



**Board of Directors**

- Brian Dalton
- Jim Brown
- Jim Fairchild
- Beth Jones
- Jackie Lawson
- Kevin Marshall
- Wes Scroggin
- Murray Stewart
- LaVonne Wilson
- Ken Woods, Jr.

**Staff**

- Interim City Manager  
Jon Nelson
- City Attorney  
Lane Shetterly
- Community Development  
Director  
Jason Locke
- Finance Director  
Cecilia Ward
- City Recorder  
Emily Gagner

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# Dallas Urban Renewal Agency Board of Directors Agenda

Monday, August 20, 2012, 7:00 p.m. (following the City Council meeting)  
 Brian Dalton, Presiding  
 Dallas City Hall  
 187 SE Court Street  
 Dallas, Oregon 97338

*All persons addressing the Board of Directors will please use the table at the front of the Board. All testimony is electronically recorded. If you wish to speak on any agenda item, please sign in on the provided card.*

<u>ITEM</u>	<u>RECOMMENDED ACTION</u>
1. Roll Call	
2. Review and approval of minutes of June 18, 2012, meeting	Approval
3. Church Street Sidewalk Replacement	Motion
4. Armory Property Update	Information
5. Other Business	
6. Adjournment	

**DALLAS DEVELOPMENT COMMISSION**  
**URBAN RENEWAL AGENCY**  
**Monday, June 18, 2012**  
**Council Chambers**

The Dallas Development Commission Urban Renewal Agency Board of Directors met in regular session on June 18, 2012, at 7:20 p.m. in the Council Chambers of City Hall with Brian Dalton presiding.

**ROLL CALL**

Directors present: Jim Brown, Jim Fairchild, Jackie Lawson, Kevin Marshall, Wes Scroggin, and Ken Woods, Jr. Absent: Beth Jones, Murray Stewart, and LaVonne Wilson

Also present were: City Manager Jerry Wyatt, City Attorney Lane Shetterly, Deputy Chief of Police Tom Simpson, Fire Chief Bill Hahn, Finance Director Cecilia Ward, Director of Administrative Services Robert Spivey, and Recording Secretary Emily Gagner.

**REVIEW AND APPROVAL OF MINUTES OF JUNE 4, 2012, MEETING**

Chair Dalton asked for any corrections to the minutes. There were none and he declared the minutes approved as presented.

**RESOLUTION NO. 2012-01:** A Resolution adopting a budget for the Dallas Development Commission Urban Renewal Agency, appropriating budget funds, and certifying a request for the maximum amount of revenue.

A roll call vote was taken and Chair Dalton declared Resolution No. 2012-01 to have PASSED BY A UNANIMOUS VOTE with Director Jim Brown, Director Jim Fairchild, Director Jackie Lawson, Director Kevin Marshall, Director Wes Scroggin, and Director Ken Woods, Jr. voting YES.

**OTHER BUSINESS**

There was none

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:21 p.m.

Read and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2012.

\_\_\_\_\_  
Chair Brian W. Dalton

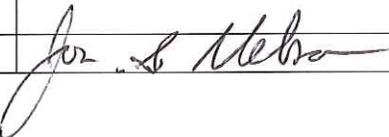
ATTEST:

\_\_\_\_\_  
City Manager

# DALLAS URBAN RENEWAL AGENCY

## REPORT

**TO: DALLAS URBAN RENEWAL AGENCY BOARD OF DIRECTORS**

<i>City of Dallas</i>	<b>Agenda Item No.</b> 3	<b>Topic:</b> Church Street Sidewalk Replacement
<b>Prepared By:</b> Jason Locke, Community Development/Operations Director	<b>Meeting Date:</b> August 20, 2012	<b>Attachments:</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Approved By:</b> Jon Nelson		

