



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
CITY OF THE DALLES

AGENDA

Columbia Gateway Urban Renewal Agency
City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Meeting Conducted in a Handicap Accessible Room

Monday, May 23, 2016
Immediately Following City Council Meeting

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. Approval of April 25, 2016 Regular Meeting Minutes
5. PUBLIC HEARING
 - A. Public Hearing to Receive Testimony Regarding Proposed Fiscal Year 2016-17 Columbia Gateway Urban Renewal Agency Budget
 1. Resolution No. 16-002 Adopting the 2016-17 Fiscal Year Budget for the Columbia Gateway Urban Renewal Agency, Making Appropriations, and Authorizing Expenditures.
6. ADJOURNMENT

Prepared by:
Izetta Grossman
City Clerk

MINUTES

Columbia Gateway Urban Renewal Agency
City Hall Council Chambers
Monday, April 25, 2016
Immediately Following City Council Meeting

PRESIDING: Chair Steve Lawrence

AGENCY PRESENT: Dan Spatz, Tim McGlothlin, Linda Miller, Russ Brown,
Taner Elliott

COUNCIL ABSENT: None

STAFF PRESENT: City Manager Julie Krueger, City Clerk Izzetta Grossman,
Project Coordinator Daniel Hunter

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 7:00 p.m.

ROLL CALL

Roll call was conducted by City Clerk Izzetta Grossman; all members present

APPROVAL OF AGENDA

It was moved by Spatz and seconded by Elliott to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF MINUTES

It was moved by Miller and second by Brown to approve the April 4, 2016 Joint Work Session Minutes and the March 28, 2016 Regular Meeting Minutes. The motion carried unanimously.

ACTION ITEMS

Granada Block Proposals

Project Coordinator Hunter reviewed the staff report.

Chair Lawrence said the recommendation was from the Advisory Committee, and the City Attorney had said the rules were such the Agency Board could accept one of the proposals or reject all.

Chair Lawrence asked how the conditions would be set for the sale of the property. Hunter said that would happen at a later meeting.

Brown said at the Work Session it was decided to change the makeup of the Board. He said he would prefer to let that new Board make the decision.

City Manager Krueger said it could take a couple of months to prepare the ordinance. She said she would like a decision on the Request For Proposals (RFP) tonight.

Chair Lawrence said the Board could just decide on rejecting the RFP's.

Chair Lawrence invited the Attorney for the Granada Block Hotel Development group to speak. Brad Timmons said he was very new to the project, but he knew that both the developer and the Agency had put a lot of time and money into the project. He asked that while considering what to do next that the Agency negotiate with his client to see if a DDA could be reached. He asked that the project be kept alive.

Spatz said that Timmons served on the Board of the Gorge Community Foundation, of which he was the Executive Director. He said there was a potential conflict of interest, but there was no financial gain for him and he would participate in deliberations.

Spatz read a statement into the record (attached).

In response to a question Hunter said Timmons was referring to negotiation of a DDA, the City Attorney was referring to negotiating the RFP.

Chair Lawrence said an RFQ would require conditions. He said the Board didn't know what to ask for in an RFQ.

Spatz said the theatre historically didn't work as a stand-alone.

City Manager Krueger said that until the new board was established the current Board had an obligation to make decisions and run the business of the Agency.

Hunter reminded the Board that they had the authority to decide who purchased the properties.

It was moved by Spatz and seconded by Brown to reject all proposals and issue a Request for Qualifications (RFQ) for a hotel/conference center including all three buildings, the Granada, Recreation and Blue Building.

Hunter clarified that the properties included 11 tax lots.

Elliott asked for a timeline for the RFQ.

Spatz said staff would need to take time to create the RFQ. He said it should not preclude reorganization of the Agency Board.

Chair Lawrence said limiting the request for use of all three properties would foreclose others from making a success of the Theatre.

The motion failed. Brown and Spatz voting yes; Miller, Elliott, Lawrence, McGlothlin voting no.

