



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, July 18, 2017

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. **CALL TO ORDER**
Vice Chair Elliott called the meeting to order at 4:30 p.m.
- II. **ROLL CALL**
Present: Scott Baker, Staci Coburn, Steve Kramer, Darcy Long-Curtiss, Linda Miller, Chuck Raleigh and Kathy Schwartz
John Fredrick arrived at 5:43 p.m.
Absent: Taner Elliott
Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker, Finance Director Angie Wilson and Assistant to the City Manager Matthew Klebes
- III. **PLEDGE OF ALLEGIANCE**
Vice Chair Miller led the Pledge of Allegiance.
- IV. **APPROVAL OF AGENDA**
Board Member Kramer motioned to approve the agenda. Board Member Raleigh seconded the motion; the motion passed unanimously.
- V. **APPROVAL OF MINUTES**
Board Member Fredrick motioned to approve the minutes as written. Board Member Kramer seconded the motion; the motion passed unanimously.
- VI. **PUBLIC COMMENTS**
None.
- VII. **PRESENTATION**
Jeremiah Paulsen, Executive Director of Main Street, gave a presentation on the Main Street organization.

In response to Board Member inquiries, Paulsen stated:

- There are four committees.
- The Design and Promotion committees are the strongest.

- The Economic Vitality committee conducted the Business Retention Expansion Survey.
- A part of Paulsen's role in Main Street is to act as a consultant to property owners.
- Main Street and the Chamber of Commerce work cooperatively with separate duties to avoid duplication of effort.
- Progress was made on the second priority, "develop a coordinated vision and experience." The Development committee was promoting the downtown and getting closer to a defined identity and branding strategy.
- Committee members were not currently listed on the website. Meetings are open to the public and the website is under development.

VIII. ACTION ITEM

Agency Board Motion Clarification – Sunshine Mill

Director Harris presented the staff report. He added that the May, June and July payments are current.

Board consensus was that the loan be paid in full.

Board Member Long-Curtiss moved to change the wording from the May 3, 2017, motion back to exactly what was said on the recording with a clarifying note that the Board did intend for the offer to be paid in full; negotiations will request the loan be paid in full. Board Member Raleigh seconded the motion; the motion passed 5-0, Schwartz abstained.

(The minutes of May 3, 2017, remain as approved with the understanding that the loan be paid in full, payment will not be required in one lump sum.)

Harris referred to a previous amendment directing the Sunshine Mill to seek commercial financing for the loan. Sunshine Mill provided a copy of the letter from Columbia Bank, Exhibit 1. Sunshine Mill reached out to other lenders as well.

In response to an earlier inquiry, the County Assessor provided a spreadsheet showing outstanding balances on the Sunshine Mill's property tax payments, Exhibit 2.

Long-Curtiss asked if the agreement with Sunshine Mill required that taxes remain current. Harris replied the County could enter a foreclosure tax sale after four years of nonpayment. Harris clarified the Agency's property represents \$61,175.47 in taxes due.

Jill Amery, Wasco County Assessor and Tax Collector, clarified the process. Amery stated the County's collection efforts are driven by statute. At four years when a property is delinquent it goes into a foreclosure process and a judgement is filed. The County then owns the property; however, the County does not take possession for an additional two years. There is a two year redemption period in which the homeowner is allowed by statute to stay on the property. During those two years you would then have to pay in total all the outstanding tax. At the end of six years, the County would then take the deed and possession of the property.

Currently, Sunshine Mill is delinquent two years. It would be an additional two years before a judgement is filed, and another two years before the County would take possession.

Amery stated tax information is now available on their website.

Board Member Baker asked what fees are incurred for delinquent taxes. Amery stated interest accrues on delinquent taxes; warrant and judgement fees will accrue after four years. She added if an entity had a lien on the property, they could pay the past due tax and redeem the property in that two year redemption period.

Vice Chair Miller stated Urban Renewal would then have to pay more money to avoid losing the property.

Board discussion included the opportunity to create new, more robust agreements and address issues not detailed in the original agreement (such as the requirement that taxes remain current). An assurance of equity is also desirable. The contribution to the community by Sunshine Mill was not in dispute; repayment of the loan will fund other ventures in the community.

Miller asked if there were Uniform Commercial Code (UCC) files on the equipment. City Attorney Parker replied he would check into the UCC files.

IX. DISCUSSION – Various Agency Matters

Director Harris presented the staff report and distributed a map of the Downtown Urban Renewal Boundary, Exhibit 3.

Harris provided updates on projects detailed in the staff report.

Miller noted projects not mentioned in the staff report included the boat dock, the Lewis and Clark Festival Park, and the Union Street underpass.

Board discussion referred to the need for a focused vision for future projects, the balance between available funding and diverse project submittals, and how specific projects may further the vision of urban renewal. Also discussed were guidelines for vetting projects.

It was stated that infrastructure improvements are necessary, and partnering with cooperating agencies would increase the effectiveness of urban renewal.

Board Member Coburn stated her concern with decisions made by the prior Urban Renewal Agency. In regards to loan payments and taxes, Coburn asked who managed the process of ongoing monitoring and what information was provided to the Board. Miller replied the Board relied on Staff for that information.

Board consensus was to adopt bylaws. Harris stated staff would draft bylaws for Board approval.

Finance Director Wilson provided and reviewed bond information, Exhibit 4. Wilson stated combining the 2008/2009 bonds would produce a savings of \$573,000. If

renewed, the Urban Renewal Agency would continue as well. Wilson stated interest rates would be significantly reduced. Board consensus was to move forward on renewing the bond.

Harris suggested the Board review the materials provided and discuss at the next meeting. Harris stated he was working on amendments to the loan and grant programs as well as amendments to the Urban Renewal plan.

X. STAFF COMMENTS

Harris stated future meetings would include:

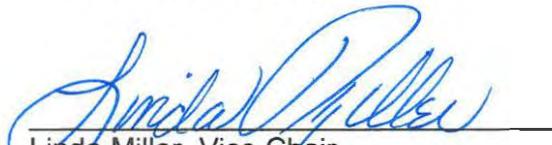
- An update on the Granada Building improvements
- Additional information on the hotel project from Mr. Leash, and
- A presentation by Amanda Hoey, Executive Director for Mid-Columbia Economic Development District, to revisit lender eligibility.

XI. BOARD MEMBER COMMENTS OR QUESTIONS

Board Member Fredrick stated his company had been hired to work at the Granada Building; he would no longer vote on items connected to the Granada Building.

XII. Vice Chair Miller adjourned the meeting at 7:08 p.m.

Respectfully Submitted
Paula Webb, Planning Secretary



Linda Miller, Vice Chair