

# DUNDEE URBAN RENEWAL AGENCY MEETING

## Board Meeting Agenda

Dundee Fire Station Community Room  
801 N. Highway 99W  
Dundee, OR 97115

TELECONFERENCED MEETING OPEN TO THE PUBLIC IN-PERSON OR VIA ZOOM

Join Zoom Meeting:

<https://us02web.zoom.us/j/83911129462>

Or Via Phone: +1 3462487799

Meeting ID: **839 1112 9462**

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**October 21, 2025**

**8:00 PM\***

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**1. Call to Order**

**2. Public Comment:** Speakers will be allowed up to 3 minutes to speak after being recognized by the Chair.

**3. Approval of Urban Renewal Minutes**

March 18, 2025

April 1, 2025

April 15, 2025

May 20, 2025

June 17, 2025

June 25, 2025

**4. Continued Discussion - Request from CPRD for Development of Sander Estate Park**

**5. Executive Session:** ORS 192.660 (f) (2) to consider information or records that are exempt by law from public inspection

**6. Agency Member Concerns**

**7. Adjourn**

\*Or immediately following City Council meeting.

**Dundee Urban Renewal Agency  
Board Meeting Minutes  
March 18, 2025**

**Call to Order**

Chair David Ford called the meeting to order at 9:25 P.M.

**Attendance**

**Agency Member Attendance:**

Chair David Ford. Agency Members: Storr Nelson, David Hinson, Bryan Weil, Alex Chiper and Michael Caruso. Absent: Tim Weaver.

**Staff Attendance:** Steve Dahl, City Administrator; Ashley Wigod, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

**Public Attendance**

Lisa Bakke and Mary Gregoire, The Olive Branch.

**Public Comments**

None.

**Approval of Minutes**

**ACTION: Motion to approve the September 17, 2024, meeting minutes.**

Motion: Tim Weaver

Second: David Hinson

Vote: David Ford, Alex Chiper, Michael Caruso, Bryan Weil, Storr Nelson

**Update of Agencies Financials**

C.A. Dahl thought he had provided the agency financials but would provide pertinent information at the next meeting.

The agency then commenced to an Executive Session in accordance with ORS 192.600 (f) (2) to consider information or records that are exempt by law from public inspection.

The Dundee Urban Renewal Agency meeting was adjourned at 10:10 P.M.

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David Ford, Chair

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Brandon Hamilton, Interim Executive Director

**Dundee Urban Renewal Agency  
Board Meeting Minutes  
April 1, 2025**

**Call to Order**

Chair David Ford called the meeting to order at 8:26 P.M.

**Attendance**

**Agency Member Attendance:**

Chair David Ford. Agency Members: Storr Nelson, David Hinson, Bryan Weil, Alex Chiper and Michael Caruso. Absent: Tim Weaver.

**Staff Attendance:** Steve Dahl, City Administrator; Ashley Wigod, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

**Public Attendance**

Lisa Bakke and Mary Gregoire, The Olive Branch.

**Public Comments**

None.

**Update of Agencies Financials**

C.A. Dahl provided a verbal update on the financials and would send out to the agency members. He explained that the money collected was 2.4 million dollars and obligated 4.7 million dollars. A brief discussion ensued. C.A. Dahl provided the spreadsheet for the budget meetings and briefly mentioned a few line items pertinent to the agency's financials.

**Olive Branch Grant Request Discussion**

C.A. Dahl went through each infrastructure costs of water, electric, sewer and stormwater provided to the agency to consider helping the Olive Branch. A detailed report was provided in the agenda packet. A brief discussion continued. Lisa Bakke and Mary Gregoire approached the agency and discussed the handout they provided and went over the total calculations; a lengthy discussion ensued. The agency's consensus was to approve the requested financial amount of \$125,000 and the encouragement to help with this project as it was a unique thing to come to Dundee.

**ACTION: Motion to Approve to Develop a Grant Agreement Present to Urban Renewal in the Amount of \$125,000 for the Infrastructure Costs for the Olive Branch Project.**

Motion: Chiper

Second: Nelson

Vote: Weil, Caruso, Ford, Hinson

The Dundee Urban Renewal Agency meeting was adjourned at 9:02 P.M.

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David Ford, Chair

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Brandon Hamilton, Interim Executive Director

**Dundee Urban Renewal Agency  
Board Meeting Minutes  
April 15, 2025**

**Call to Order**

Chair David Ford called the meeting to order at 9:28 P.M.

