

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
OF
OCTOBER 27, 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, Administrative Fellow Daniel Hunter, Finance Director Kate Mast

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 5:45 p.m.

ROLL CALL

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

PRESENTATIONS

2013-14 Audit Presentation

Tonya Moffit, Merina and Company, provided a review the 2013-14 audit. She said a clean opinion was issued, noted one policy change (GASB 65) regarding bond issue costs.

It was moved by Spatz and seconded by Miller to accept the 2013-14 fiscal year audit. The motion carried unanimously.

RECESS

The meeting was recessed to return to the business of the City Council meeting agenda.

RECONVENE

The meeting reconvened at 7:25 p.m.

Agency member Spatz was absent.

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Dick and seconded by Miller to approve the minutes of the October 13, 2014 Agency meeting. The motion carried unanimously, Spatz absent.

DISCUSSION ITEMS

Granada Block Redevelopment Update

Michael Leash summarized a recent press release regarding the project, noting the projected employment would be between 170 and 180 employees, including construction, hotel, restaurant, convention center and Granada Theater and café. He said there would also be jobs created with the construction of the parking structure. Leash pointed out the projected payroll would exceed \$3 million annually, and it was expected an average revenue of \$7,000 to \$10,000 per day would be generated in food and beverage business for the downtown area.

Mr. Leash said the press release would generate stories in Oregon Business magazine, local radio stations, the Daily Journal of Commerce, Oregonian and would be promoted by Weinstein Public Relations.

Jason Pasternak reported that the market study and financial projections had recently been updated with very positive results. He said the addition of the Fairfield Inn to The Dalles had helped improve the market. Pasternak said the Hilton continued to have a very strong interest and said TPG, the management company and Concept Entertainment, the food and beverage providers were still involved.

Chair Lawrence noted the letter provided from the Hilton had been dated in July, 2014. Mr. Pasternak said they had spoken with Mr. Speer, who confirmed the Hilton's continued interest in the project. Chair Lawrence asked when Rapoza would make formal application to the Hilton. Pasternak said they hoped to have the funding to purchase the properties and submit the application to Hilton by the end of the year.

Lawrence asked if the summary statement of assumptions could be provided to the Agency for review. Mr. Leash said much of the information was confidential. Mr. Pasternak said the document could be shared. He said they had provided it to the City Manager for review.

City Manager Young said he had reviewed the document and he had no concerns about what was in the document.

Chair Lawrence asked if the time frame for processing the Hilton application was still three to six months. Mr. Pasternak said the process would take approximately 60 days to submit and receive initial approval.

Reynold Roeder, Roeder and Company, provided an overview of new market tax credits and expressed confidence that this project would qualify for and receive the tax credit equity of up to \$1.6 million.

Marvin Kau addressed the Agency, explaining the concept of EB5 financing, saying he expected it to be a very successful way to finance the project. He said hotel projects were very popular with foreign financing. Mr. Kau said he would expect this portion of the funding to be in place in April or May of 2015. In response to a question, Kau said there was currency control in China, but they had programs that allowed them to invest.

Michael Leash noted the underground parking area would have 44 parking spaces. He said since they had learned they could dig down one meter, they would be able to accommodate some parking on-site. He thanked the Agency for their continued support of the project.

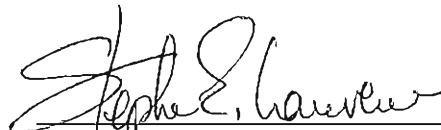
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ADJOURNMENT

Being no further business, the meeting adjourned at 8:03 p.m.


Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Stephen E. Lawrence, Chair

ATTEST:



Julie Krueger, MMC, City Clerk