

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 Izetta 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 Izetta 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.

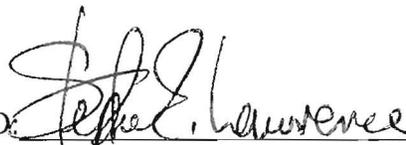
Lawrence said staff would be negotiating.

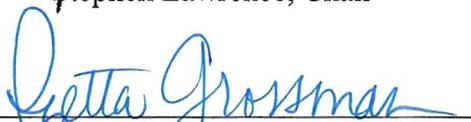
It was moved by McGlothlin and seconded by Miller to reject all proposals in response to the RFP for the Granada Block Properties and sell the properties with conditions on redevelopment. The motion carried with Miller, Elliott, Lawrence and McGlothlin in favor; Brown and Spatz opposed.

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