



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 20, 2018

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

CALL TO ORDER

Vice Chair Miller called the meeting to order at 5:30 p.m.

ROLL CALL

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

Absent: Taner Elliott

Staff Present: Planning Director and Urban Renewal Manager Steve Harris, City Attorney Gene Parker and Finance Director Angie Wilson

In Attendance: 34

PLEDGE OF ALLEGIANCE

Vice Chair Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA

Board Member Long-Curtiss moved that Action Item IX. B. Authorization to enter into an Exclusive Negotiating Agreement with GBHD, LLC, be addressed before recess to Executive Session. Board Member Kramer seconded the motion. The motion passed unanimously.

ELECTION OF OFFICERS

Vice Chair Miller opened the floor for nominations for Board Chair.

Board Member Kramer nominated Linda Miller for Chair; Board Member Fredrick seconded the nomination.

Board Member Miller nominated Taner Elliott for Chair; Board Member Kramer seconded the nomination.

Board Member Kramer moved to close nominations; Board Member Raleigh seconded the motion.

The nomination of Linda Miller for Chair passed 5-2, Long-Curtiss and Schwartz opposed, Miller abstained, Elliott absent.

The nomination of Taner Elliott for Chair failed 7-1; Schwartz in favor, Elliott absent.

Board Member Fredrick nominated Taner Elliott for Vice Chair; Board Member Coburn seconded the nomination.

Board Member Kramer moved to close nominations; Board Member Baker seconded the motion.

The nomination of Taner Elliott for Vice Chair passed 7-1; Long-Curtiss opposed, Elliott absent.

APPROVAL OF MINUTES

Board Member Long-Curtiss made a correction to the minutes of January 30, 2018. Long-Curtiss stated paragraph 10 under Exclusive Negotiating Agreement with GBHD, LLC, should state that Attorney Parker expressed his concern about the vote prior to Long-Curtiss asking about the attendance policy.

Board Member Kramer moved to approve the January 16, 2018, minutes as written and the January 30, 2018, minutes as corrected. Board Member Long-Curtiss seconded the motion; the motion passed unanimously, Elliott absent.

PUBLIC COMMENTS

Steve Lawrence, 2017 View Court, The Dalles, Oregon

Lawrence encouraged the Board to approve the Development and Disposition Agreement with Tokola.

Dillon Melady, Project Manager, Blue Zones Project, 3591 Klindt Drive, The Dalles, Oregon

Melady stated the Blue Zones Built Environment Committee had identified the First Street area as a potential marquee project. Melady felt the GBHD project would help beautify and add value to First Street.

Attorney Parker suggested the comments on the GBHD project be held until that Action Item was addressed. Chair Miller concurred.

ACTION ITEM

Exclusive Negotiation Agreement with GBHD, LLC

Director Harris presented the staff report.

Board discussion topics included ownership of GBHD, LLC, the timing of initial Agency expenditures, the demolition loan, and budget implications.

In response to Board Member Raleigh's request for updated information, Michael Leash stated additional confidential information had been provided to Director Harris.

Chair Miller invited comments.

Nikki Lesich, 1814 E. 14th Street, The Dalles, Oregon

Lesich stated she would like the Board to move forward to the level of discussion. She understood the need for caution, but felt the project was worthwhile.

Robin Miles, 1516 E. 10th Street, The Dalles, Oregon

Miles stated she was a downtown business owner and felt many downtown business owners supported this project. Miles said she had been unable to find appropriate space for meetings and out-of-town visitors.

Donna Lawrence, 2017 View Court, The Dalles, Oregon

Lawrence asked if SBH, LLC owned the building, and if Leash had a contract to represent them. Leash replied yes to both questions.

Gabe Redcloud, 4742 Obrist Road, The Dalles, Oregon

Redcloud said the City should take serious consideration of the project.

Thom McDonald, Urban Paper, 415 E. Second Street, The Dalles, Oregon

McDonald stated the Board should entertain the idea of this proposal. He felt the project had merit, and he would like to see significant development downtown.

Dan Durow, 1628 W. 13th Street, The Dalles, Oregon

Durow stated, "It costs you nothing to negotiate."

Brian Lauterbach, 122 E. Second Street, The Dalles, Oregon

Lauterbach was not in attendance; he submitted a letter of support, Exhibit 1.

