

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

REGULAR MEETING
OF
JULY 23, 2012

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Jim Wilcox

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier, Tim McGlothlin

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Community Development Director Dan Durow

CALL TO ORDER

The meeting was called to order by Chair Wilcox at 7:32 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Dick absent.

APPROVAL OF AGENDA

It was moved by Spatz and seconded by Wood to approve the agenda as presented. The motion carried unanimously, Dick absent.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Wood and seconded by McGlothlin to approve the minutes of the July 9, 2012 meeting. The motion carried unanimously, Dick absent.

EXECUTIVE SESSION

Chair Wilcox recessed the meeting to Executive Session in accordance with ORS 192.660 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions at 7:33 p.m.

Agency Member Dick in attendance at 7:40 p.m.

Reconvene to Open Session

The meeting reconvened to open session at 7:54 p.m.

DECISIONS FOLLOWING EXECUTIVE SESSION

It was moved by Ahier and seconded by Spatz to make the Granada Block Redevelopment Memorandum of Understanding a public document; refer it to the Urban Renewal Advisory Committee for comments and to meet on August 13, 2012 to consider approval of the Memorandum of Understanding. The motion carried unanimously.

Discussion With Granada Block Developers

Developers present were introduced: Michael Leash, Jason Pasternak, and Jens von Gierke. They reported the proposed hotel would have between 135 and 150 guest rooms, be five stories, with four of the stories being for guest rooms, two food and beverage areas, meeting space, a swimming pool, fitness center, business center and a large outdoor terrace area. In response to a question, it was noted the main entrance of the hotel would be on First Street, with an additional entrance on Second Street.

Ahier said he wanted to be sure the Developers understood that the Agency felt it was vital to maintain the historic character of the Granada Theater. Mr. Leash said they agreed with that philosophy and believed it was the crown jewel of the block. He said it was a very important piece of the project.

Mr. von Gierke provided background as to their research into the feasibility of the project and said they were very pleased with activities and other projects being developed in the area. He said they had been considering several hotel brands and were working with investors. Von Gierke said it was an excellent location and there was great potential. He expressed confidence in the project. Mr. von Gierke said he anticipated groups using blocks of rooms between 40 and 50, but could accommodate groups up to 100 rooms. He said the rooms would likely be used by business people during the week and tourists on the weekends. Von Gierke said it would bring a lot of business to downtown retail and restaurants and would attract new retail to the area as well.

Ahier asked how the project would proceed. City Manager Young said the Development and Disposition Agreement would be completed in September and when that was completed, demolition of the Recreation building could commence.

McGlothlin thanked the developer group for their work and said he was very impressed with the project. He said he felt confident about the project proceeding.

Wood said she appreciated that the preliminary drawings were complimentary to the historic features of the downtown.

Dick said he was excited about the project and said their success would be a success for The Dalles.

McGlothlin asked if there were plans for updating the old bank building. Mr. Leash said that building had not been included in the drawings submitted, but there were plans to update the building. He said he did not yet know the timing for upgrades to that building at this time.

Jason Pasternak said it was anticipated that the hotel would have 30 to 40 full time employees, and approximately 20 jobs in the restaurant. He said additional part-time employees would be needed for special events.

It was noted that once design and permitting were complete, it was estimated to take 14 to 16 months for construction, estimating completion in the Fall of 2014.

City Manager Young said the public parking structure was still being worked on and was planned to be placed on the current parking lot between Washington and Federal Streets, just west of the Transportation Center building. He said the time line would match up with the construction of the hotel project.

Mr. von Gierke said the new dock and festival park were great assets and congratulated the City for completing those projects.

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ADJOURNMENT

Being no further business, the meeting adjourned at 8:40 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Chair

ATTEST:


Julie Krueger, MMC, City Clerk