**Attendance**

**Agency Member Attendance:**

Chair David Ford. Agency Members: Storr Nelson, David Hinson, Bryan Weil, Alex Chiper and Michael Caruso. Absent: Tim Weaver.

**Staff Attendance:** Steve Dahl, City Administrator; Ashley Wigod, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

**Public Attendance**

Clay Downing, Chehalem Parks & Recreation (CPRD); Robert Smith, 349 SW 5<sup>th</sup> Street; Matt Willcuts and Angela.

**Public Comments**

None.

**CPRD-Sander Estate Park Discussion**

C.A. Dahl began with a brief update on the Sander Estate Park project, noting the financial aspect of the project. A detailed report was provided in the agenda packet.

Clay Downing from CRPD approached the agency to provide further insight into the project and to discuss opportunities for agency support. A lengthy discussion ensued regarding the urban renewal's financial involvement and the various project-related expenses.

The Dundee Urban Renewal Agency meeting was adjourned at 9:53 P.M.

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David Ford, Chair

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Brandon Hamilton, Interim Executive Director

**Dundee Urban Renewal Agency  
Board Meeting Minutes  
May 20, 2025**

**Call to Order**

Chair David Ford called the meeting to order at 8:12 P.M.

**Attendance**

**Agency Member Attendance:**

Chair David Ford. Agency Members: Storr Nelson, David Hinson, Bryan Weil, Alex Chiper and Michael Caruso. Absent: Tim Weaver.

**Staff Attendance:** Steve Dahl, City Administrator; Ashley Wigod, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

**Public Attendance**

Clay Downing, Chehalem Parks & Recreation (CPRD); Robert Smith, 349 SW 5<sup>th</sup> Street; Matt Willcuts and Angela.

**Public Comments**

None.

**CPRD-Sander Estate Park Discussion**

C.A. Dahl said that Clay Downing was attending to answer any questions about the sander estate park project and an agreement with CPRD. He explained that there was a list from CPRD and is asking up to \$1,119,700. A detailed report was provided in the agenda packet. Downing approached the agency members, and a brief discussion ensued regarding cost, potential reimbursement and other projects around town that will help generate revenue in the future. C.A. Dahl provided insight into an increase in investment and how to use that money to help with the Sander Estate project. A lengthy discussion ensued including potential easement issues and underground work on 5<sup>th</sup> Street. Additional discussion continued.

**Agency Concerns**

Storr Nelson inquired about an extension of the urban renewal district as he feels there is nothing to show for and thinks extending the district could be beneficial. A quick discussion ensued.

The Dundee Urban Renewal Agency meeting was adjourned at 8:50 P.M.

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David Ford, Chair

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Brandon Hamilton, Interim Executive Director

**Dundee Urban Renewal Agency  
Board Meeting Minutes  
June 17, 2025**

**Call to Order**

Chair David Ford called the meeting to order at 8:41 P.M.

**Attendance**

**Agency Member Attendance:**

Chair David Ford. Agency Members: Storr Nelson, David Hinson, Bryan Weil, Alex Chiper and Michael Caruso. Absent: Tim Weaver.

**Staff Attendance:** Steve Dahl, City Administrator; Ashley Wigod, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

**Public Attendance**

Clay Downing, Chehalem Parks & Recreation (CPRD); Robert Smith, 349 SW 5<sup>th</sup> Street; Matt Willcuts and Angela.

**Public Comments**

None.

**Approval of Urban Renewal Budget; Resolution No. 2025-01**

Chair David Ford called the public hearing to order. He noted that because there were more discussions needed pertaining to the budget, passing the budget should wait until the overall budget passes.

Chair Ford closed the public hearing.

**Estimated Revenue from Approved Projects**

C.A. Dahl provided an overview of the estimated revenues from approved projects. A detailed report was provided in the agenda packet. C.A. Dahl outlined the three projects within the urban renewal area – Terrain, the Dundee Hotel, and Oregon Wine Village – with a combined investment of approximately \$120 million. He further explained that the current total assessed value of the property is \$371,290,444. A brief discussion followed.

**Agency Concerns**

None.

The Dundee Urban Renewal Agency meeting was adjourned at 8:57 P.M.

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David Ford, Chair

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Brandon Hamilton, Interim Executive Director

**Dundee Urban Renewal Agency  
Board Meeting Minutes  
June 25, 2025**

**Call to Order**

Chair David Ford called the meeting to order at 8:04 P.M.

**Attendance**

**Agency Member Attendance:**

Chair David Ford. Agency Members: Storr Nelson, David Hinson, Bryan Weil, Alex Chiper and Michael Caruso. Absent: Tim Weaver.

