



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, February 21, 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 Vice Chair Miller at 5:30pm.

II. ROLL CALL

Present: Scott Baker, Staci Coburn, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller, Chuck Raleigh, John Willer

Absent: Taner Elliott

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker, Finance Director Kate Mast, Incoming Finance Director Angie Wilson, Human Resources Director Daniel Hunter

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Manager Harris included an action item to elect a Budget Officer for the Urban Renewal Agency Board. Board Member Kramer moved to pass the amended agenda, Board Member Fredrick seconded. The amended agenda was passed unanimously.

V. APPROVAL OF MINUTES

Board Member Kramer moved to pass the minutes of January 31, 2017, Board Member Fredrick seconded; the minutes passed unanimously.

VI. PUBLIC COMMENTS

None.

VII. ORIENTATION

Manager Harris provided an orientation on the new Urban Renewal Agency Board. The Urban Renewal Agency consisted previously of the Board and an Advisory Committee. As directed by City Council, the Advisory Committee has been eliminated.

Finance Director Mast presented background information on the budget process, stating that the new budget may not be discussed prior to its approval.

Director Mast informed the Board that to comply with Oregon law a new Budget Officer must be appointed. The Budget Officer is responsible for complying with Oregon Budget Law, guiding Staff in preparing the budget, and going through the budget process. Director Mast recommended Manager Harris be appointed as Budget Officer.

Vice Chair Miller called for a motion. Board Member Frederick motioned that Steve Harris be appointed Budget Officer, Board Member Long-Curtiss seconded, motion passed unanimously.

Director Mast advised the budget meeting will be held April 18, 2017. Mast recommended that April 18<sup>th</sup>, 19<sup>th</sup> and 21<sup>st</sup> be reserved to complete the budget meeting. She suggested that questions be submitted prior to the meeting.

Manager Harris stated the current Urban Renewal budget is approximately 3.3 million dollars per year, divided between debt service and on-going operations expenditures for various programs. He stated one purpose of the Agency is to act as a catalyst in order for private investment to come into the urban renewal area. Another purpose is to provide funds for loan and grant programs.

Director Hunter provided background on major projects such as the Commodore II Building, the Flour Mill and Second Street Streetscapes.

Director Harris stated there has been just over \$85 million in economic activity as a result of direct and indirect Urban Renewal expenditures, with over \$51 million contributed by the private sector.

Director Hunter stated funds remain available for future projects.

#### VIII. ACTION ITEM

*Authorization for Extension of Exclusive Negotiating Agreement with Charles Gomez Production for Redevelopment of Granada Theatre*

City Attorney Parker stated the initial agreement will expire on March 13, 2017. Staff requested a 240-day extension of the agreement.

City Attorney Parker stated the project has been delayed by several factors such as a Phase I Environmental Impact Study, weather, an Asbestos Survey and the existence of an underground storage tank in close proximity to a sewer line.

Vice Chair Miller invited discussion.

Board Member Kramer asked who was on the Executive Team. City Attorney Parker replied primarily City Manager Julie Krueger and himself.

Board Member Fredrick had a concern with protocol. He stated that a decision made at a later date provided the Board with time to reflect and make inquiries. City Attorney Parker stated delays contributed to the current extension request yet the Board had the authority to deny the request.

Board Member Long-Curtiss motioned to approve the extension request; Board Member Kramer seconded. Motion passed unanimously.

IX. STAFF COMMENTS

City Attorney Parker informed the Board that the proposed Development and Disposition Agreement (DDA) would be sent to Mr. Gomez on February 22, 2017, along with the Phase I study.

Vice Chair Miller inquired about any work being done or feedback regarding the other two properties in the Granada block. City Attorney Parker replied one agreement would expire the next week but there was continued interest in the buildings.

Next Meeting Date: March 21, 2017

X. BOARD MEMBERS COMMENTS OR QUESTIONS

Board Member Fredrick inquired about interest in the Blue Building. City Attorney Parker did not have specifics at that time.

Board Member Baker stated in order to eliminate problems it would be beneficial to have contractual services provide more complete information to prospective purchasers.

XI. ADJOURNMENT

Vice Chair Miller adjourned the meeting at 6:34pm.

Respectfully submitted by Planning Secretary Paula Webb.

  
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Vice Chair Linda Miller