



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

**SPECIAL MEETING MINUTES**  
**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD**

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, January 30, 2018**

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

**CALL TO ORDER**

Vice Chair Miller called the meeting to order at 5:30 p.m.

**ROLL CALL**

Present: Scott Baker, Staci Coburn, Linda Miller, Steve Kramer, and Darcy Long-Curtiss

Absent: Taner Elliott, Chuck Raleigh, John Fredrick and Kathleen Schwartz

Staff Present: Planning Director and Urban Renewal Manager Steve Harris and City Attorney Gene Parker

In Attendance: Six

**PLEDGE OF ALLEGIANCE**

Vice Chair Miller led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Board Member Long-Curtiss moved to approve the agenda; Board Member Kramer seconded the motion. The motion passed unanimously.

**PUBLIC COMMENTS**

None.

**ACTION ITEM**

**Exclusive Negotiation Agreement with GBHD, LLC**

Director Harris presented the staff report. In response to a Board Member's request, Harris provided correspondence from the applicant that was previously distributed to the Board. Also provided was an aerial photo of property owned or controlled by the applicant and property owned by Urban Renewal.

City Attorney Parker reviewed the Exclusive Negotiating Agreement.

Discussion topics covered the sound wall, parking, land appraisal, and a reversal clause.

The applicant, Michael Leash, stated he would not ask for anything that would in any way delay the beautification of First Street.

Board Member Long-Curtiss moved to authorize the Chair to enter into an Exclusive Negotiating Agreement with GBHD, LLC for the purpose of negotiating the terms of a Development and Disposition Agreement for property located at 200 Union Street and the Urban Renewal Agency-owned property described as Assessor's Map No. 01N-13E-03-BA-01200-00. Board Member Coburn seconded the motion.

Board Member Kramer said he was concerned about the number of board members able to attend the meeting. His concern was shared by Board Member Baker.

Board Member Long-Curtiss stated the project was initially presented in February 2017; a timely response was necessary.

The vote on the motion was 3-2; Miller and Baker opposed, Elliott, Fredrick, Raleigh and Schwartz absent.

Board Member Kramer said the Agency needed a work session to get a direction. He said if the full Board been in attendance, the vote probably would have been different.

Attorney Parker expressed his concern regarding the vote. Board Member Long-Curtiss asked if there was an attendance policy. Attorney Parker stated there was no such provision in the ordinance currently. He further stated it normally takes five members to make a vote; five positive votes were necessary to make the motion official.

Baker stated it was unclear to him if a yes vote on one project would mean no to another project. He said the financial information helped tremendously, but a work session for the Board to evaluate a proposal against a long-term vision for downtown would help speed each subsequent application.

Director Harris stated Staff was working on the three short-term priorities identified by the Board. They were the Tokola mixed use project, the Leash hotel proposal, and the First Street Streetscape project. Harris urged the Board to share any dissenting or minority opinions.

Board Member Long-Curtiss said the vote was on the Exclusive Negotiating Agreement, not the Disposition and Development Agreement (DDA). In the past the Board voted to direct Staff to work with Mr. Leash on the ENA. Long-Curtiss stated the vote could be brought up again.

### **STAFF COMMENTS**

Attorney Parker stated the Tokola DDA was delayed by outstanding issues. His goal is to address the remaining issues and present a comprehensive package to the Board.

Director Harris said the February 20, 2018 meeting would include the Tokola DDA and return with the Leash ENA. The meeting with the Board and the Agency Budget Committee originally scheduled for February 20 would be rescheduled.

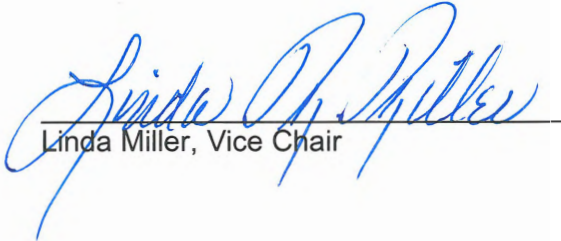
### **BOARD MEMBER COMMENTS**

None.

**ADJOURNMENT**

Vice Chair Miller adjourned the meeting at 6:15 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary



Linda Miller, Vice Chair