**Staff Attendance:** Steve Dahl, City Administrator; Ashley Wigod, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

**Public Attendance**

None.

Chair David Ford called the open hearing to order.

**Public Comments**

None.

**Approval of Urban Renewal Budget; Resolution No. 2025-01**

The agency members reviewed Resolution No. 2025-01.

**ACTION: Motion to approve Resolution No. 2025-01, a Resolution of the Dundee Urban Renewal Agency Adopting the Budget for Fiscal Year 2025-2026.**

Motion: Storr Nelson

Second: Michael Caruso

Vote: Alex Chiper, David Hinson, Bryan Weil, David Ford

Chair Ford closed the open hearing.

**Estimated Revenue from Approved Projects**

C.A. Dahl noted that there had been no changes to the estimated revenue for approved projects since the last Urban Renewal meeting. A brief discussion followed regarding the various projects taking place throughout the city.

**Agency Concerns**

None.

The Dundee Urban Renewal Agency meeting was adjourned at 8:15 P.M.

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David Ford, Chair

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Brandon Hamilton, Interim Executive Director

## **AGENDA REPORT**

**To:** Chair David Ford and DURA Members

**From:** Brandon Hamilton, Interim City Administrator

**Date:** October 21, 2025

**Re:** Development Agreement between CPRD and DURA

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In the packet there is a Development Agreement between CPRD and DURA related to reimbursable expenses related to DURA.

This process started well before I was placed in the Interim City Administrator role, so I do not have a lot reference as to the background of how we have arrived at this point. CPRD Director Clay Downing is in attendance to discuss.



## MEMORANDUM

Monday, September 22, 2025

**TO:** Dundee Urban Renewal Agency

**FROM:** Clay Downing, Superintendent, Chehalem Park & Recreation District  
Laura Conroy, Project Manager, Mid-Willamette Valley COG

**SUBJECT:** Supplemental Information Related to Request for Allocation of Urban Renewal Funds to Phase 1 Public Improvements at Sander Estate Park

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### **Narrative**

In April 2025, CPRD submitted a request for Urban Renewal funding in the amount of **\$1,119,700**, directed toward Phase 1 public infrastructure components essential to park development. These components include projects identified in the Urban Renewal Report adopted within the Urban Renewal Plan such as SW 5th Street improvements, electrical and stormwater systems, sanitary sewer, water service, and a public parking lot. These “backbone” improvements represent the kind of infrastructure investment that produces both immediate public benefit and long-term private capitalization in higher surrounding property values.

The Sander Estate Master Plan, updated in 2025, envisions development in four phases. Phase 1 will deliver these critical infrastructure improvements along with visible community amenities such as the splash pad, public restrooms, and parking. Later phases will bring a playground, crosswalks, and an event center with ornamental gardens. CPRD recognizes that Dundee Urban Renewal Agency may not have immediate capacity to fund the request in full, and is therefore willing to enter a development agreement to enable repayment when funds become available.

### **Economic Evidence and Comparisons**

*Economic Analysis of Outdoor Recreation in Oregon* | A 2019 economic analysis of Oregon’s outdoor recreation sector conducted by Earth Economics, found it generated \$15.6 billion in consumer spending and supported 224,000 jobs. Critically, local recreation, defined as trips under 50 miles from home, accounted for over \$8 billion of that total. This shows that investing in neighborhood parks directly fuels the local economy by keeping

spending close to home. The report gives a clear example: Portland residents biking in Forest Park who then stop at a local brewery. These small, routine purchases add up to real income for business owners and their employees, creating a ripple effect of economic activity. This demonstrates that capital spending on park development is a sound investment that stimulates local business, creates jobs, and generates significant economic returns right here in our community.

***Economic Impacts of Capital Spending by Park and Recreation Agencies*** | A 2022 national study by the National Recreation and Park Association confirms that local park and recreation agencies are powerful economic engines. In Oregon alone, local agencies generated over a billion dollars in value added economic activity and supported more than 18,000 jobs. This impact stems directly from their operations and capital spending, which circulate through the local economy, supporting everything from construction and retail to hospitality jobs. The data makes it clear that investing in park infrastructure is not just a community benefit; it is a direct investment in the local economic, creating employment opportunities and fostering sustained economic growth right here in our community.

