



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**  
**CITY OF THE DALLES**

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**AGENDA**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD**

**Tuesday, July 21, 2020**

**5:30 p.m.**

**VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/94065621398?pwd=c2tWcVdQeGVub1hLMnZNcUdpeEU0QT09>

Meeting ID: **940 6562 1398** Password: **314155**

Dial by your location

1-253-215-8782 or 1-346-248-7799

- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES – June 16, 2020
- IV. ACTION ITEM  
Granada Theatre Disposition and Development Agreement – Satisfaction of Terms,  
221 E. Second Street
- V. DISCUSSION  
Future Agency Activities, Plans and Programs
- VI. STAFF COMMENTS  
Next Regular Meeting Date – July 21, 2020
- VII. BOARD MEMBERS COMMENTS OR QUESTIONS
- VIII. ADJOURNMENT

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**CITY OF THE DALLES**

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**MINUTES**  
**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD**

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, June 16, 2020**

**5:30 p.m.**

**CALL TO ORDER**

Chair Grossman called the meeting to order at 5:33 p.m.

Chair Grossman welcomed Diana Bailey to the Board as the representative for Mid-Columbia Fire and Rescue.

**ROLL CALL**

Present: Staci Coburn, Diana Bailey, Scott Baker, John Fredrick, Gary Grossman, Steve Kramer, Darcy Long-Curtiss, Linda Miller and Tim McGlothlin

Absent:

Staff Present: Urban Renewal Manager Steve Harris, Finance Director Angie Wilson and Secretary Paula Webb

**APPROVAL OF AGENDA**

It was moved by Miller and seconded by McGlothlin to approve the agenda as presented. The motion passed 9/0; Coburn, Bailey, Baker, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

**APPROVAL OF MINUTES**

It was moved by Kramer and seconded by Long-Curtiss to approve the minutes of the May 12, 2020 Budget Meeting and the May 19, 2020 regular session as presented.

Board Member Miller referred to the Granada Theatre vote of the May 19, 2020 meeting. She stated her impression for requiring receipts was for work on the façade grant, not the entire project. If she understood it was for all of it, she would have made a “no” vote. The Granada Theatre is a wonderful venue in our community.

Board Member Fredrick agreed with Miller, stating requiring receipts for the whole thing was not necessary.

The motion passed 9/0; Coburn, Bailey, Baker, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

## **PUBLIC COMMENT**

None.

## **PUBLIC HEARING**

### **Adoption of FY 2020-21 URA Budget**

Chair Grossman read the rules of a public hearing.

Manager Harris presented the staff report. He noted Finance Director Wilson had revised the budget at direction of the Board.

Chair Grossman closed the public hearing at 5:44 p.m.

Board Member Bailey noted the beginning balance had a significant increase, while the loan principal payment was quite a decrease. Finance Director Wilson stated a loan was paid off, and planned expenditures were not spent. That money was a roll over to the next year.

## **RESOLUTION**

### **Resolution No. 20-002 – Adopting the 2020-21 Fiscal Year Budget for the Columbia Gateway Urban Renewal Agency**

It was moved by Miller and seconded by Coburn to adopt Resolution No. 20-002 adopting the fiscal year 2020-2021 budget for the Columbia Gateway Urban Renewal Agency, making allocations, and certifying a request for maximum tax revenue to the County Assessor. The motion passed 9/0; Coburn, Bailey, Baker, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

## **ACTION ITEMS**

### **Consideration of Third Addendum to the Recreation Building Disposition and Development Agreement, 213-219 E. Second Street**

Manager Harris presented the staff report.

It was moved by Long-Curtiss and seconded by Fredrick to approve the Third Addendum to the Disposition and Development Agreement for the redevelopment of real property known as the Recreation Building and to authorize the Chair to execute said addendum. The motion passed 8/0; Coburn, Baker, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Bailey abstained.