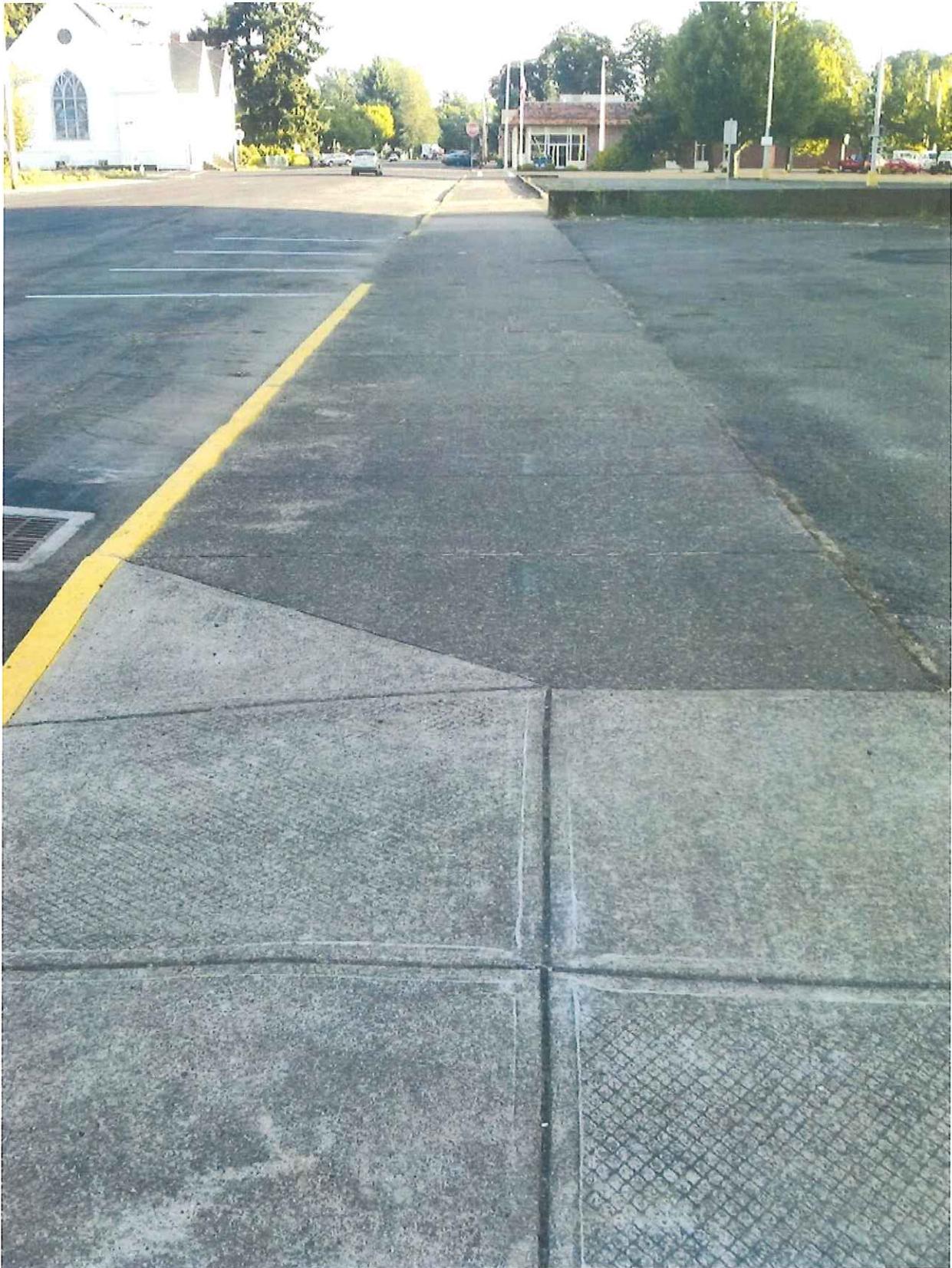
**RECOMMENDED ACTION:** Direct staff to proceed with the Church Street Sidewalk project as proposed.

**BACKGROUND:** At their August 7, 2012 meeting, the URDAC recommended replacing the sidewalk on the east side of Church from Court Street north to Mill Street (Along the old Gale Hotel and Safeway building), to match the sidewalk to the south between Court and Washington. This is a project that would be completed prior to October, match the dimensions and design of the new sidewalk to south (9' wide including a 1' curb). Given the extremely poor condition of the sidewalk and curb, staff is recommending that the Agency proceed with the project

**FISCAL IMPACT:** The engineers estimate is approximately \$20,000, which includes tree well irrigation, trees, and the sidewalk. Funds are available and allocated for this project in the Urban Renewal budget.

**ATTACHMENTS:**

Pictures of the Church Street sidewalk south and north of Court Street.



CHURCH STREET SIDEWALK NORTH OF COURT (to be replaced)

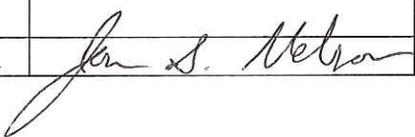


CHURCH STREET SIDEWALK SOUTH OF COURT

# DALLAS URBAN RENEWAL AGENCY

## REPORT

**TO: DALLAS URBAN RENEWAL AGENCY BOARD OF DIRECTORS**

<i>City of Dallas</i>	<b>Agenda Item No.</b> 4	<b>Topic:</b> Armory Property update
<b>Prepared By:</b> Jason Locke, Community Development/Operations Director	<b>Meeting Date:</b> August 20, 2012	<b>Attachments:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Approved By:</b> Jon Nelson		

**RECOMMENDED ACTION: None. For information only**

**BACKGROUND:** Jon Nelson and I met with representatives from the Oregon Military Department to discuss the status of the Armory site last week. They informed us that they would be doing additional monitoring and testing of the site at the direction of the Department of Environmental Quality. This is essentially a Phase II environmental assessment. The consensus was that it would be completed in 7-8 months, and that OMD could secure a NFA letter (No Further Action) from DEQ at that time. Once that is complete, the property will be ready to be transferred to the city. We also discussed a sales agreement with the OMD representatives, who informed us that they would draft something and send it to us for our review.

**FISCAL IMPACT:** The Agency may not have to expend \$60,000 this fiscal year, but pay the entire purchase price of \$120,000 at the beginning of next fiscal year.

**ATTACHMENTS:**

None.