

# CITY of LA GRANDE

## Urban Renewal Agency Work Session

Monday, April 3, 2023  
6:00 p.m.

Council Chambers  
La Grande City Hall  
1000 Adams Avenue  
La Grande, Oregon

You can view the Work Session on Facebook Live at the following link:  
[www.facebook.com/CityofLaGrande](http://www.facebook.com/CityofLaGrande)

## AGENDA

*The purpose of a Work Session is to provide an opportunity to informally discuss topics of common concern and interest and to exchange ideas with Staff, not to make decisions or to direct Staff toward a specific action or conclusion beyond identifying additional information the Agency would like to have presented at a later date. As no decisions are made, there will be no voting at the Work Session. The District Manager or members of the Staff may confirm any additional information required as part of any future discussions regarding the presented topic(s). If a Work Session topic subsequently requires official action, it will become an action (voting) item on a following Regular Session Agenda. In accordance with the Oregon Public Meetings Law, Agency Work Sessions are open to the public; however, in order to make efficient use of time, public comments and questions generally are not entertained during the discussion segment of the Work Session. Time will not be designated for public comments during this Work Session. Members of the public are routinely provided with an opportunity to address the Mayor and Agency during the Public Comments portion of each Regular Session Agenda. Per ORS 192.670(1), some Agency Members may be participating in this Work Session by electronic communication.*

1. **CALL to ORDER** 6:00 p.m.  
~ Justin B. Rock, Mayor
2. **FIRE MUSEUM PROJECT PROPOSAL DISCUSSION**  
~ Timothy Bishop, Economic Development Director
3. **AGENCY INITIATED PROJECT FUNDING OPTIONS DISCUSSION**  
~ Timothy Bishop, Economic Development Director
4. **ADJOURN** 7:00 p.m.

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Stacey M. Stockhoff  
City Recorder

*Persons requiring special accommodations who wish to participate are encouraged to make arrangements prior to the meeting by calling 541-962-1309. The City of La Grande does not discriminate against individuals with disabilities.*



TO: Urban Renewal Agency  
FROM: Robert Strobe, District Manager  
DATE: March 22, 2023  
RE: Agency Initiated Project Firehouse Discussion

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At the January 25, 2023 Retreat, the Agency discussed the \$500,000 that has accrued to support an Agency Initiated Project. The purpose of this fund has been to allow the Agency to proactively identify a significant project that would advance one or more Urban Renewal Plan Goals and to enter into a public/private partnership with the property owner. Staff identified two potential projects that could be of significant impact on the District and are worth consideration as Agency Initiated Projects. The first, the Bohnenkamp Building, was discussed at a Work Session on March 6, 2023. The second is the renovation of the City's historic Firehouse building, which is presented tonight.

The City owns the historic Firehouse building located at the corner of Washington and Elm Streets. The building is currently leased to the Eastern Oregon Fire Services Museum who occupy a portion of the ground floor space and sublease another portion to Side A Brewing. Revenue from the sublease is used for building maintenance and will eventually be used for museum and exhibit improvements. The second floor is predominantly vacant with a small portion used by Side A Brewing.

In the past, the City/Agency has identified the building as the potential location for the Ignite Center for entrepreneurship in partnership with EOU's Rural Economic Vitality (REV) Center serving as a one stop center for entrepreneur support services including remote and co-work facilities, classroom and training facilities, and access to other small business service providers including a downtown presence for the REV Center. In 2020, the City worked with Seder Architecture and Urban Designs, LLC, to develop a project scope and renderings of the proposed Renovations and solicited bids for the project (see attached). The estimated renovation costs at that time were approximately \$2 Million. Staff is currently working to update budget projections, but we anticipate this number will increase.

Staff believes that now is the time to reinitiate this project. Side A Brewery is expanding and relocating the brewing elements of their facility this summer. The current Ignite Center on Depot Street is closing in June, and the REV Center has hired their first Executive

Director. The discussions earlier this year centered on the possibility of using the \$500,000 to make improvements to allow the use of portions of the building while continuing to seek funding for major renovations. At this juncture, because \$500,000 will not complete this project, asking the Agency for a formal commitment to use the Agency Initiated Development Project funds as local match will significantly enhance our opportunities to identify and secure grant funding to move this project forward.

Staff is currently researching potential grants that could be used to complete this project and will be working with Business Oregon, NEOEDD, and other local partners including the REV center to identify and apply for appropriate funding opportunities. Having the local match committed to this project on the front end, will greatly enhance our grant writing efforts to move this project forward.

While we are currently seeking other funding sources and the allocation of these funds will expedite those efforts, it is realistic that the timeline to secure full funding will still be a full year or longer.

If the Agency chooses to move forward with this project, the Agency would formally allocate the \$500,000 of Agency Initiated Project Funds to the Firehouse Museum as committed matching funds, contingent upon receipt of sufficient grant funding to complete the project. Staff will then work to leverage those funds to secure full project funding through state, federal, and other grants. No funds would be expended at this time but would be set aside as dedicated matching funds to be spent only after remaining funds have been secured. If we are unsuccessful, the intent would be for the Agency to make a decision at that time how to proceed with the funds.