## **INFORMATION ITEMS**

### **Expanded Use of Outdoor Spaces for COVID-19 Business Relief and Pedestrian Activity**

Manager Harris presented the staff report.

Board Member Long-Curtiss noted some expenses are reimbursable from the State, but that changes all the time. She urged the Board to use caution and to ensure Urban Renewal would be eligible for reimbursement.

Board Member Kramer asked if the Board had authorized staff to work on this. He said it appeared to be a City project, and wondered where Urban Renewal dollars were authorized to be spent.

Harris replied this was brought to the Board as an information item. This program will be presented to the City Council by the City Manager. This is provided as an opportunity for the Board to participate, based on the Board's decision.

Kramer then asked, "Are we paying staff to work on this out of Agency funds?"

Harris replied a portion of staff salaries are Agency expenses.

Vice Chair Baker said his understanding was that staff was working on this on behalf of the City. He suggested different language would clarify staff's role: "Staff, in their capacity as the Community Development Department, is working on this and may, in the future, make a request of Urban Renewal to contribute."

TD Fitness Hub, LLC proposal for Tony's Building, 401-407 E. Second Street

Brian Casady, 732 E. 19<sup>th</sup> Street, The Dalles

Mr. Casady provided an update on the Tony's Building, Exhibit 1.

Board Member Long-Curtiss said she was completely shocked by the report.

Vice Chair Baker thanked Mr. Casady for the presentation and his due diligence.

### **EXECUTIVE SESSION**

Pursuant to Item IX. A. of the Urban Renewal Agency Board Agenda dated June 16, 2020, which cites ORS 192.660(2)(e), the Board adjourned to Executive Session at 6:23 p.m.

Chair Grossman reconvened the Open Session at 7:04 p.m.

Chair Grossman stated requests presented in Executive Session were declined. He then opened discussion.

Vice Chair Baker stated there were many unknowns entering into this project, both for the developer and the Agency. The property was originally purchased with the intent to demolish the structure; the due diligence in that equation was different than in rehabilitation. RFPs were written for the property "as is" in hopes an agreement could be reached. The scope of the project has changed to such a degree that it does not feel right to continue on without opening up to potential other bidders or consider demolition it that is in the community's best interest. Baker would consider future discussion and consideration of other options.

Board Member Kramer agreed the Agency needs to explore other options.

Vice Chair Baker stated if the developer was content to live with the terms of the original agreement, Baker was content to continue with the original terms.

Board Member Coburn added the Board's appreciation and recognition of the amount of effort the Casady family contributed and their interest in the building. Coburn said there had been a lot of work and family involvement that was appreciated as well.

Chair Grossman stated there was nothing that would prevent Mr. Casady from looking at everything again. As the Agency discusses and moves forward with the next step, there may still be a potential for participation.

It was moved by Baker and seconded by Fredrick to decline the revised offer. The motion passed 9/0; Coburn, Bailey, Baker, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

#### Blue Building, 205 Washington Street, Anthony Zilka

Vice Chair Baker invited discussion.

Board Member Fredrick stated he was not interested in changing the agreement in place for the Blue Building. Board Members Coburn and Miller agreed with Fredrick.

It was moved by Fredrick and seconded by Miller to reject any offer to renegotiate the agreement on the Blue Building.

Board Member Long-Curtiss clarified a yes vote to the motion would preclude any future alterations to the agreement. Vice Chair Baker agreed and suggested the motion be specific.

Board Member Fredrick revised his motion to reject the two specific motions from Mr. Zilka. The motion passed 9/0; Coburn, Bailey, Baker, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed.

Manager Harris requested clarification – the motion was for the revised purchase offer and purchase of the parking lot. Baker replied the two offers presented were rejected but the motion does not preclude future offers.

#### **BOARD MEMBERS COMMENTS OR QUESTIONS**

Manager Harris stated the next scheduled meeting is for July 21, 2020. There is one item on the agenda dealing with the Granada Theatre. In discussions with the Gomez' relating to the motion presented by the Board at the last meeting, they would like to present additional material to the Board. Based on earlier conversation at tonight's meeting, perhaps a reconsideration of the Board's motion from May 19, 2020.

