

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
OF
JULY 28, 2014

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin, Linda Miller

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 8:25 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; all members present.

APPROVAL OF AGENDA

It was moved by Wood and seconded by McGlothlin to approve the agenda as presented. The motion carried unanimously.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Wood and seconded by Dick to approve the minutes of June 9, 2014 regular Agency meeting. The motion carried unanimously.

ACTION ITEMS

Request by Northern Wasco County Parks & Recreation District for Funding to Construct the Swimming Pool

City Manager Young reviewed the staff report.

Parks and Recreation District Board Member Nikki Lesich and Architect Mark Seger provided an update on the time line for construction of the swimming pool. Mr. Seger said the project was now moving forward quickly with fencing having been installed and pre-construction work starting. He said the first phase, including permits, preparation work and demolition, would be receive bids on August 6, with a contract awarded just a couple of days after bids opened. He said the second phase for the remainder of the work would be awarded early September with work would continuing on through the year. He said the expected opening of the new facility was Memorial Day, 2015.

Mr. Seger explained the proposed splash park would replace the current wading pool. He said funding assistance from Urban Renewal would help to install a large slide and climbing wall and said the existing playground equipment would remain at the park.

McGlothlin questioned why it had taken such a long time to get the bids out for the project. Seger said the project that was approved by the voters needed to be designed and engineered. He said there were many unknown factors and the process had moved forward slowly. Seger noted the contract was in the style of Construction Manager/General Contractor.

It was moved by Wood and seconded by Spatz to approve the request of \$220,000 for Northern Wasco County Parks & Recreation District Thompson Pool Project alternate features to include a slide, climbing wall, shade and other enhanced landscaping if current project funding is not sufficient to pay for the cost of those projects, pending the adoption of the Thompson Pool Project into the Columbia Gateway Urban Renewal Agency Plan through a minor amendment.

Chair Lawrence said this request appeared to be for additional features, not originally approved by the bond measure. He said he was concerned about depleting opportunity project funds and didn't think the District should ask for more than what the bond approved. He asked if the District also planned to use funds from the Enterprise Zone fees toward construction of the facility.

City Manager Young said it had been stated at the Advisory Committee meeting that the District had always intended to have the requested improvements, but that costs were increasing and they may not have enough money to install all the features.

District Board Member Lesich said the amenities were always planned. Chair Lawrence asked if the amenities had been included in the bond measure. Lesich said some had been and others had not because the entire project was undefined at that time.

City Manager Young said Parks and Recreation District Manager Green had told the Urban Renewal Advisory Committee that they were approximately \$350,000 short and anticipated using \$100,000 of the funds from the Enterprise Zone agreement, \$30,000 from an aquatic group, and requested \$220,000 from Urban Renewal.

Chair Lawrence asked how Urban Renewal would fund the request if property sales didn't occur as planned, to use for the projects. City Manager Young said the Urban Renewal Agency had the ability to borrow up to 1.3% of its annual tax revenue if needed and it could be repaid with future revenue and payments made from property sales.

Lawrence asked if an amendment to the Plan was required. City Attorney Parker said the Plan would require a minor amendment to add the project.

The motion to approve the request of \$220,000 for Northern Wasco County Parks & Recreation District Thompson Pool Project alternate features to include a slide, climbing wall, shade and other enhanced landscaping if current project funding is not sufficient to pay for the cost of those projects, pending the adoption of the Thompson Pool Project into the Columbia Gateway Urban Renewal Agency Plan through a minor amendment was voted on and carried unanimously.

Update Regarding Granada Block Redevelopment Project

Michael Leash provided booklets of the Granada Block hotel and redevelopment floor plans and area breakdown. He also provided copies of letters concerning financing of the project. He reviewed the information and provided a PowerPoint presentation. It was noted they planned to apply for the Hilton Gardens process in 30 to 45 days. Leash said a lot of progress had been

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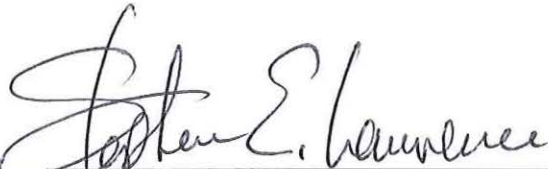
made. Jens von Gierke said they were on schedule to have financing in place by the end of the year.

ADJOURNMENT

Being no further business, the meeting adjourned at 9:32 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Chair

ATTEST:



Julie Krueger, MMC, City Clerk