***Baltimore Hedonic Pricing Study*** | A 2025 study in Baltimore examined both formal parks and very small community-managed open spaces (CMOS). Homes within a half-mile of a park were valued 7.7–11% higher, while even tiny CMOS sites (as small as 0.24 acres) contributed a ~6% premium.<sup>2</sup> Dundee’s Sander Estate Park will combine both scales. It is large enough to be a formal community park, but its features—ornamental gardens, splash pad, and open lawns — which also function like smaller-scale CMOS amenities. This suggests that both immediate neighbors and the broader surrounding district will realize value gains, just as in Baltimore’s mixed-scale analysis.

***National Recreation and Park Association (NRPA) Guidance*** | The NRPA synthesizes decades of hedonic pricing research from U.S. cities and advises that a conservative baseline assumption is that homes directly abutting or fronting a park achieve an 8–10% premium.<sup>3</sup> For Dundee, where parcels along SW 5th Street and nearby residential areas directly border the Sander Estate Park site, this suggests strong, predictable value increases. Given the planned undergrounding of utilities, addition of sidewalks, stormwater improvements, and public lighting—all elements that increase “curb appeal”—the Dundee case may even outperform the national baseline.

***Impacts of Park Health Benefits*** | In 2022, the Urban Institute reviewed the literature available on the health impacts of parks and determined that investing in parks is a proven health strategy with a strong economic return. Parks directly lower community healthcare costs by encouraging physical activity. One analysis for Massachusetts found \$2 billion in savings from this alone. Parks also serve as essential green infrastructure. Their tree canopies clean the air, a benefit valued at nearly \$15 billion in a national study. They

manage stormwater and improve water quality, which saves significant money on public infrastructure. In Oregon researchers estimated between \$735 million and \$1.4 billion in healthcare savings from outdoor recreation. Decades of research demonstrate that funding parks is a proactive investment. It pays for itself by building a healthier community and avoiding future public costs.

## **Fiscal Impact for Dundee**

The primary financial impact of investments into capital improvements for parks and recreation facilities for a city the size of Dundee is a ripple effect throughout a community. Parks are desirable amenities and economic analyses of capital recreation improvements in Oregon indicate that the presence of parks drives consumer spending. This is in addition to the job creation which occurs both as a result of park construction and of park maintenance and operations. Both State and National level analysis

The total ripple effect of and dollar for dollar return of parks spending are challenging to quantify. A conservative estimate on returns on outdoor recreation spending in Oregon produced by Earth Economics is that for every 1\$ spent on outdoor recreation an additional \$.52 is generated in other economic activity. Using this model, we can estimate that this investment in phase 1 of Sander Estate Park could generate approximately \$600,000 in related economic activity. This estimated value did not include the value in insurance savings related to the physical and mental health benefits of outdoor recreation facilities in parks nor did it include a valuation of environmental benefits or ecosystem services preserved by dedicated open space.

Illness and health issues can be an economic drain on a community, both from high insurance rates but also from lost productivity due to illness . The value of open space is difficult to quantify but open space areas provide ecosystem services such as water detention and air and water purification. While health and ecosystem services are even more challenging to quantify than the ripple effect of capital investment in parks, these benefits of investment in parks are evident. A 2022 literature review prepared by the Urban Institute contains several methodologies for estimating the economic value of these second order impacts summarized below:

- In 2013, the Trust for Public land estimated that for every \$1 invested in conservation of open space the state of Massachusetts yielded \$4 in preserved ecosystem services and environmental health benefits.
- The State of Florida quantifies the insurance and health cost savings of parks on a per user basis. Florida Parks and Recreation estimates that approximately \$2,406 for users over the age of 65 and \$1,230 for users under the age of 65.

- In 2018 the Oregon Parks and recreation department conservatively estimated that \$735 million in illness savings could be correlated directly to park use across the state.

Finally, using conservative assumptions (8% uplift across 150 parcels with an average assessed value of \$300,000), Sander Estate Park is projected to add over \$23 million in incremental assessed value over 10 years. It is noted that in Oregon, the maximum assessed value (MAV) of a property can increase by no more than 3% annually under typical circumstances. However, while a property's MAV is capped at 3% annually, the real market value (RMV) – the price for which a property would likely sell in a competitive market – can rise by a higher percentage in certain situations.

Some exceptions for the 3% MAV growth limitation are:

- The addition of a new structure
- Improvement of an existing structure
- A subdivision or partition of the property

New additions or improvements to property excludes minor construction that adds less than \$18,200 in one year or \$45,000 in five consecutive years to the real market value (RMV) of the property. Each year the MAV and RMV for each property tax account are calculated. Given the existence of vacant and underutilized parcels present with in Dundee's Urban Renewal Area, the uplift in assessed value is expected to exceed normal MAV thresholds due to reasonably anticipated development with URA boundaries over time. Ultimately the increase to property values is an economic benefit to property owners in Dundee, however the significant financial benefit to the City is limited to the undeveloped properties in the URA boundaries.