Manager Harris stated he submitted his resignation to the City Manager. Recruitment is under way now.

Board Member Kramer asked if the Agency had been paid [for the Granada Theatre property]. Harris replied the final payment has been satisfied.

Kramer then asked if we would reconsider the motion or decision. Harris replied the terms of the DDA included a list of improvements. The DDA stated Mr. Gomez was to make annual progress reports to the Agency. With the final report due in April 2020, the Agency would review the status of those improvements. If acceptable, that would close out the purchase of the property, and the deed and title changed to finalize the transaction.

Board Member Kramer said he saw a list in one of the packets not too long ago, then asked if it was the final. Harris replied that was the final list of improvements. The Board's action was to see receipts for the improvements and make an inspection.

Chair Grossman stated there was no inspection; the report process stipulated there would be supporting evidence in the reports.

Board Member Long-Curtiss said the point was to close it out, as the Board would for any project, with verification from staff the work was completed.

Chair Grossman said the DDA was not as clear as it should be. He thought part of the issue for the Gomez' was they submitted their progress reports without supporting documentation; no point

was made of the missing documentation until the final report. Grossman said he would be satisfied with the inspection. He said some requirements in the DDA should not have been included.

Board Member Fredrick asked if receipts were required on any other closed out properties. Grossman said he would have to look at prior DDAs but his guess was it was included in some of them.

Board Member Miller said in seven years on the Board, she did not recall ever requesting receipts for work done on projects. Grossman replied it did not say receipts, it said supporting documentation for the reports and what was spent. That wasn't submitted and we didn't call them on it.

Vice Chair Baker said staff is charged with making sure people do what they say they will do. If we give façade grants, I trust our staff to make sure the money we give is spent appropriately for its intended purpose. As a Board, I don't want to look at every receipt, but I want to have staff look after the interest of the Agency. Grossman said it adds to his point that an inspection should have been done.

Coburn stated at the May 19 meeting it was asked if staff had reviewed what was completed. It was her intention to keep them moving along to ensure the property was released as quickly as possible. It was just to make sure the necessary work had been done, and have staff verify it was done.

Chair Grossman said this is tentatively on the July agenda, it would be addressed at that time. Vice Chair Baker said it would be in the Board's best interest to set aside time next month to discuss long range strategic thinking. As we welcome a new Manager, we can put our best foot forward and present ourselves as the high functioning, goal oriented, clear vision group we are. Board Member Fredrick agreed with Baker, and hoped the Board could create a clear plan for the future.

Vice Chair Baker asked the Board to come forward with an idea of one project the Board could focus energy and staff on and get a win.

Chair Grossman said John Day has been using Urban Renewal dollars very creatively for housing issues.

Manager Harris reminded the Board the budget adopted this evening includes work items, programs, plans, and long range items. There was no discussion on any of that narrative at the Budget Committee meeting or at tonight's public hearing. He suggested the adopted budget was a good place to start.

At the financial workshop in February, there was Board discussion on direction for future projects. The consensus at that time was to focus more on infrastructure rather than public/private partnerships and real estate.

Board Member McGlothlin said he was in favor of that direction, less real estate and more infrastructure.

Board Member Kramer said budgets are a road map that can be changed at any time. This organization has had some rocky road; we have new members and need to revitalize and move forward. We need to do that together through team building and networking.

Chair Grossman said he appreciated the Board. This group has worked well together over the past year and is at the exciting part, able to look at good things to do moving forward.

**ADJOURNMENT**

Chair Grossman adjourned the meeting at 6:41 p.m.

Respectfully Submitted  
Paula Webb, Community Development Secretary

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Gary Grossman, Chair

DRAFT

# The Tony's Building

## Future Home of TD Fitness Hub



Envisioning the space!

