



Board of Directors

- Mayor**
Kenneth L Woods, Jr.
- Director**
Michael Schilling
- Director**
Nancy Adams
- Director**
Carlos Barrientos
- Director**
Larry Briggs
- Director**
Kirsten Collins
- Director**
Kim Fitzgerald
- Director**
Micah Jantz
- Director**
David Shein
- Director**
Debbie Virden

**Urban Renewal Agency
Board of Directors Agenda**

**Kenneth L. Woods, Jr., Presiding
Monday, December 9, 2024
Immediately following the 7:00 pm City Council Meeting
Dallas City Hall, 187 SE Court St. Dallas, OR 97338**

All persons addressing the Agency will please use the table at the front of the Agency. All testimony is electronically streamed and recorded via the City of Dallas YouTube Channel:

<https://www.dallasor.gov/community/page/dallasyoutube>

- CITY STAFF**
- City Manager**
Brian Latta
 - Asst. City Manager**
Emily Gagner
 - City Attorney**
Lane Shetterly
 - Fire & EMS Chief**
April Wallace
 - Police Chief**
Tom Simpson
 - Economic & Community Development Director**
Charlie Mitchell
 - Public Works Director**
Gary Marks
 - Library Director**
Mark Johnson
 - Finance Director**
Cecilia Ward
 - City Recorder**
Kim Herring

	ITEM	RECOMMENDED ACTION
1.	ROLL CALL	
2.	Approve minutes of November 4, 2024 Urban Renewal Agency Board of Directors Meeting p.2	MOTION
3.	Building Improvement Grant File No. 24-07 Dan Dreiszus, 811 Main Street p.4	MOTION
4.	ADJOURNMENT	

MEETING MINUTES

**DALLAS DEVELOPMENT COMMISSION
URBAN RENEWAL AGENCY BOARD OF DIRECTORS
Monday, November 4, 2024**

1 The Dallas Development Commission Urban Renewal Agency Board of Directors met on
2 Monday, November 4, 2024 at 9:00pm with Mayor Kenneth L. Woods, Jr. presiding.

3 **ROLL CALL**

4 **Directors Present:** Director Michael Schilling, Director Nancy Adams, Director Carlos Barrientos,
5 Director Larry Briggs, Director Kirsten Collins, Director Kim Fitzgerald, Director Micah Jantz, Di-
6 rector David Shein and Director Debbie Virden

7 **Directors Excused:** none

8 **Also present were:** Mayor Kenneth L. Woods, Jr., City Manager Brian Latta, Assistant City
9 Manager Emily Gagner, Fire and EMS Chief April Wallace, Police Chief Tom Simpson, City
10 Attorney Lane Shetterly, Economic and Community Development Director Charlie Mitchell,
11 Public Works Director Gary Marks and City Recorder Kim Herring.

12 **APPROVAL OF September 16, 2024 MEETING MINUTES**

13 Director Shein made a motion to approve the September 16, 2024 Meeting Minutes. Director
14 Adams seconded the motion. The vote was taken and the motion passed with a vote of 9-0.

15 **791 Main Street Project Update**

16 Brian Vanneman, Forum Placemaking, presented a report on the work that has been done to
17 come up with a design plan for 791 Main Street. He reviewed the design concepts as well as the
18 results of the community survey that was recently conducted.

19 **Building Improvement Grant File No. 24-05 Gather Food Park, 144 Washington Street**

20 Tyler Ferrari presented the application to help with funding for a new roof at 144 Washington
21 Street. This building would provide indoor seating for the adjacent Gather Food Park. Councilor
22 Schilling made a motion to approve the Building Improvement Grant file number 2024-05 Gath-
23 er Food Park at 144 Washington Street in an amount up to \$8,100 and authorize the city manager
24 to prepare the grant agreement. Councilor Shein seconded the motion. The vote was taken and
25 the motion passed with a vote of 9-0.

