

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

MINUTES

1 Mr. Rohde presiding, opened the meeting at 5:30 p.m.

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3 **1. CALL TO ORDER**

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

5 Members Not Present: Ken Woods

6 Staff Present: Economic Development Specialist, Tyler Ferrari; Recording Secretary, Benjamin Curry

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8 **2. PUBLIC COMMENT**

9 Mr. Pate, representing the Dallas Downton Association introduced himself as the new President of the Board
10 and shared that he is looking forward to working with the committee in the future.

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12 **3. CONSENT AGENDA**

13 Mr. Rohde presented the minutes from the regularly scheduled meeting on January 3, 2024.

14 Mr. Dufner made a motion to approve the minutes as written. Mr. Banford seconded the motion. The motion
15 passed unanimously.

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17 **4. STAFF REPORTS**

18 **a. 791 Main Street**

19 Mr. Ferrari walked through the results of the 791 Main Street Survey utilizing a slide deck and facilitated a
20 Q&A. The committee discussed the survey results, the train mural, the potential for a pedestrian plaza, the
21 future ownership arrangement, and the URDAC's role in setting conditions of approval and guiding the final
22 design of the property. Mr. Ferrari shared the possibility of putting together a Technical Advisory
23 Committee (TAC) to make recommendations and advise the URDAC on the project. Mr. Rohde requested
24 that staff seek clarification of the role of the proposed TAC and whether or not they will be an independent
25 body or subcommittee of the URDAC. Mr. Ferrari, referencing the timelines for the project, shared the
26 current options being considered for demolition.

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28 **5. GENERAL UPDATES**

29 Mr. Ferrari read from the staff report and shared general staff updates on the following topics:

- 30 • Tim's Automotive – Conditional Use Permit Update
- 31 • 430 Main Street – Proposed developments
- 32 • New Business Activity

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34 **6. CHAIR REPORTS**

35 There were none.

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37 **7. MEMBER COMMENTS**

38 Mr. Petersen disclosed that he was asked to participate as a member of the Project Advisory Committee for
39 the Dallas Mill Site Transportation Growth Management project representing the URDAC. Ms. Cox asked
40 about the current status of the Farmer's Market. Mr. Ferrari provided the planned date and location and
41 requested that the committee direct interested vendors to city staff. Ms. Cox also inquired about designating
42 a downtown historic district and installing street signage. Mr. Ferrari shared an update on the current
43 application process and the discussions with ODOT regarding the design and placement of the signs.

44 Mr. Brixius asked about the commercial fire located at the Dallas Mill Site. Mr. Ferrari directed him to an
45 upcoming press release from Dallas Fire & EMS Chief Wallace.

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47 **8. ADJOURN**

48 Chair Rich Rohde adjourned the committee at 6:09 p.m. Next meeting: April 2, 2024 5:30 p.m.