

## MINUTES

Columbia Gateway Urban Renewal Agency  
City Hall Council Chambers  
Monday, May 23, 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. Finance Director Kate  
Mast

### **CALL TO ORDER**

The meeting was called to order by Chair Lawrence at 6:24 p.m.

### **ROLL CALL**

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

### **APPROVAL OF AGENDA**

Chair Lawrence added Action Item 5-A Request for Amendments to Land Sale Contract and Loan Agreement for Sunshine Mill Property.

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

### **APPROVAL OF MINUTES**

It was moved by Miller and second by McGlothlin to approve the April 25, 2016 Regular Meeting Minutes. The motion carried unanimously.

## **ACTION ITEMS**

### **Request for Amendments to Land Sale Contract and Loan Agreement for Sunshine Mill Property**

City Attorney Parker reviewed the staff report.

Chair Lawrence asked if the terms of default carried into the new amendment.

Parker said it could be clarified.

Chair Lawrence said he had toured the vineyard and found it to be well run, first class operation. He said Sunshine Mill had a temporary cash flow issue, and that it should be made clear that payment was expected on the payment plan.

It was moved by Spatz and seconded by McGlothlin to approve the revised payment plan for the installment payment due May 15, 2016 in the amount of \$100,000 proposed by Discover Development LLC, dba Sunshine Mill, and authorize the execution of the Fourth Amendment to the Loan Agreement and the Second Amendment to the Land Sale Contract for the Sunshine Mill Property, with the additional interest option and clarifying default clause carrying through to the Fourth Amendment. The motion carried unanimously.

## **PUBLIC HEARING**

### **Public Hearing to Receive Testimony Regarding Proposed Fiscal Year 2016-17 Columbia Gateway Urban Renewal Agency Budget**

Chair Lawrence opened the public hearing.

Finance Director Mast reviewed the staff report noting the beginning fund balance would be reduced due to the repayment decision that the Agency made regarding repayment of the Sunshine Mill loan.

Hearing no comments Chair Lawrence closed the public hearing.

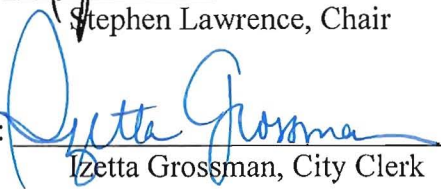
It was moved by Elliott and seconded by McGlothlin to adopt Resolution No. 16-002 Adopting the 2016-17 Fiscal Year Budget for the Columbia Gateway Urban Renewal Agency, Making Appropriations, and Authorizing Expenditures as amended. The motion carried unanimously.

**ADJOURNMENT**

Having no further business the meeting was adjourned at 6:39 pm.

Respectfully submitted:  
Izetta Grossman  
City Clerk

SIGNED:   
Stephen Lawrence, Chair

ATTEST:   
Izetta Grossman, City Clerk

**Current Payment Schedule**

Pmt #	Pmt Date	Beginning Balance	Scheduled Int Pmt	Scheduled Prin Pmt	Ending Balance
1	12/15/2014	600,000.00	2,625.00		600,000.00
2	1/15/2015	600,000.00	2,625.00		600,000.00
3	2/15/2015	600,000.00	2,625.00		600,000.00
4	3/15/2015	600,000.00	2,625.00		600,000.00
5	4/15/2015	600,000.00	2,625.00		600,000.00
6	5/15/2015	600,000.00	2,625.00	150,000.00	450,000.00
7	6/15/2015	450,000.00	1,968.75		450,000.00
8	7/15/2015	450,000.00	1,968.75		450,000.00
9	8/15/2015	450,000.00	1,968.75		450,000.00
10	9/15/2015	450,000.00	1,968.75		450,000.00
11	10/15/2015	450,000.00	1,968.75		450,000.00
12	11/15/2015	450,000.00	1,968.75		450,000.00
13	12/15/2015	450,000.00	1,968.75		450,000.00
14	1/15/2016	450,000.00	1,968.75		450,000.00
15	2/15/2016	450,000.00	1,968.75		450,000.00
16	3/15/2016	450,000.00	1,968.75		450,000.00
17	4/15/2016	450,000.00	1,968.75		450,000.00
18	5/15/2016	450,000.00	1,968.75	100,000.00	350,000.00
19	6/15/2016	350,000.00	1,531.25		350,000.00
20	7/15/2016	350,000.00	1,531.25		350,000.00
21	8/15/2016	350,000.00	1,531.25		350,000.00
22	9/15/2016	350,000.00	1,531.25		350,000.00
23	10/15/2016	350,000.00	1,531.25		350,000.00
24	11/15/2016	350,000.00	1,531.25		350,000.00
25	12/15/2016	350,000.00	1,531.25		350,000.00
26	1/15/2017	350,000.00	1,531.25		350,000.00
27	2/15/2017	350,000.00	1,531.25		350,000.00
28	3/15/2017	350,000.00	1,531.25		350,000.00
29	4/15/2017	350,000.00	1,531.25		350,000.00
30	5/15/2017	350,000.00	1,531.25	350,000.00	-

**Proposed Payment Schedule**

Pmt #	Pmt Date	Beginning Balance	Scheduled Int Pmt	Scheduled Prin Pmt	Ending Balance
1	12/15/2014	600,000.00	2,625.00		600,000.00
2	1/15/2015	600,000.00	2,625.00		600,000.00
3	2/15/2015	600,000.00	2,625.00		600,000.00
4	3/15/2015	600,000.00	2,625.00		600,000.00
5	4/15/2015	600,000.00	2,625.00		600,000.00
6	5/15/2015	600,000.00	2,625.00	150,000.00	450,000.00
7	6/15/2015	450,000.00	1,968.75		450,000.00
8	7/15/2015	450,000.00	1,968.75		450,000.00
9	8/15/2015	450,000.00	1,968.75		450,000.00
10	9/15/2015	450,000.00	1,968.75		450,000.00
11	10/15/2015	450,000.00	1,968.75		450,000.00
12	11/15/2015	450,000.00	1,968.75		450,000.00
13	12/15/2015	450,000.00	1,968.75		450,000.00
14	1/15/2016	450,000.00	1,968.75		450,000.00
15	2/15/2016	450,000.00	1,968.75		450,000.00
16	3/15/2016	450,000.00	1,968.75		450,000.00
17	4/15/2016	450,000.00	1,968.75		450,000.00
18	5/15/2016	450,000.00	1,968.75	15,000.00	435,000.00
19	6/15/2016	435,000.00	1,903.13	10,000.00	425,000.00
20	7/15/2016	425,000.00	1,859.38	10,000.00	415,000.00
21	8/15/2016	415,000.00	1,815.63	10,000.00	405,000.00
22	9/15/2016	405,000.00	1,771.88	10,000.00	395,000.00
23	10/15/2016	395,000.00	1,728.13	15,000.00	380,000.00
24	11/15/2016	380,000.00	1,662.50	10,000.00	370,000.00
25	12/15/2016	370,000.00	1,618.75	10,000.00	360,000.00
26	1/15/2017	360,000.00	1,575.00	10,000.00	350,000.00
27	2/15/2017	350,000.00	1,531.25		350,000.00
28	3/15/2017	350,000.00	1,531.25		350,000.00
29	4/15/2017	350,000.00	1,531.25		350,000.00
30	5/15/2017	350,000.00	1,531.25	350,000.00	-