26 **Building Improvement Grant File No. 24-06 Marlene Cox, 905 Main Street**

27 Mr. Ferrari presented the application to help with funding for seismic upgrades to the building
28 located at 904 Main Street. Councilor Shein made a motion to approve the Building Improve-
29 ment Grant file number 2024-06 Marlene Cox at 904 Main Street in an amount up to \$14,999,
30 and authorize the city manager to prepare the grant agreement. Councilor Briggs seconded the
31 motion. The vote was taken and the motion passed with a vote of 9-0.

32 **ADJOURNMENT:** 9:45 pm

Read and approved this _____ day of _____ 2024.


Chair Kenneth L. Woods, Jr.

Brian Latta, City Manager

DRAFT



**CITY OF DALLAS
DALLAS DEVELOPMENT COMMISSION
URBAN RENEWAL AGENCY
STAFF REPORT**

MEETING DATE: December 9, 2024
AGENDA ITEM NO. 3
TOPIC: Building Improvement Grant – Dan Dreiszus
PREPARED BY: Tyler Ferrari
APPROVED BY:  City Manager
ATTACHMENTS: A – Application Materials

RECOMMENDED ACTION:

Staff recommends the Urban Renewal Agency approve the grant application as submitted.

BACKGROUND:

The Building Improvement Grant program was created by the Urban Renewal Agency in early 2021. The City has received an application from Dan Dreizus, the owner of the property.

The applicant proposes conducting electrical work, including rewiring, along with restoration of the original tin ceiling, demolition of the suspended (drop) ceiling, rerouting some plumbing, and removing non-bearing partitions and dividers. This work will be the first part of a larger future façade renovation.

The total project cost is \$31,000.

The approval criteria for a building improvement grant are:

1. The applicant must be the property owner or a tenant with permission from the owner.
2. No outstanding bills, fines, or other payments associated with the applicant. This includes any bills, fines or other payments associated with a property owned or managed by the applicant that is not part of the application.
3. The building and its tenants shall have all necessary permits to operate in the designated space.
4. The project must meet all state and local building codes and zoning requirements.

5. Projects must be located in the Dallas Urban Renewal Area and must result in permanent improvements to commercial buildings. Residential uses may exist on floors above the street level, but residential uses on the street level are not eligible.
6. The project and property are not tax exempt.

Staff's Analysis

The applicant is the owner of the property. All taxes and bills to the city are current. The applicant will be required to obtain the necessary permits. The project is within the Downtown Urban Renewal District and will result in a permanent improvement to a commercial building. The projects and property are privately owned and are not tax exempt.

The building is currently vacant and will likely be a candidate for the Oregon Main Street Revitalization Grant offered by the State Historic Preservation Office. The maximum award for this grant is \$400,000. The applicant plans to work with the Dallas Downtown Association to apply for this grant beginning in 2025.

The application satisfies all of the approval criteria.

Staff recommends approval up to the amount of \$15,000 as requested by the applicant.

SUMMARY TIMELINE:

11/1/2024 – Application received

12/9/2024 – Agency to consider Building Improvement Grant request.

FISCAL IMPACT:

\$15,000.00, if approved.

RECOMMENDED MOTION:

I move to approve the Building Improvement Grant file number 2024-07 Dan Dreiszus at 811 Main Street in an amount up to \$15,000.00, and authorize the city manager to prepare the grant agreement.

Survey Form Response

Survey Name: Survey Form Response

1. Business Name or Building Address (If Vacant)

811 Main Street

2. Please enter your contact information

Name: Dan Dreiszus, Title: Owner
Contact Details: dandreiszus@hotmail.com, 503-508-5546

3. Project Address

811 Main Street Dallas Oregon

4. Mailing Address (If Different)

756 SW Mill Street

5. Who is the Applicant?

Owner

6. If answered "tenant" above, please provide the building owner's contact information

7. If answered "tenant" above, please provide the building owner's consent to apply for this project

8. Estimated Project Start Date

2024-11-11

9. Estimated Project End Date

2024-12-30

10. Please provide a general description of the overall project

Using various contractors to upgrade panel and electrical service, partial rewire of existing first floor, reroute wiring to allow removal of suspended ceiling, provide some fixtures and components, reroute plumbing to allow restoration of original tin ceiling, demo suspended ceiling and non-bearing partitions and dividers, haul away materials, relocate non-bearing partitions to facilitate future facade renovation.