## **Conclusion**

The evidence from national and research is consistent: urban parks and greening projects generate lasting property value gains, fiscal returns, and have a wide range of community economic benefits. What Baltimore demonstrated through both large parks and tiny community-managed spaces, Dundee will realize through Sander Estate Park's mix of civic-scale and neighborhood-scale amenities. And what NRPA has shown nationally—that abutting parks consistently yield an 8–10% premium—will hold true in Dundee's URD, especially as this project improves sidewalks, utilities, and streetscapes in tandem.

For these reasons, Sander Estate Park is not only a community amenity but also a strategic economic development investment that directly supports the goals of Dundee's Urban Renewal Plan.

## Footnotes

1. Earth Economics (2021) *Economic Analysis of Outdoor Recreation in Oregon*, Travel Oregon. <https://industry.traveloregon.com/research/oregon-outdoor-recreation-economic-impact-study/>
2. National Recreation and Park Association (2023) *The Economic Impact of Parks*, National Recreation and Park Association. <https://www.nrpa.org/publications-research/research-papers/the-economic-impact-of-local-parks/>
3. Land, M. D. (2025). *Hedonic pricing of parks and community-managed open spaces in Baltimore, MD*. *Land*, 14(3), 483. <https://doi.org/10.3390/land14030483>
4. Crompton, J. L. (2020). *How much impact do parks have on property values?* *Parks & Recreation Magazine*, National Recreation and Park Association. <https://www.nrpa.org/parks-recreation-magazine/2020/april/how-much-impact-do-parks-have-on-property-values/>
5. Cohen, M., Burrowes, K., and Gwam, P. (2022) *The Health Benefits of Parks and their Economic Impacts: A Review of the Literature*, Urban Institute. [https://www.urban.org/sites/default/files/2022-03/the-health-benefits-of-parks-and-their-economic-impacts\\_0.pdf](https://www.urban.org/sites/default/files/2022-03/the-health-benefits-of-parks-and-their-economic-impacts_0.pdf)



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Friday, April 11, 2025

**TO:** Dundee Urban Renewal Agency

**FROM:** Clay Downing, Superintendent, Chehalem Park and Recreation District

**CC:** Steve Dahl, City Administrator, City of Dundee  
Casey Creighton, Assistant Superintendent, Chehalem Park and Recreation District

**SUBJECT:** Request for Urban Renewal Agency Funding in Support of Sander Estate Park

It is respectfully requested that the Dundee Urban Renewal Agency (DURA) consider providing funding to support the development of Sander Estate Park. At this time, Chehalem Park and Recreation District (CPRD) requests that the Dundee Urban Renewal Agency (DURA) direct staff to enter into a development agreement which would apply funds towards park development including:

<b>Project Component</b>	<b>Anticipated Cost (\$)</b>
5 <sup>th</sup> Street Improvements	720,000
Electrical	100,000
Stormwater	95,200
Sanitary Sewer	13,540
Water	27,530
Parking Lot	163,430
<b>Funding Request</b>	<b>1,119,700</b>

The provided figures are consistent with those provided in your DURA packet by the City Administrator. The requested assistance is directly related to development that will create positive outcomes for residents, visitors and economic development interests. The project components included within this request were selected based on their nexus with utilities, public infrastructure, and public benefit. The project, development of Sander Estate Park, is scheduled to be built in four distinct phasing according to an approved master plan. Funding is identified only for early phases of the project at this time, with later phases' funding sources currently unknown.

Based on correspondence with City staff, it is understood that there is a lack of DURA funds to fulfill the request at this time. However, CPRD is open to entering a development agreement or similar arrangement that allows for CPRD to develop the project and be repaid at a future date when funds are available from DURA. It is expected that repayment would be limited to qualifying project components' expenses plus an inflation offsetting interest rate, which would be identified during creation of the agreement.



## Does the Request Meet the Goals and Objectives the Dundee Urban Renewal Plan?

The above request for funding represents an opportunity for DURA to implement the goals and objectives of the Dundee Urban Renewal Plan while aiding CPRD in development of a new park space for Dundee’s residents, visitors and businesses which will enrich Dundee’s downtown and urban renewal areas. These goals and objectives are identified below along with CPRD’s rationale for consideration of this request.

