

City of Dallas - Urban Renewal District Advisory Committee
Council Chambers
187 SE Court Street, Dallas, OR
June 4, 2024 - 5:30 PM

MINUTES

1 Mr. Rohde presiding, opened the meeting at 5:31 p.m.
2

3 **1. CALL TO ORDER**

4 Members Present: Rich Rohde, Trevor Petersen, Tory Banford, Bob Brixius, Marlene Cox, Ken Woods,
5 Sam Dufner

6 Staff Present: Economic Development Specialist, Tyler Ferrari; Recording Secretary, Benjamin Curry
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8 **1. PUBLIC COMMENT**

9 There were none.
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11 **2. CONSENT AGENDA**

12 Mr. Rohde presented the minutes from the regularly scheduled meeting on May 7, 2024. Ms. Cox made a
13 motion to approve the minutes as written. Mr. Petersen seconded the motion. The motion passed
14 unanimously.
15

16 **3. STAFF REPORTS**

17 **a) UR No. 2024-01 - 4 Year Term Limits**

18 Mr. Mitchell shared a housekeeping update from the previous Urban Renewal Agency meeting bringing
19 consistency to all member terms; all terms will now end on December 31st regardless of date of
20 appointment.

21 **b) Downtown Parking Discussion**

22 Mr. Ferrari read from the staff report and presented a slide deck on parking in the downtown. He
23 highlighted areas on the map currently designated for timed parking, untimed parking, and suggested
24 locations for a dedicated long term employee parking lot for downtown businesses. He solicited
25 feedback from the committee on potential options and noted that code requires the dedication of a
26 parking district depending on the approach. He facilitated a Q/A with members regarding ownership of
27 the suggested lots, private vs. public ownership, signage, the need for designating a parking district, and
28 what caused the issue to be raised. Members shared questions they would like answered and data they
29 would like to see regarding how parking is currently working in the district. Mr. Mitchell raised the
30 possibility of using Urban Renewal funds for a parking study of the downtown to help identify current
31 issues and potential mitigation options.

32 Mr. Dufner made a motion to recommend to the Urban Renewal Agency to allocate up to \$20,000 for a
33 parking study. Mr. Petersen seconded the motion. The motion passed unanimously.
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35 **c) GENERAL UPDATES**

36 **• BIG Program Revision Verbal Update**

37 Mr. Mitchell provided a hand out for the revised Building Improvement Grant program language
38 which was updated with new verbiage from the City Attorney and Urban Renewal Agency meeting
39 on June 3rd, 2024. The proposed language is designed to prioritize funding for businesses that
40 contribute to the economic vitality of the downtown.

41 **• 791 Main Street Project**

42 Mr. Mitchell read from the staff report and provided an update on the 791 Main Street project. He
43 discussed the status of the salvage/demolition phase, shared an update on the parking lot being
44 fenced off, and highlighted the upcoming design and analysis work with the design consultant and
45 planned stake holder interviews.
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48 **4. CHAIR COMMENTS**

49 There were none.

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51 **5. MEMBER COMMENTS**

52 Mr. Woods provided an update on the banner downtown noting that a part of the new banner pole failed
53 during a high wind event. It is scheduled to be fixed by the end of the week.

54

55 **6. OTHER COMMENTS**

56 There were none.

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58 **7. NEXT AGENDA BUILD**

59 Mr. Mitchell talked about potential upcoming business incentive programs for the downtown. He
60 recommended that the committee consider the types of businesses they would like to incentivize within the
61 district and come prepared for a future discussion on the topic. Currently, a number of downtown store front
62 businesses are being operated as storage spaces or other uses that do not contribute to the economic vitality
63 of the district. The committee briefly discussed funding sources and types of incentives.

64

65 **8. ADJOURN**

66 Chair Rich Rohde adjourned the committee at 6:30 p.m. Next meeting: July 2, 2024 5:31 p.m.

DRAFT