11. Will you be using a contractor for this project?

Yes

12. If yes to the above, please input the contractor's contact information.

Name: Josh, Gen U N Electric, Title:
Contact Details: 503-508-4132

Name: Pederson's Plumbing, LLC, Title:
Contact Details: 503-623-3838

Name: Vance Tormis, Prep Rite, Title:
Contact Details: 971-240-0151

13. Please attach the following: 1) Photo(s) of the proposed project area 2) Estimates for items and contractors 3) A drawing/sketch/illustration of the proposed improvement - PLEASE PLACE ALL ATTACHMENTS INTO ONE PDF FILE. MISSING ATTACHMENTS WILL RESULT IN THE DELAY OF YOUR APPLICATION

811 Original Ceiling.jpg

14. Total Project Cost

31,000 USD

15. Total Amount Requested (Max of \$15,000)

15,000 USD

16. By typing your full name below, you agree that the information provided is accurate and correct to the best of my knowledge

Dan Dreiszus

Prep Right L.L.C.

CCB#207777

284 SE Academy St.

Dallas, OR 97338

(503)623-2112

Bid: 03 Date: 11-4-24
Customer: Dan Dreiszus
Job Address: 811 Main St Dallas, OR 97338

Job Description:

- Remove drop ceiling.
- Remove a wall.
- Remove carpet.
- Dispose of all removed materials.

Materials/Deposit	+	Labor/Completion	=	TOTAL
\$3,000.00		\$3,000.00		\$6,000.00

A Pederson's Plumbing, Inc.
 PO Box 1069
 Dallas, OR 97338
 +15036232727
 Office@aplumbing.co



Estimate

ADDRESS

Dan Dreiszus
 PO BOX 502
 Dallas, OR 97338

SHIP TO

Dan Dreiszus
 811 Main St
 Dallas, OR 97338

ESTIMATE # 1056

DATE 10/31/2024

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Re-piping over head plumbing at 811Main St Dallas, OR 97338.			
	LABOR	1	3,800.00	3,800.00T
	Labor and parts to not exceed \$3,800 to replace over head plumbing as discussed.			

A permit may be required for this job and may not be included in the price. Any alteration or deviation from above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. These price quotes are under normal market conditions and are guaranteed for a period of 30 days from the date of this bid.

SUBTOTAL	3,800.00
TAX (0.0057)	21.66
TOTAL	\$3,821.66

Urban Renewal Agency
 Monday, December 9, 2024
 Page 10 of 15

Accepted By

Accepted Date

CCB#158843

Please remit payment to above address.

Reference invoice number when paying.

Tax = CAT Oregon Corporate Activity Tax Rate 0.57%

All past due balances subject to SERVICE CHARGES of 1.50% per month.

ALL PAST DUE ACCOUNTS ARE SUBJECT TO IMMEDIATE WORK RESTRICTION.

ESTIMATE

Prepared For

Dan Dreiszus

Stayton Wood Windows

PO Box 281
Sublimity, OR 97385
Phone: (503) 930-8946
Email: mgs@staytonwoodwindows.com
Web: www.staytonwoodwindows.com

Estimate # 1704
Date 11/11/2024
Business / Tax # CCB 167705

Description	Total
Site Carpentry 811 Main st Dallas Repair rotted sections of floor in back storage area, extend/construct cosmetic soffits to conceal relocated plumbing and electrical.	\$5,100.00
Subtotal	\$5,100.00
Total	\$5,100.00

Urban Renewal Agency
Monday, December 9, 2024
Page 11 of 15



ESTIMATE

10/10/2024
SID #: 2410032

Ph: (503) 508-4132 | josh.genunelectric@gmail.com
CCB: 192582 | BCD: C687 | Sup License:
64405

Prepared By: Josh Powell

Customer: Dan Dreiszus Address: PO Box 502 Dallas, OR 97338 Contact: Dan Dreiszus Phone: 503-508-5546 Email: dandreiszus@hotmail.com	Job Name: Remodel Unit Jobsite Address: 811 Main St Dallas, OR 97338
---	--

