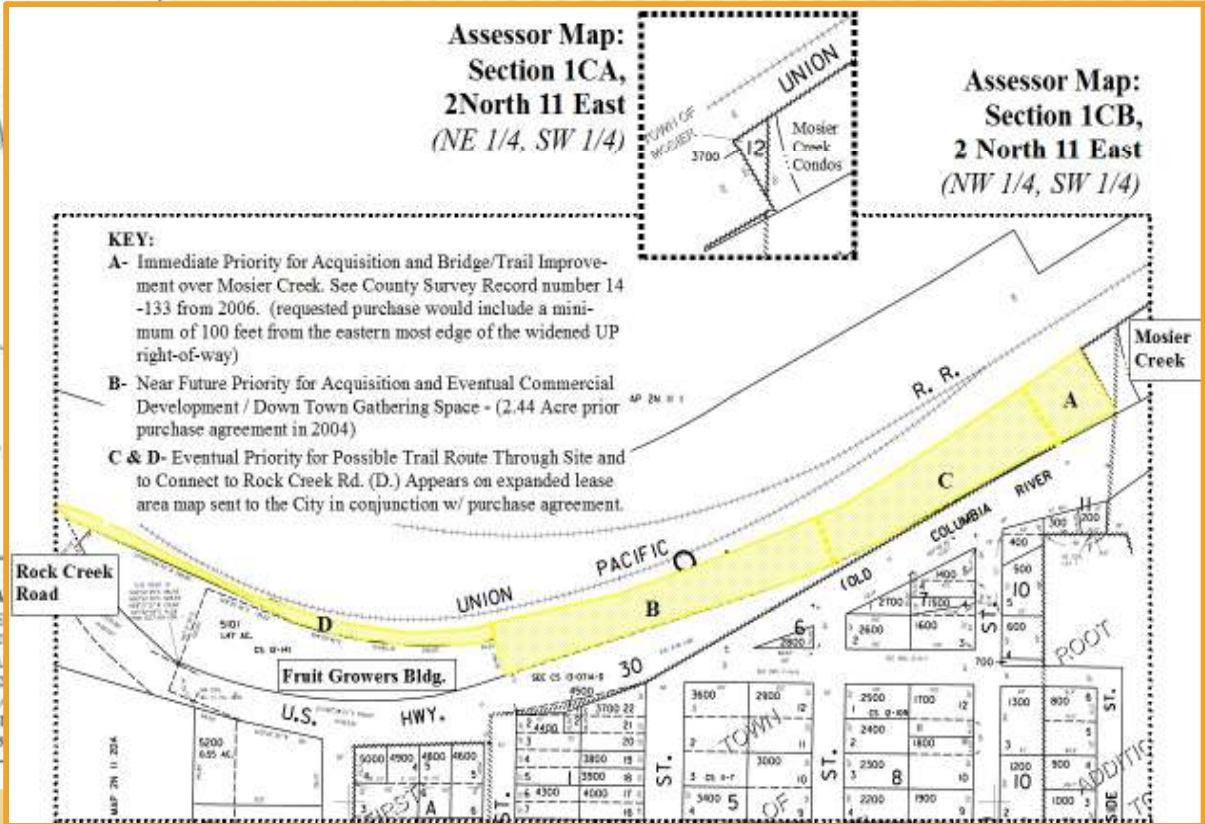
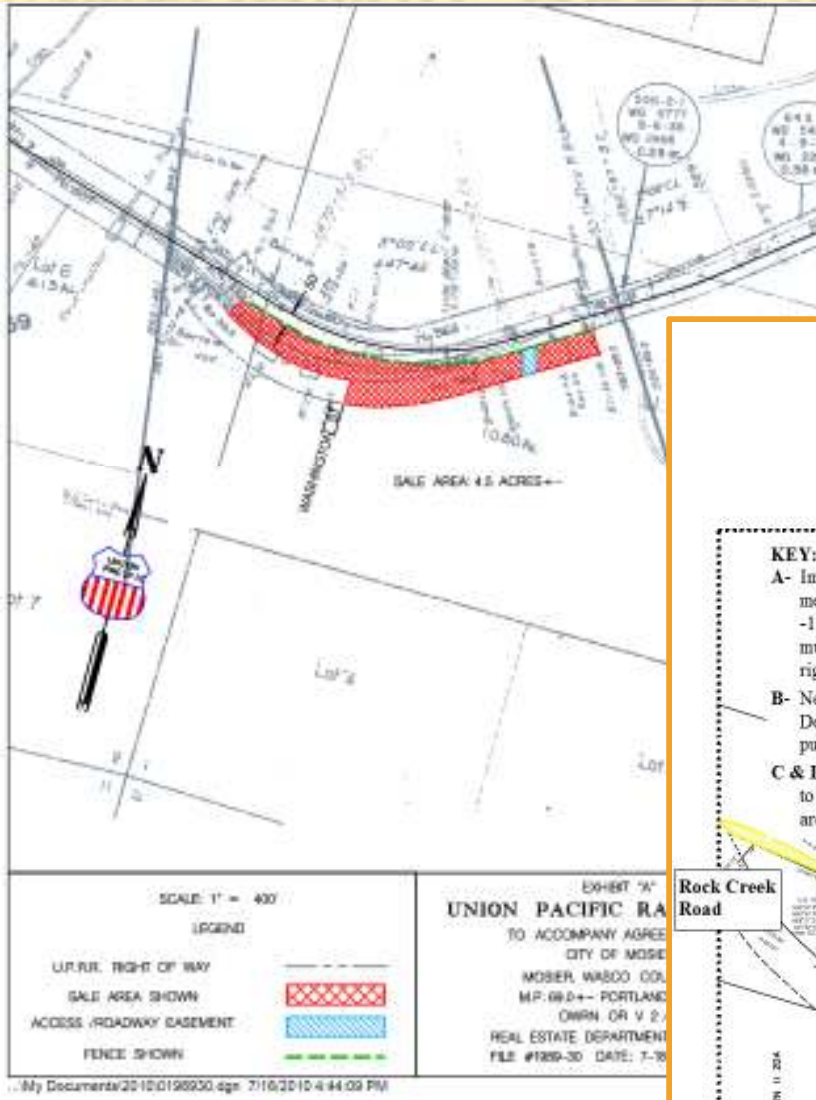