Attorney Parker referred to his memo dated February 9, 2018, which provided the procedure for possible rescission of the motion to approve the Exclusive Negotiating Agreement adopted on January 30, 2018.

Board Member Long-Curtiss moved to rescind the vote of January 30, 2018, to enter into the ENA agreement with GBHD, LLC. Board Member Schwartz seconded the motion; the motion passed unanimously, Elliott absent.

Board Member Kramer moved to authorize the Chair to enter into an Exclusive Negotiating Agreement with GBHD, LLC for the purpose of negotiating the terms of a Development and Disposition Agreement for property located at 200 Union Street and the Urban Renewal Agency-owned property described as Assessor's Map No. 01N-13E-03-BA-01200-00. Board Member Coburn seconded the motion. The motion passed 6-2; Fredrick and Miller opposed, Elliott absent.

EXECUTIVE SESSION

Pursuant to Item VIII. A. of the Urban Renewal Agency Board Agenda dated February 20, 2018, which cites ORS 192.660(2)(e), the Board adjourned to Executive Session at 6:10 p.m.

Chair Miller reconvened the Open Session at 6:55 p.m.

OPEN SESSION

Board Member Schwartz moved to approve the execution of a Development and Disposition Agreement between the Columbia Gateway Urban Renewal Agency and Tokola Properties. Board Member Fredrick seconded the motion. The motion passed 7-1; Long-Curtiss opposed, Elliott absent.

ACTION ITEMS

Authorization to enter into a professional service agreement with AINW, LLC for archeological investigations for 401-407 E. Second Street (Tony's Building), adjoining alleyway and public parking lot

Director Harris presented the staff report.

In response to Board questions, Director Harris stated:

- The work would progress over two fiscal years
- If there was no demolition, the archeological study would not be required at this time
- The recommended motion was not to exceed the stated costs without prior authorization
- Cost estimates for the use of Public Works crews and equipment were not yet complete

Board Member Raleigh moved to authorize the Urban Renewal Manager to enter into a Professional Services Agreement with AINW for the purpose of conducting an archaeological investigation for 401-407 E. Second Street (Tony's Building) and adjoining public alleyway and parking lot (Tax Lots 1N 13E 3BD 1300, 1400, 2200 and 2300) in an amount not to exceed \$74,971.70 without prior written authorization. Board Member Fredrick seconded the motion; the motion passed 7-1; Long-Curtiss abstained, Elliott absent.

STAFF COMMENTS

Director Harris said he had continuing discussions with individuals who expressed interest in purchasing the Blue Building. Harris will bring additional information on the proposal to the March 20, 2018 meeting.

The next regularly scheduled meeting is March 20, 2018.

BOARD MEMBER COMMENTS

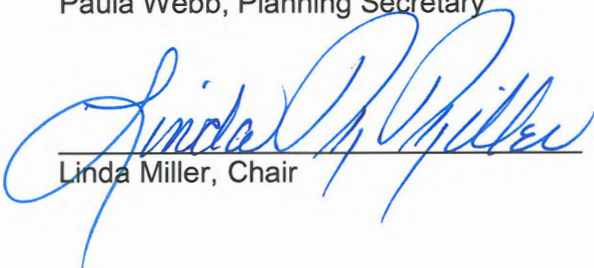
Board Member Kramer requested the By-Laws be added to the March 20, 2018, agenda. Chair Miller concurred.

Board Member Baker expressed his appreciation of Staff's efforts on the packet.

ADJOURNMENT

Chair Miller adjourned the meeting at 7:06 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary



Linda Miller, Chair

To: Urban Renewal Board
City of The Dalles, OR

From: Brian Lauterbach
Citizen, The Dalles, OR

Dear Board,

I am writing in support of a downtown hotel project that is being proposed and represented by Michael Leash of The Dalles, OR this evening. When I think of some of the great projects that are being proposed and some under way in our downtown like the Honald building, the Tokola project, the Civic and Granada remodel it excites me to see those who want to invest into our amazing town. What do I see this hotel doing for our downtown corridor? Well there would be jobs of course, there would be much needed conference space with restaurant and catering services, beds that would help keep visitors in the downtown area which could lead to more businesses wanting to set up shops, restaurants and offices downtown (how bad would that be?) not to mention all the different taxes that would be pulled out of this business. The location is great, the design proposed is beautiful and this project is a win-win for our community.

I support,

Brian Lauterbach