IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, January 31, 2017

5:30 pm

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

I. CALL TO ORDER

The meeting was called to order by Board Member Kramer.

II. ROLL CALL

Present: Scott Baker, Taner Elliott, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller

Absent: Staci Coburn, John Willer

Present Staff: Urban Renewal Manager Steve Harris, City Attorney Gene Parker

III. ELECTION OF OFFICERS

Agency Manager Harris opened the floor for nominations for Board Chair. Board Member Miller nominated Taner Elliott for Chair. Board Member Long-Curtiss nominated herself. Board Member Miller motioned to close nominations. Board Member Elliott seconded the motion. The Board voted to approve the motion, Long-Curtis opposed.

The Board motioned to appoint Taner Elliott Board Chair. The Board approved the motion (5-1), Long-Curtiss opposed.

Chair Elliott opened the nominations for Vice Chair. Board Member Kramer nominated Long-Curtiss. Board Member Baker seconded the motion.

Board Member Fredrick nominated Board Member Linda Miller. Chair Elliott seconded the motion.

Board Member Kramer motioned to close the nominations for Vice Chair. Board Member Baker seconded the motion and the Board voted unanimously to close.

The Board approved Linda Miller as Vice Chair (4-2). Chair Elliott motioned for those in favor of approving Linda Miller as Vice Chair. Board Members Fredrick, Baker, Miller and Elliott voted in favor. Board Members Kramer and Long-Curtiss were opposed.

Chair Elliott motioned for those in favor of Darcy Long-Curtis for Vice Chair. Board Members Kramer and Long-Curtiss voted in favor. Board Members Miller, Baker, Fredrick, and Elliott were opposed.

IV. APPROVAL OF AGENDA

Vice Chair Miller motioned to approve agenda as written. Board Member Kramer seconded the motion and it was approved unanimously by the Board.

V. APPROVAL OF MINUTES – January 31, 2017

The Board discussed the last meeting date and whether it was appropriate to approve the minutes of the disbanded Urban Renewal Advisory Committee. Board Member Long-Curtiss added that she believed that "Robert's Rules" stated that you had to just be able to read and agree with written minutes in order to approve. City Attorney Parker said he would find the proper procedure and get back to the Board with the decision.

VI. PUBLIC COMMENTS

Chair Elliott asked if there were any public comments. There were none.

VII. ACTION ITEM 7A

Urban Renewal Manager Harris congratulated the newly elected Chair and Vice Chair and welcomed all the Board members to the newly formed Urban Renewal Agency Board.

He asked the Board if they had to time to look over an addendum that had been emailed later than the original packet. They indicated they had and Chair Elliott asked that item 7B be added to the agenda.

Urban Renewal Manager Harris then introduced the grant application before the Board. The application was for the The Dalles Area Chamber of Commerce for Facade Improvement. Manager Harris noted that after reviewing the application and the facade improvement criteria he believed the amount and features the Chamber requested was within the parameters with some exceptions.

Manager Harris gave a presentation that included historical and present day photos of The Dalles Area Chamber of Commerce, and also included the proposed plans and illustration of the facade.

Lisa Farquharson, The Dalles Area Chamber of Commerce

Farquharson stated that she was submitting a new rendering of facade improvements for the record. The renderings now included the addition of changes to the staff entrance, which was currently made of wood and deteriorating. Measurement corrections were included. See Exhibits 1 and 2.

Farquharson spoke of the need for some of the facade improvements, particularly addition of the ADA compliant ramp. The Chamber of Commerce would obtain metal lettering to mimic the historic lettering on the building as well. She said that the staff was looking forward to the new clean look that so closely followed the historical design.

Although fencing was not allowable under the grant, Farquharson added that the Chamber had hoped to fence in the parking lot and adjacent grounds, improving safety and making the park more family friendly.

Board Member Fredrick asked if the requested amounts included an asbestos or lead impact quote. Farquharson said it did not; previous repairs had been made on the building with no issues.

Chair Elliott asked Manager Harris to clarify the grant amount based on eligible components. Manager Harris noted a discrepancy in the total grant amount. Approved improvements would total $38,417, not $38,175.

Chair Elliott stated that Staff offered four options: 1) to approve the amount modified from $38,175 to $38,417; 2) request the Chamber to resubmit; 3) to deem it ineligible; 4) to deny the grant request. Chair Elliott then invited discussion.

Board Member Baker asked City Attorney Parker if he was comfortable with the first option. Parker stated that modifications were in line with what the grant would cover. Vice Chair Miller stated she liked the modifications and agreed with the necessary improvements. She also agreed with items removed from consideration.

Board Member Long-Curtiss moved to accept Staff Option 1 with modified amount of $38,417. Board Member Baker seconded the motion. Motion passed unanimously.

