renter, _____,
agrees to rent the Granada Theater on _____, 20____,
for _____ hours beginning at _____ and ending on _____.

The Renter agrees to terminate the event by 11:00 PM. The number of participants for this event shall not exceed 350.

Total fee for the event is \$_____.

General Conditions

The following describes the use and rental policies of the Urban Renewal Agency for the Granada Building:

1. The rental rates will be less than those charged by the Civic Auditorium for the use of the Ballroom but more than the Gymnasium:
 - A. Two (2) hours or less, \$250
 - B. Two to four hours, \$450
 - C. Four to six hours, \$600
 - D. Daily rental, \$700
2. Renters will provide for all setup and cleanup costs. The building must be returned to a clean condition and all furnishings and equipment set up as they were prior to the use. Garbage dumpsters are not available. All trash must be removed from the premises by the Renter.
3. Liability insurance in the amount of \$500,000 must be provided and the Urban Renewal Agency named as an additional insured.
4. The specific use of the facility shall require all associated Fire & Life Safety Requirements be met and approved by the Fire Marshal prior to event.

5. The intended rental use is subject to approval by the Urban Renewal Agency manager or City manager.
6. The Urban Renewal Agency and the Renter agree that the purpose of this agreement is to conduct an event that is respectful of the building and guests. The building is a smoke free and drug free environment. The use of open flames, smoke or other dangerous materials is prohibited.
7. The Renter may not sub rent the Granada Theater building.
8. The cost to repair any damages caused by the rental use will be the responsibility of the renter.

The Renter accepts these terms and conditions for the above-described use of the Granada Theater building.

Urban Renewal Agency _____ Dated _____ 20__

(Print Name) _____

Renter _____ Dated _____ 20__

(Print Name) _____

The Urban Renewal Agency will receive the rental revenues into its budget as miscellaneous revenue. A like amount will be added to the budget line item for the Civic Auditorium, which is to be used by the Civic Auditorium for construction or improvement costs only. These revenues cannot be used for any operational costs.