Urban Renewal Plan GOAL	Urban Renewal Plan OBJECTIVE	Proposal Rationale
<p>1. To promote the revitalization of existing properties and development of underdeveloped or vacant properties within the Urban Renewal Area to meet the adopted Dundee design theme and standards.</p>	<p>1.E. Explore public/private partnerships to leverage investments where there is a clear public benefit.</p>	<p>The proposed project is a public park. It represents a clear public benefit to all residents and visitors in the Dundee area by expanding access and availability of public recreation opportunities within the City’s central area. Further, the proposed project will fully develop an urban core area that is currently underdeveloped and create a transition zone between commercial uses to the southeast of the property and residential uses to the southwest and northwest of the property.</p>
<p>2. To improve public facilities and utilities within the Urban Renewal Area to encourage development and improve the visual appearance of the project area.</p>	<p>2.A. Provide new and upgraded public facilities and utilities to help support public and private development and amenities.</p>	<p>The proposed project is a public park which includes numerous improvements to public infrastructure and utilities including public right-of-way areas along SW 5<sup>th</sup> street, right-of-way dedication for future roads at the east and west ends of the property, and street lighting along SW 5<sup>th</sup> Street.</p> <p>Specifically, CPRD is required to construct SW 5<sup>th</sup> Street improvements during Phase 1 of the park’s development which will include a public sidewalk, street trees, gutter, curb, storm drainage facilities, and street lighting.</p>
	<p>2.B. Support and assist in the undergrounding of overhead utilities in compliance with Dundee Municipal Code section 12.28.070(A)(2) and Dundee Municipal Code section 17.305.040(G).</p>	<p>As noted in the Sander Estate Park Master Plan (2025), the proposed project will underground existing overhead lines on the south side of SW 5<sup>th</sup> Street as part of Phase 1 in accordance with the Dundee Public Works Design Standards.</p>
<p>3. To promote a safe and convenient multi-modal transportation system</p>	<p>3.A. Facilitate multi-modal movements throughout the urban renewal area and outward toward other areas of</p>	<p>The proposed project includes sidewalk improvements along SW 5<sup>th</sup> Street and will be responsible for other public right-of-way improvements along this roadway section during</p>



Urban Renewal Plan GOAL	Urban Renewal Plan OBJECITIVE	Proposal Rationale
<p>within the Urban Renewal Area.</p>	<p>the City, including support of public transit facilities.</p>	<p>Phase 1 of development. Additionally, CPRD has requested a Deferral Agreement for the western 50' of the subject property with the goal of constructing and maintaining a multi-modal path in lieu of constructing the road currently called for in the City's Transportation Master Plan.</p>
	<p>3.B. Provide new and upgraded streets, including streetscape, lighting, landscaping, and other amenities, to encourage a unified visual theme throughout the project area.</p>	<p>The proposed project is a public park which will include improvements to public right-of-way areas along SW 5<sup>th</sup> street, right-of-way dedication for future roads at the east and west ends of the property, and street lighting along SW 5<sup>th</sup> Street.</p> <p>Specifically, CPRD is required to construct improvements along SW 5<sup>th</sup> Street during Phase 1 of development which will include a public sidewalk, street trees, gutter, curb, storm drainage facilities, and street lighting.</p>
	<p>3.C. Provide public parking opportunities within the project area</p>	<p>The proposed project will include construction of a public parking lot at Sander Estate Park during Phase 1, and will result in improvements to a public parking lot at Billick Park during Phase 4.</p>
	<p>3.D. Support the acquisition of additional public right-of-way needed to facilitate connectivity within the project area.</p>	<p>The project's approved Master Plan (Dundee Planning Project #PMPA25-04) includes the dedication of required right-of-way areas located at the eastern and western ends of the subject property.</p>
<p>4. To improve cultural, recreational and civic amenities and resources for community members and visitors to promote a vibrant business district and improve the quality of life in the City of Dundee.</p>	<p>4.A. Encourage and support development of community and civic gathering spaces, amenities and resources</p>	<p>The project is a public park which will include gathering spaces in the form of a splash pad, playground, open space areas, and a future event center. Development of the proposed project will help fulfill the need for a space for gathering, hosting of special events, and providing the community with a readily available location to convene.</p>
	<p>4.C. Encourage development of tourism facilities that support the economic vitality of the business district.</p>	<p>The project is a public park which will possess unique, high quality amenities. In particular, the splash pad, event center, and ornamental gardens are designed to create an experience for both residents and tourism-related visitors.</p>

## Sander Estate Project and Background Information

Sander Estate is a site with a rich history, not only of the Sander family who owned the property for over 100 years, but for the Dundee area. The Sander family raised prunes, hazelnuts, and berries from 1903 to the 1970s, and operated a hazelnut nursery business from the 1930's to the 1970's. Chehalem Park and Recreation District acquired Sander Estate in February 2017, thanks to a legacy donation by owner and longtime Dundee resident Janis Sander. Jan's intention is that this property be used in a way to benefit the citizens of Dundee. The Master Plan, originally approved in 2021 and modified in 2025, for Sander Estate Park celebrates the history of the site while creating a public space that is enduring and beloved by the community.