Elliott asked if approving the staff recommendation would mean selling the properties together or separately. Hunter said that would be negotiated.

McGlothlin asked who would be negotiating.

Lawrence said staff would be negotiating.

It was moved by McGlothlin and seconded by Miller to reject all proposals in response to the RFP for the Granada Block Properties and sell the properties with conditions on redevelopment. The motion carried with Miller, Elliott, Lawrence and McGlothlin in favor; Brown and Spatz opposed.

ADJOURNMENT

Having no further business the meeting was adjourned at 7:40 pm.

Respectfully submitted:
Izetta Grossman
City Clerk

SIGNED: _____
Stephen Lawrence, Chair

ATTEST: _____
Izetta Grossman, City Clerk



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA STAFF REPORT

AGENDA LOCATION: Public Hearing #5-A

MEETING DATE: May 23, 2016

TO: Honorable Mayor and City Council

FROM: Kate Mast, Finance Director

ISSUE: Public Hearing on Columbia Gateway Urban Renewal District Approved Budget for FY16/17 as Required by Oregon Budget Law, and Consideration of Resolution No. 16-002 Adopting the FY16/17 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor

BACKGROUND: The Agency Budget Committee reviewed the proposed budget and approved that budget on May 2, 2016. The Urban Renewal Agency Board will hold the required Public Hearing on May 23, 2016, and will consider the proposed resolution adopting the budget on that same agenda.

BUDGET IMPLICATIONS: At this time staff has no recommendations for changes to the budget approved by the Urban Renewal Budget Committee. If staff should identify any changes that may be needed, they will inform the Board during the Public Hearing.

If the Board determines that changes are necessary, Oregon Budget Law allows a governing body, prior to final adoption, to make changes to a fund approved by the Budget Committee in the amount of \$5,000 or 10% of the operating portion of that Fund, whichever is greater. The operating portion includes the Personnel, Materials & Services, and Capital Outlay categories, but does not include Interfund Transfers, Contingencies, or Unappropriated amounts. If the changes the governing body wishes to make are greater than these limits allow, another Public Hearing must be held on June 13, 2016, with the required published notices, prior to adoption.

URBAN RENEWAL BOARD ALTERNATIVES:

1. **Staff recommendation:** *Hold the Public Hearing and Move to Adopt Resolution No. 16-002 Adopting the Fiscal Year 2016-2017 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.*
2. Make changes to the approved budget, subject to the limitations and requirements described above, and adopt the budget as amended.

RESOLUTION NO. 16-002

A RESOLUTION ADOPTING THE FISCAL YEAR 2016-2017 BUDGET FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY, MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR

WHEREAS, the Urban Renewal Budget Committee, on May 2, 2016, solicited public comment on the proposed budget and approved a balanced budget for FY16/17; and

WHEREAS, in accordance with State Law, the Urban Renewal Board of Directors held a Public Hearing on the approved budget on May 23, 2016; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. Adoption of the Budget for FY16/17.

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2016-2017 in the total of **\$3,358,655**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2016 and for the purposes shown below are hereby appropriated:

Capital Projects Fund (200)	
Columbia Gateway Urban Renewal Operations	\$ 1,755,479
Debt Service Fund (210)	
Debt Service	\$ 1,603,176
Total Appropriations, All Funds	<u>\$ 3,358,655</u>

Section 2. Certifying to County Assessor.

The Board of Directors of the Columbia Gateway Urban Renewal Agency resolves to certify to the County Assessor, for the Columbia Gateway Downtown Plan Area, a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article XI, of the Oregon Constitution and ORS Chapter 457.

PASSED AND ADOPTED THIS 23rd DAY OF MAY, 2016.

Voting Yes: _____

Voting No: _____

Absent: _____

Abstaining: _____

AND APPROVED BY THE CHAIR OF THE BOARD THIS 23rd DAY OF MAY 2016.

SIGNED:

ATTEST:

Stephen E. Lawrence, Chair

Izetta Grossman, City Clerk