Update & Next Steps

Feb 16, 2011

UPRR ACQUISITION

INFORMAL RESPONSE CONFIRMED



PURCHASE COST ESTIMATES

	PROJECT ENGINEER - HOURS	PROJECT PLANNER - HOURS	PROJECT ATTORNEY - HOURS	TOTAL CITY STAFF LABOR COST	SUBCONSULTANTS COST	TOTAL LABOR AND SUBCONSULTANT COST
Task 1 - Project Management						
A	Project administration	10		\$700		\$700
B	Project coordination and review	4	4	2	\$870	\$870
C	Subconsultant selection and coordination	6	2		\$650	\$650
D	Project status reports and presentations		8		\$560	\$560
Task 1 Subtotal						\$2,780
Task 2 - Land Acquisition and Development Project						
A	Conduct UPRR parcel info. Collection (including boundary and environmental surveys)	4	10		\$1,040	\$26,000
	*survey					3,000
	**environmental - plant - wetland					10,000
	***hazmat phase I (phase II add'l costs ???)					5,000
	****appraisal - appraisal review (5,000 - 3,000.00)					8,000
	*****SHPO - no effect letter					
B	UPRR property purchase		8	16	\$2,560	\$7,560
	Insurance, document prep, closing/recording costs					\$5,000
C	Commercial development master planning	20	20		\$3,100	\$3,100
D	Parcel development RFQ and sale		16	16	\$3,120	\$3,120
Task 2 Subtotal						\$40,820
Total						\$43,600

Cost Estimates for OIB Proposal
Based on ODOT input:
Mary Whitaker –acquisitions specialist.
Estimates include compliance with public acquisition standards

Plant / Wetland could be delayed no wetland signs / check w/ Mike Igo

Business OR Grant – Brownfields, Karen Homolac Preliminary Phase I and Phase II and clean up next August – RFQ being developed now.

Planning type tasks not funded by OIB – EPA visioning effort with Jim Waddell, first step

Follow on with alternate grant sources e.g.:

- National Endowment for the Arts – Our Town 25,000 – 250,000 placemaking projects: improve Q of L, Encourage Creativity, Create Identity, and Revitalize Economies

- Dept. of Interior EDA – Planning and local Technical Assistance Programs Opportunity - support communities and regions in their comprehensive, entrepreneurial, and innovation-based economic development efforts. Applications for this program are accepted on a ongoing basis and are processed as received.

Less Planning, Environmental Hazard, Plant Wetland costs	- 21,000
Remaining Purchase Costs	22,000
OIB Request	10,000
Outstanding City Cost	12,000

UPRR PENDING STEPS

- × Sell all land at one time (est. 4.5 acres)
- × City Survey
- × Reserve 50' from tracks - fenced
- × Reserve utility easement for electrical service
- × Reserve access easement
- × Purchase agreement – Typical 90-120 day due diligence period possibly longer close 2011
- × Feasibility work now e.g.:
 - + Survey
 - + appraisal,
 - + make an offer to purchase - @ appraised value
- × UP can set a price, if City makes an offer the UP appraisal team will review the proposal and respond (deference to MAI appraisers)
- × UP appraisal review will not replace need for independent appraisal review
- × Mark Jensen is willing to confirm UP's good faith intention to negotiate a sale
- × Mark has confirmed access will be granted for any Phase II environmental work

OIB PENDING STEPS

Scott Turnoy is MCEDD's new OIB staff person. He has broad project description, maps, estimated costs. The City still needs to:

- ✘ Grant / Loan application. (loan amount can be a range provided by Mark Jensen until final price is provided)
- ✘ Meet with Scott about submittal and to show him the site Mon Feb 28th.
- ✘ Submit application by March 3rd for April 20th OIB mtg. Gorge Commission certification process runs concurrently and review process takes 6-8 weeks. Informal cap of 10,000.00 for grants.
- ✘ Loan amount requested can be a range provided by Mark Jensen until final price is provided.

DEQ/EPA BROWNFIELDS STEPS

- ✘ Funding through Business Oregon is being requested to cover phase I and phase II environmental work.
- ✘ Kathy Fitzpatrick has developed a draft RFQ w/ Karen Homolac, John and Dotty will look it over.
 - no match, some local support for process
- ✘ EPA has an integrated community visioning process that they are willing to bring to Mosier.
 - no match, some local support for process

Jim Waddell, PE

USACE EPA Brownfields support

HOW IT WORKS

- ✘ Draw your vision
- ✘ Act on your vision



HOW IT WORKS



- ✘ Share and connect your vision to the visions of the rest of the participants.

HOW IT WORKS



- ✘ Integration of these visions leads to shared community visions that will build a sense of
 - + Purpose
 - + Direction and
 - + Energy

East Side / Deer Creek