Located both within Dundee's urban core and the urban renewal district, the development of this park will create a central gathering space and at full build-out will include a number of amenities attractive to individuals, families, and groups for both everyday use and special events.



As noted in the project's phasing plan, the development of the park includes four major phases that focus on activating the park for use by residents and visitors as well as ensuring that the City obtains desirable public infrastructure for public benefit. The major phases include:



- **Phase 1. Public Right-of-Way and Preliminary Site Improvements**, including site grading, pathways, splash pad, parking lot with lighting, site furnishing, restroom, stormwater mitigation features, water utilities, site electrical supply, streetscape work (lighting, sidewalks, stormwater), undergrounding of power lines in right-of-way, and site plantings.
- **Phase 2. Site Improvements**, including development and installation of playground, playground shelter, fencing, site lighting, east SW 5<sup>th</sup> Street crosswalk.
- **Phase 3. Future Street**, future north/south street in the western 50' right-of-way barring changes to the City's Transportation Master Plan.
- **Phase 4. Events Center**, including construction and installation of a reception hall, plaza, ornamental gardens, Billick Park parking lot, west SW 5<sup>th</sup> Street crosswalk, and future north/south street in eastern right-of-way barring changes to the City's Transportation Master Plan



Outlook

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**Re: Outline of the MOU for financial support for Sander Estate Park**


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**From** Steve Dahl <Steve.Dahl@dundeecity.org>

**Date** Tue 5/20/2025 3:41 PM

**To** Clay Downing <cdowning@cprdnewberg.org>

Clay,

I don't expect the urban renewal meeting to start until after 8:30 tonight.

My thoughts are below in red.

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**From:** Clay Downing <cdowning@cprdnewberg.org>

**Sent:** Monday, May 19, 2025 5:53 PM

**To:** Steve Dahl <Steve.Dahl@dundeecity.org>

**Subject:** Re: Outline of the MOU for financial support for Sander Estate Park

Hi Steve,

Thank you for sending this, and I apologize for not getting at least an acknowledgement to you earlier. However, my comments are below and I wanted to let you know that I will be at the DURA meeting tomorrow. I will not have any new information to present but can answer questions from DURA/Council if desired.

Your email generally contains my recollection of the conversation too, although I have a couple of questions and comments:

- Overall, I might recommend not using the term "grant" *I am fine with calling it something else, grants have been what we have calling what we have done so far.*
- Where it states "CPRD as asked for help with the following items" and provides a list. That list has not changed from CPRD's end - the list in your email leaves out a few items and is phrased somewhat differently. The list in the email is acceptable but different enough that I wanted to be clear that we have not removed items from the request and still feel that CPRD's initial request is substantiated based on the goals and objectives of Dundee's Urban Renewal Plan. However, CPRD understands that DURA may or may not fund specific portions of the request depending on DURA's interpretation of which items are qualifying, their priorities for the community, and the merit of specific portions of the request. *I understand your point, I was using that more of a place holder than anything else. It is my thought that we would list what the city was going to have the funds used for. We can phrase it anyway you think is best.*
- Where it states "If DURA sees an increase of investment within the next three years of \$80 million dollars within the city's urban renewal area, DURA will refund to CPRD the amount agreed upon by the DURA board by going out and getting a bond and paying the grant in one payment. No interest or cost other than the payment will be charged."
  - What is the \$80M based upon? *Is this perhaps the value of the two approved hotels that are not yet built? The 80 million increase is based on the taxable property in the urban renewal at the signing of the agreement. Basically now. I am expecting that the two hotels will be built and if we are lucky so*

will Saj's property. Right now planning has approved around \$126 million in development. It should be on the tax roles or close enough in three years.