**Update on the Bohnenkamp Building Project:**

Following the March 3<sup>rd</sup> Agency discussion about the Bohnenkamp building, Staff has visited with the property owner for further clarification of the project budget and deliverables. The Bohnenkamp project was awarded \$75,000 of Call For Project funding in July of 2022. The total budget for the scope of work outlined in the original CFP was \$784,000 and included:

Making improvements to the building to include first floor enhancements and the creation of three apartments on the second floor. This phase of the project includes building health and safety improvements; lighting, electrical, and plumbing upgrades; an exterior entrance and stairs to the upper three stories; refurbishing or replacing second floor windows; and installing a Laundry.

The current proposal is to approve \$500,000 towards development of the 3<sup>rd</sup> floor and an additional four residential units for a combined total of seven new market rate apartments in the heart of downtown. The 3<sup>rd</sup> floor is the highest level that can be redeveloped without requiring an elevator. These new dwellings units would be restricted to long term residential rental units for 20 years from the time of completion as a condition funding approval.

The Property owner anticipates that the 2<sup>nd</sup> floor apartments (3 units) that are part of the currently funded phase would be available for occupancy by Fall of 2023. With the additional funding, the 3<sup>rd</sup> floor apartments (4 units) would be online by Fall of 2024.

The scope of work proposed as part of this funding request includes completion of four new residential units on the 3<sup>rd</sup> floor, finishing the key building systems improvements (plumbing, Electrical seismic upgrades) and exterior repair and restoration for a total cost of \$1,080,000 as identified below.

- 3<sup>rd</sup> floor apartments (4 units) \$645,000
- Secondary interior stairwell \$60,000
- New Roof \$100,000
- Rooftop Solar \$200,000
- 4<sup>th</sup> floor windows and sash replacement/restoration \$45,000

If Agency Initiated Funding is approved, the estimated timeline for the project is:

- 2<sup>nd</sup> Floor apartments (3 units) complete by 2023 year-end.
- 3<sup>rd</sup> floor apartments (4 units) by summer 2024.
- Roof, solar, 4<sup>th</sup> floor windows, and building envelope improvements completed by 2029 year-end.

4<sup>th</sup> floor apartments (4 units), and elevator, are not included in the current scope but will be an additional \$1,395,000 investment with no timeline established at this time.

If funding is approved for this project, an agreement would be entered into between the parties which could require the property owner to repay the funding if the dwelling units on both the 2<sup>nd</sup> and 3<sup>rd</sup> floor are not maintained as residential dwelling units. Specifically, they could not be converted to short-term rentals for 20 years. There may be other provisions at the direction of the Agency, which would be included in the funding agreement as a condition of approval.

### **Next Steps:**

Currently there are a number of options for the Agency to consider, the ones listed below were touched on at the last Work Session:

- Move forward with funding for the Bohnenkamp Building.
- Dedicate the funds to the Firehouse contingent upon grant funding.
- Delay using the funds until a future fiscal year.
- Eliminate the program and use the funds to increase the under levy in FY 2023-24.

Given the need for the Bohnenkamp Building owner to have a decision quickly to be able to add to the scope of work for her contractor, the Agency's April 5, 2023, Agenda includes a decision item regarding the funding. The Agency has the option to take action on April 5<sup>th</sup>, or to table the action to a future meeting. Please refer to the Agency Regular Session Packet for additional information.

previously restored and lit bell tower,  
former fire hose drying tower below  
3+ stories

roof access stair in here

existing second floor space to probably  
become community meeting & events  
room with remodeled warming kitchen

side a brewing and brewpub existing  
first floor space including brewery,  
kitchen and bar/serving

existing former fire bay garage doors

possible side a or general use/exiting new second  
floor level deck on alley side of existing building

side a uses open space behind building  
on alley, for outdoor dining & drinking,

solar pv potential certain portions of existing  
roof

possible elevator, platform lift and/or stair lifts @  
existing stairs somewhere within or in new addition  
attached to existing building, with any addition  
on non-street (i.e. alley) side of existing structure

existing roof has mechanical equip-  
ment, some of which is functional,  
some non-functional

existing first & second floors to be  
remodeled as ignite center offices  
& support spaces

