

## MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
JOINT WORK SESSION WITH URBAN RENEWAL ADVISORY COMMITTEE  
January 4, 2016

CITY COUNCIL CHAMBERS  
313 COURT STREET  
THE DALLES, OREGON

- PRESIDING:** Chair Steve Lawrence
- AGENCY PRESENT:** Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown, Taner Elliott
- COMMITTEE PRESENT:** Gary Grossman, Greg Weast, Atha Lincoln, John Nelson, Jennifer Dewey, Steve Kramer, John Willer
- STAFF PRESENT:** Interim City Manager Julie Krueger, Recording Secretary Izetta Grossman, Project Coordinator Daniel Hunter, Public Works Director Dave Anderson, Finance Director Kate Mast, Business Development Director Gary Rains

### CALL TO ORDER

The meeting was called to order by Chair Lawrence at 5:31 p.m.

### ROLL CALL

Roll call was conducted by Recording Secretary Izetta Grossman; Phil Lewis absent.

### DISCUSSION REGARDING URBAN RENEWAL PROJECTS

After discussion it was determined that to best proceed with planning for the Urban Renewal Agency staff would: schedule a meeting with Elaine Howard to provide more information to the group on Urban Renewal; research legality and options to present regarding different structures for the Urban Renewal Agency/Committee; review whether the Urban Renewal projects (once defined) will align with the City's goals and Comprehensive Plan; and research what total indebtedness is for the Urban Renewal Agency.

There was also discussion on having a bond attorney speak to the group at another time to assist the Agency in understanding Bonds.

**RECESS INTO AGENCY MEETING**

Work Session concluded at 6:55 p.m. Agency Board continued meeting for discussion of Exclusive Negotiation Agreement with Tokola Properties, Inc..

**EXCLUSIVE NEGOTIATION AGREEMENT**

Project Coordinator Daniel Hunter and Business Development Director Gary Rains reviewed the staff report.

Rains identified the next five steps as:

1. Sign the Exclusive Negotiation Agreement
2. Complete the Appraisal of Future Value (estimated cost of \$7,000). He said this appraisal would give answers needed to complete the Pre-determination letter for BOLI.
3. Send Pre-determination letter to BOLI.
4. Finalize Disposition and Development Agreement with developer.
5. Complete purchase of property (City purchases; Urban Renewal pays City back)

Rains said the purchase price of the Tony's building is \$450,000, this included two tax lots. He also said that a City/Urban Renewal contribution of over \$750,000 would trigger BOLI regulations. Rains said the target construction date is 2017.

It was moved by Miller and seconded by Elliott to approve that the Agency Manager proceed with an Exclusive Negotiating Agreement between the Agency and Tokola Properties and Design for the purpose of completing a mixed-use development in downtown The Dalles; and that the Urban Renewal Agency take the actions necessary to purchase the property for that development. The motion carried unanimously.

Being no further business, the meeting adjourned at 7:30 p.m.

Submitted by/  
Izetta Grossman  
Recording Secretary

SIGNED:

  
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Stephen E. Lawrence, Chair

ATTEST:

  
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Izetta Grossman, Recording Secretary