- Comment, I would ask that "investment" clearly defined in an agreement since it will be a critical aspect of future repayment. My concern/question here has to do with if this represents Investment can be defined as "a development or redevelopment project that adds to a properties taxable value as approved by the Yamhill County Assessor. Within the Urban Renewal district. I am open to a different definition if you would want to offer one. all assessed improvements or investments within the URD, or if this refers only to a more limited sub-set (i.e. Only those referring to DURA funds, only commercial development, etc.)
- Where city currently with respect to this target? As stated above the planning has approved \$126 million in development. The two hotels are 60 and 40 million, respectively, Saj's property is 20 million, I believe I was introduced to the new owner last thursday and we discussed grading permits and what they need to do to start grading.
- What is the 3 years based upon? Each of these projects will take about 18-24 months to build then there is a lag between the building and when it is on the tax rolls. In this case if they finish in July of 2027 the city will not see money until November of 2027. I don't know if we can get a bond before the county comes out with the expected tax receipt for the year. If that is too far away we would not be able to bond until 2028. That is my reasoning.
- Regardless of the questions in the preceding bullet, the tiered approach (full repayment, partial/staggered repayment, and non-repayment) seems generally acceptable.
- For the partial/staggered repayment, I suggest 1/9 repayment for years 4-10 rather than 1/11. However, I am open to hearing more about where the 1/11 came from in your methodology. I am fine with dividing it 9 ways instead of 11 if it works for you.
- I want to see this park developed and if I have money in Urban Renewal I would give it to you. That is one of the reasons that I want the city to pay for the water line upgrade. That is something that the city needs to make sure it happens and it does not link to the park at all.

Thanks again for working with us on this. I look forward to seeing you at the meeting tomorrow. Best,

C

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**Clay Downing, AICP**

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**From:** Steve Dahl <Steve.Dahl@dundeecity.org>

**Sent:** Thursday, May 8, 2025 11:53 AM

**To:** Clay Downing <cdowning@cprdnewberg.org>

**Subject:** Outline of the MOU for financial support for Sander Estate Park

Clay,

Thanks for taking the time yesterday to meet with me concerning a bunch of topics. Below is my walk away from the meeting concerning Sander Estate Park. Please fill in any missing details or corrections if

22/24

you have a difference of opinion of what we agreed to.

The DURA and CPRD will enter into a Memorandum of Understanding (MOU) that will spell out the following ideas.

CPRD will build Sander Estate Park in four phases, these phases have been approved by the city council. The city through the Urban Renewal Agency, wished to help CRPRD develop the park. For the first phase, DURA will help fund the requirements the Council put on the development by helping to pay for the requirements. This could be through grants the city has applied for or through loans through DURA.

The council acting as the DURA board will decide what the city will supplement the budget for and how much will be that payment.

CPRD as asked for help with the following items.

Undergrounding of the utilities

Installing curb and gutter

Installing sidewalks

Doing the work to bring 5<sup>th</sup> Street up to code specifications

Installing the parking lot on the Sander side of 5<sup>th</sup> Street

Installing stormwater runoff of 5<sup>th</sup> Street.

Urban Renewal Currently does not have resources to help pay the request from CPRD.

City and CPRD Staff have meet and agreed to make the following recommendations to their respective boards.

DURA will refund CPRD investment in Sander Park in the following levels in investment in the Urban Renewal Area.

If DURA sees an increase of investment within the next three years of \$80 million dollars within the city's urban renewal area, DURA will refund to CPRD the amount agreed upon by the DURA board by going out and getting a bond and paying the grant in one payment. No interest or cost other than the payment will be charged.

If DURA within the next three years sees an increase in investment of between \$10 million to \$79 million the city at their option can pay the grant off at one time or can pay the grant out in the following manner: 1- 3 year no payment and no interest charged. Between years 4-10 a payment will be made on the grant money promised on a yearly basis based on 1/11th of the total amount of the grant plus interest in the amount of the west coast consumer price index. Between the years 11-15 the urban renewal agency will pay 2% plus the west coast consumer price index for the remainder of the grant amount.

If DURA sees an increase in investment of the Urban Renewal Area of \$10 million or less than the Dundee Urban Renewal Area doe not have to pay the grant amount.

The timeline starts for the payment of the grant when the first phase of the park is completed and all the receipts have been verified and payment to contractors have been made.

No payment will be required to be made or interest charged to the grant amount until the three-year mark agreed to by both agencies.

The City of Dundee and its urban renewal agency will not be responsible for any payment to contractors in relation to the grant.

The City of Dundee has applied for a Small City Allotment Grant to help pay for the road work in relation to this project. If the city receives the SCA grant it will turn over the grant amount when the city receives payment.

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