JOB ITEMS

Service Upgrade Includes: <ul style="list-style-type: none"> New 200 amp meter with test block bypass (Required by utility for commercial buildings) New 200 amp panel and breakers Grounding and bonding Permit and inspection Excludes: <ul style="list-style-type: none"> Any patching of sheetrock, siding, roofing, etc Any costs incurred from utility (likely \$0) Note: Per Elke Vath (PacifiCorp) on 10/8/2024 Pacific Power may require access to meter by having a key, lockbox, separate lock, etc for the lockable gate	\$4,125.00
Relocate 70 amp feeder for Title Company panel	\$1,385.00
Wire unit *T+M BUDGET Install lights and plugs per quantities shown on attached drawing *Framing to be completed before electrical rough in *Excludes all patching of wall and ceiling covering	\$5,600.00
Light fixture budget \$500 per (10 fixtures)	\$5,000.00
TOTAL	\$16,110.00

Urban Renewal Agency
Monday, December 9, 2024
Page 12 of 15

TERMS & CONDITIONS

- 1. **WORK HOURS:** Work is to be preformed during normal working hours, 8:00am to 4:30pm Monday through Friday excluding holidays, unless otherwise noted.
- 2. **WIRING STANDARD:** All work shall meet National Electrical Code minimums as accepted by the State of Oregon, all local electrical codes and be done in a workman like manner.
- 3. **SCOPE OF WORK:** Unless stated otherwise in this proposal, the scope of work covered is limited to that work specifically described in this proposal. Standard exclusions include: All trenching or digging, concrete work, purchase of all surface mount light fixtures, and any cost incurred by the electric utility company for providing either a new or upgraded service.
- 4. **ADDITIONAL WORK OR CHANGES:** Any additions or modifications to the work described in this contract must be made by written change order or agreement signed by the Owner and Contractor, and the contract price shall be adjusted accordingly. Additional payments shall be made under the same terms and conditions as are embodied in the original contract.
- 5. **RIGHT TO STOP WORK:** Contractor will have the right to stop work if any payment required under this contract is not made when due, until all sums due to Contractor are paid
- 6. **CHARGES TO THE ELECTRICAL CONTRACTOR:** The electrical contractor shall not be liable for any siding, roofing, or drywall repair and painting required due to nature of installation. The Contractor shall not be liable for any charges for liquidated damages resulting from delay in completion of the work caused by factors beyond his control. In the event of significant delay or price increase of material occurring during the performance of the contract through no fault of the Contractor, the contract named price, time of performance, and contract requirements shall be equitably adjusted by change order in accordance with the procedures of the contract documents.
- 7. **INSURANCE:** Contractor will provide Workers' Compensation insurance for Contractor's employees, as may be required by law, and will maintain a policy of liability insurance sufficient to cover any damage to Owner's property for which Contractor may be responsible. Owner will be responsible to obtain and maintain property and liability insurance for Owner's benefit, and will indemnify Contractor against all claims and liabilities arising out of Owner's conduct or the conduct of any other contractor or party for whom the Owner may be liable.
- 8. **DAMAGE:** Fixing damage of the work, due to theft, fire, other trades, etc., shall be done through written change order and shall be the responsibility of the Owner.
- 9. **LATE PAYMENTS:** 1.5% interest will be charged every 30 days beyond the invoice due date.
- 10. **ATTORNEY FEES:** In the event of litigation arising under or relating to this contract, the prevailing shall be entitled to recover such party's reasonable attorney fees as may be awarded by the court in which suit or action is tried, heard or decided, and on any appeal therefrom.

Urban Renewal Agency
Monday, December 9, 2024
Page 13 of 15

Thank you for the opportunity to provide you with an Estimate for the above scope of work. If you have any questions or comments, please call me at (503) 508-4132 or email me at josh.genunelectric@gmail.com.

This Estimate expires on 11/09/2024

Josh Powell, Genu N Electrical Contracting

Please remit to:
Genu N Electrical Contracting
PO Box 91
Dallas, OR 97338
Phone: (503) 508-4132
Email: josh.genunelectric@gmail.com

_____	_____
Please sign (Shows Approval)	Date

Please print Above Name	