Items approved by the Board:

Concrete ADA Entry	$22,255	
Building Lighting	2,500	
Façade and Window Repair	8,988	
Building Signage	1,443	
Flag Pole	1,470	
Kiosk	1,861	
	$38,517	(Corrected Amount)

Items not approved:

Fencing	$13,572
Landscaping	1,460
Parking Lot	21,800
Architect	1,000

The Public Meeting was closed.

Vice Chair Miller said that the building needed to be improved and she liked what had been presented.

Board Member Long-Curtiss motioned for the application to be approved with the modified amount. Board Member Baker seconded the motion. Board approved the application unanimously.

Action Item 7B

Action Item 7B is an extension of exclusive Negotiation Agreement with Tokola Properties for redevelopment of the Tony's Building properties.

City Attorney Parker addressed the Board about a private partnership the Urban Renewal Advisory Committee had approved. The agreement had expired before negotiations were completed, and the City was asking the Board for an

extension in order to continue negotiations with the contractor to jointly develop a piece of City property. The current figure of the construction was $1.8 million, but the City was not committed to the sum. He said he needed Board approval to continue the talks.

Chair Elliott inquired if the company or the City set the 120 day extension. City Attorney Parker said it was mutually agreed upon and would give both entities time to work out issues.

Chair Elliott then asked if there had been negotiations within the last 90 days. City Attorney Parker said that there had been no formal negotiations.

Board Member Fredrick expressed concern that with an exclusive rights clause, the City would be left on the hook for expenses should the company drop out. He asked if Tokola had a personal stake in the project. City Attorney Parker said that they did not have an escrow, but the failure of the negotiations would represent a large amount of time lost for both entities.

Board Member Fredrick asked if there was currently any City money tied to the project. City Attorney Parker said that there was a small risk yet they were confident in the developer. He added it was in the City's best interest to see the site developed.

Board Member Long-Curtis asked if the extensions were approved and the negotiations were not finished would there be another request for extension. City Attorney Parker indicated that was the reason for asking for simultaneous approval of two periods, so he would not have to return to the Board for approval.

Chair Elliott asked if the Board would be able to see the figures and developments of the negotiations at the next meeting. City Attorney Parker said that it would be an executive session, and would in all likelihood not be next month.

Chair Elliott asked if they could shorten the negotiation period. City Attorney Parker said that would require a contractual change.

Manager Harris said it was not uncommon for these negotiations to require extensions. He asked if it would be satisfactory for the Board to see the progress at the end of the first period in addition to any executive session scheduled.

Board Member Baker asked if the extension could be worded "not to exceed 240 days," and if at that time should the project fail on either party's behalf both parties could walk away. Board Member Baker's concern was that the City would be tied to the extension in spite of difficulties that could not be overcome. Manager Harris believed that either party could terminate at any time. City Attorney Parker stated that provision was not included, possibly as incentive for both parties to reach an agreement.

Chair Elliott stated the Board was presented with two alternatives, with the possibility of a third alternative. One alternative would be to approve one extension with the option to approve a second. Board Member Kramer suggested and extension for a 240 day period for the exclusive right with the

termination clause for either party. City Attorney Parker stated the second option would be a contractual change and the developer would have to agree.

Board Member Fredrick motioned for the approval of two 120-day extensions. Vice Chair Miller seconded; the motion passed unanimously.

VIII. STAFF COMMENTS

Board Member Fredrick asked if once the Chamber façade was complete, would the tax base increase and funds return. Chair Elliott stated he thought that would be a question for the Tax Assessor's office.

City Attorney Parker stated that although the tax base may be frozen, the other agencies would benefit based on increased value. It was determined that the Chamber is a 501(c)6 and non-profit. The Planning Department indicated they would work City Attorney Parker and the Assessor's office to answer Board Member Fredrick's question.

Board Member Kramer asked if he could see the ordinances that gave the Board it's authority to spend this money. City Attorney Parker stated that the Columbia Gateway Urban Renewal Agency is now its own legal entity with the authority to allocate funds. City Attorney Parker will provide ordinances, and bylaws if applicable, to the Board.

Chair Elliott suggested a binder with bylaws and procedures for all of the Board members. The Planning Department agreed.

Board Member Fredrick wished to see a cost benefit analysis detailing possible tax benefits along with the application to better weigh the benefits of approval for Tony's Building. City Attorney Parker indicated the projections could be nebulous but he could work with the assessor to add it to the applications. Board Member Long-Curtiss stated difficulties with an analysis prior to plans being completed.

IX. ADJOURNMENT

Chair Elliott adjourned the meeting at 6:40 pm.

Respectfully submitted by Planning Secretary Paula Webb.

Taner Elliott, Chair