



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

## AGENDA

**Columbia Gateway Urban Renewal Agency**

City Council Chamber

313 Court Street, The Dalles, Oregon

*Meeting Conducted in a Handicap Accessible Room*

Monday, June 9, 2014

Immediately Following the City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. AUDIENCE PARTICIPATION

During this portion of the meeting, anyone may speak on any subject which does not later appear on the agenda. Five minutes per person will be allowed. If a response is requested, the speaker will be referred to the City Manager for further action. The issue may appear on a future meeting agenda for Agency Board consideration.

- V. APPROVAL OF MINUTES

- A. Approval of May 12, 2014 Regular Meeting Minutes

- VI. PUBLIC HEARINGS

- A. Public Hearing to Receive Testimony Regarding Proposed 2014-15 Columbia Gateway Urban Renewal Agency Budget

- 1. Resolution No. 14-002 Adopting the Fiscal Year 2014-15 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations and Certifying a Request for Maximum Tax Revenue to the County Assessor

- VII. ACTION ITEMS

- A. Update Regarding Granada Block Redevelopment Project

- VIII. ADJOURNMENT

**MINUTES**

COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
REGULAR MEETING  
OF  
MAY 12, 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 Jon Chavers

**CALL TO ORDER**

The meeting was called to order by Chair Lawrence at 7:14 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 McGlothlin and seconded by Miller to approve the minutes of the April 14, 2014 Agency meeting. The motion carried unanimously.

### ACTION ITEMS

#### Granada Block Redevelopment Update

An update was provided by Michael Leash. He provided a handout describing Concept Entertainment Group, who the Developers hoped to bring on as the food provider for the development. He said the group had visited The Dalles during Cherry Festival and they were very interested. He said formal discussions would take place in the next 30 days and noted that having the restaurant/food provider established would help move the project forward in obtaining needed investors. Leash reported the group was still working with banks on the debt financing and some foreign investors, EB5, were also being looked into.

Leash said the Developers had considered a move to a Hampton Inn instead of Hilton Garden style as a way to reduce the footprint and reduce costs, but had decided to keep the focus on the Hilton plan and said Hilton was still fully committed to the project. Leash said a letter of intent was being drafted right away.

Leash said he would have the partners and others in attendance for a meeting on June 9 to provide another update. City Manager Young added the Advisory Committee would receive an update at their meeting next week.

Chair Lawrence asked if the archaeology draft report had been finalized. City Manager Young said the report was very large but a copy was available in his office if any of the Agency members wished to review it.

Lawrence expressed concern that the partners were not in attendance at this meeting. He said there wasn't much time left to get the project together before the deadline. Mr. Leash said he would be bringing a group to the next meeting, including WAVE, Concept Entertainment, TPG, and his partners.

Lawrence mentioned that John Lee had said the project was expensive and that he had planned to re-evaluate. He asked if that had been done yet. Leash said the restaurant needed to be on board for food service before they could move forward.

Lawrence said he wanted all the people involved at the meeting so there could be a full discussion. Mr. Leash said he was working very hard to put together a high quality project.

Resolution No. 14-001 Approving Minor Amendment Number 13 to the Columbia Gateway Urban Renewal Plan, Adding a New Goal of Increasing the Value of Properties Within the District and Enhancing Opportunities for For-Profit Organizations to Participate in the Property Rehabilitation and Loan Grant Fund Program

The staff report was reviewed by Administrative Fellow Chavers.

It was moved by Wood and seconded by Spatz to adopt Resolution No. 14-001 approving Minor Amendment Number 13 to the Columbia Gateway Urban Renewal Plan, adding a new goal of increasing the value of properties within the District and enhancing opportunities for for-profit organizations to participate in the Property Rehabilitation and Loan Grant Fund Program. The motion carried unanimously.

Other Comments

City Manager Young said the approved Urban Renewal budget had included an additional \$200,000 for the property rehabilitation program and \$10,000 to support the Main Street Program.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:42 p.m.