second floor side a and other space in  
this corner of building

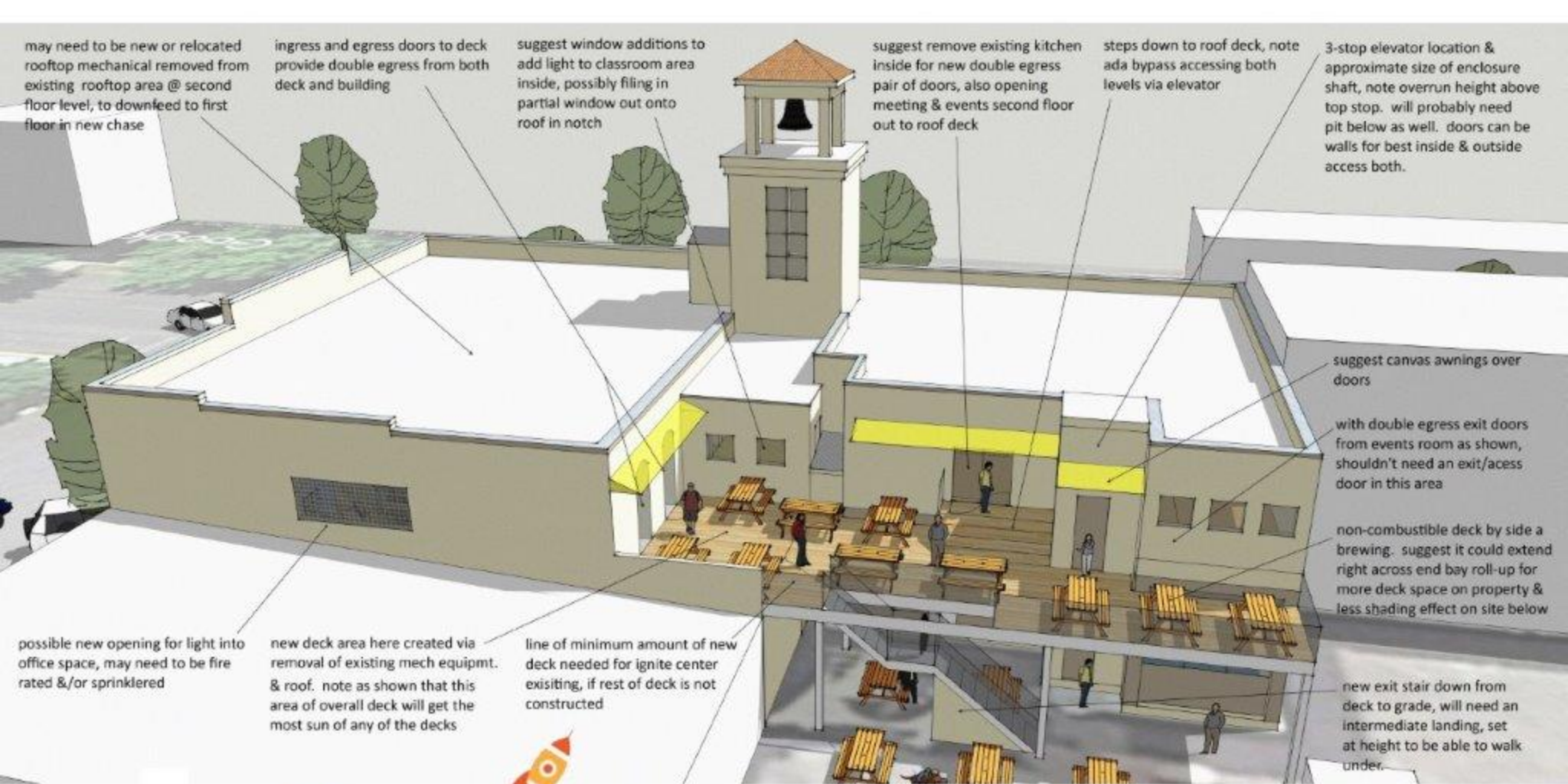
existing main entry leading directly  
to interior grand stair to second  
floor

fire museum with historic firefighting  
equipment behind garage doors



# Ignite CENTER

*A place for entrepreneurs*



may need to be new or relocated rooftop mechanical removed from existing rooftop area @ second floor level, to downfeed to first floor in new chase

ingress and egress doors to deck provide double egress from both deck and building

suggest window additions to add light to classroom area inside, possibly filing in partial window out onto roof in notch

suggest remove existing kitchen inside for new double egress pair of doors, also opening meeting & events second floor out to roof deck

steps down to roof deck, note ada bypass accessing both levels via elevator

3-stop elevator location & approximate size of enclosure shaft, note overrun height above top stop. will probably need pit below as well. doors can be walls for best inside & outside access both.

suggest canvas awnings over doors

with double egress exit doors from events room as shown, shouldn't need an exit/access door in this area

non-combustible deck by side a brewing. suggest it could extend right across end bay roll-up for more deck space on property & less shading effect on site below

new exit stair down from deck to grade, will need an intermediate landing, set at height to be able to walk under.

possible new opening for light into office space, may need to be fire rated &/or sprinklered

new deck area here created via removal of existing mech equipmt. & roof. note as shown that this area of overall deck will get the most sun of any of the decks

line of minimum amount of new deck needed for ignite center existing, if rest of deck is not constructed

# Ignite CENTER

*A place for entrepreneurs*



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FIRST FLOOR  
9-23-20

IN THE HISTORIC LA GRANDE FIRE STATION

CITY OF LA GRANDE, OREGON

SEDER ARCHITECTURE + URBAN DESIGN LLC

SEPTEMBER 2020



# Ignite CENTER

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SECOND FLOOR  
9-23-20