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

\_\_\_\_\_  
Stephen E. Lawrence, Chair

ATTEST:

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk



CITY of THE DALLES  
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## AGENDA STAFF REPORT

### COLUMBIA GATEWAY URBAN RENEWAL DISTRICT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #

**TO:** Columbia Gateway Urban Renewal Agency Board of Directors

**FROM:** Kate Mast, Finance Director

**THRU:** Nolan K. Young, City Manager *nyj*

**DATE:** May 20, 2014

**ISSUE:** Public Hearing on Columbia Gateway Urban Renewal District Approved Budget for FY14/15 as Required by Oregon Budget Law, and Consideration of Resolution No. 14-002 Adopting the FY14/15 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.

**BACKGROUND:** The Agency Budget Committee reviewed the proposed budget and approved that budget, with minor changes, on May 5, 2014. The Urban Renewal Agency Board will hold the required Public Hearing on June 9, 2014, and will consider the proposed resolution adopting the budget on that same agenda.

**BUDGET IMPLICATIONS:** At this time staff has no recommendations for changes to the budget approved by the Urban Renewal Budget Committee. If staff should identify any changes that may be needed, they will inform the Board during the Public Hearing.

If the Board determines that changes are necessary, Oregon Budget Law allows a governing body, prior to final adoption, to make changes to a fund approved by the Budget Committee in the amount of \$5,000 or 10% of the operating portion of that Fund, whichever is greater. The operating portion includes the Personnel, Materials & Services, and Capital Outlay categories, but does not include Interfund Transfers, Contingencies, or Unappropriated amounts. If the changes the governing body wishes to make are greater than these limits allow, another Public Hearing must be held on June 23, 2014, with the required published notices, prior to adoption.

**ALTERNATIVES:**

- A. **Staff Recommendation: *Move to adopt Resolution No. 14-002 adopting the FY14/15 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.***
  
- B. The Board could elect to change the approved budget and direct staff to include those changes in the adopting resolution. If the changes are greater than the limit allows, another Public Hearing must be held, with the required published notices, prior to adoption. Supplemental budgets and budget amendments are to be used during the fiscal year for situations that were unknown at the time the original budget was adopted. Any issues known at this time would not be legitimately eligible for later “fixes”.

**RESOLUTION NO. 14-002**

**A RESOLUTION ADOPTING THE FISCAL YEAR 2014-2015 BUDGET FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY, MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR**

**WHEREAS**, the Urban Renewal Budget Committee has reviewed and acted on the proposed Urban Renewal budget; and

**WHEREAS**, the Urban Renewal Budget Committee, on May 5, 2014, approved and recommended a balanced budget to the Urban Renewal Board of Directors; and

**WHEREAS**, in accordance with State Law, the Urban Renewal Board of Directors held a Public Hearing on the approved budget on June 9, 2014; and

**WHEREAS**, the Urban Renewal Board of Directors wishes to adopt the approved budget and carry out the programs identified in the budget;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:**

**Section 1. Adoption of the Budget for FY14/15.**

The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2014-2015 in the total of **\$4,575,916**, now on file in the office of the City Finance Director.

The amounts for the Fiscal Year beginning July 1, 2014 and for the purposes shown below are hereby appropriated:

**Capital Projects Fund (200)**

Materials & Services	\$ 968,488
Capital Outlay	1,982,936
Contingency	<u>22,016</u>
<b>Total Capital Projects Fund</b>	<b>\$2,973,440</b>

**Debt Service Fund (210)**

Debt Service	\$ <u>1,602,476</u>
<b>Total Debt Service Fund</b>	<b>\$ 1,602,476</b>

**Total Appropriations, All Funds \$ 4,575,916**

**Section 2. Certifying to County Assessor.**

The Board of Directors of the Columbia Gateway Urban Renewal Agency resolves to certify to the County Assessor, for the Columbia Gateway Downtown Plan Area, a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article XI, of the Oregon Constitution and ORS Chapter 457.

**PASSED AND ADOPTED THIS 9th DAY OF JUNE, 2014**

Voting Yes: \_\_\_\_\_

Voting No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstaining: \_\_\_\_\_

**AND APPROVED BY THE CHAIR THIS 9th DAY OF JUNE, 2014**

SIGNED:

ATTEST:

\_\_\_\_\_  
Stephen E. Lawrence, Chair

\_\_\_\_\_  
Julie Krueger, MMC, City Clerk