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## Square Peg Fitness

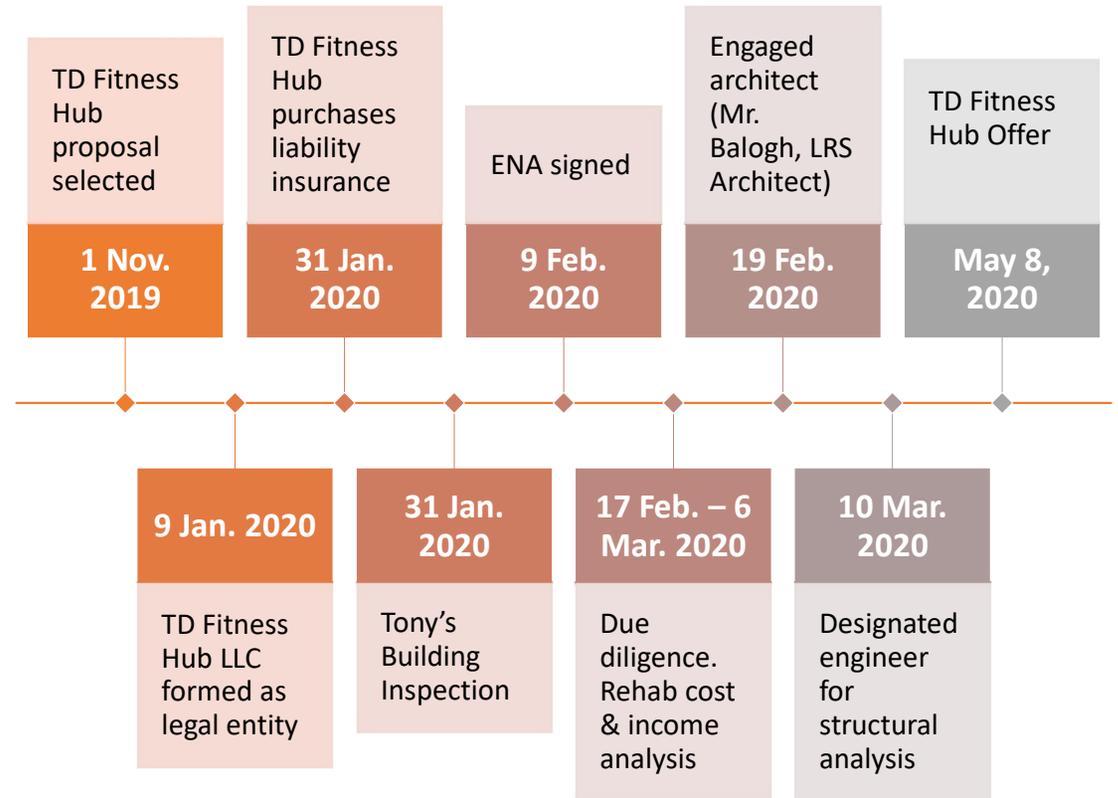




# End o' the Trail Ice Cream Parlor



PROJECT TO  
DATE:



# Primary Items of Concern:

- Roof Both roofs leak. Roofers confirm no usable life in existing roofs.
- HVAC Of 5 units, only one has 5-10 years usable life. The remainder are spent.
- Structural Multiple removed/cut structural beams & ties. Crumbling foundation and brickwork.
- Asbestos Most must be removed. Roof and some exterior can possibly remain and be covered.
- Dry rot Structural components carrying entire 2<sup>nd</sup> St storefront of 403-407 building is rotted.

# Repair Cost Estimates:

## Tony's Building Repair Costs

One Time Repair Costs for Bld 1		
Roof		\$76,250.00
HVAC		\$23,500.00
Brick Repair		\$77,654.00
Asbestos Removal		\$151,028.00
Tank Removal		\$9,145.00
Storm Water Repair	Est	\$7,500.00
Fire Suppression	Est	\$15,000.00
Dryrot Repair		\$5,200.00
Electrical		\$2,500.00
Plumbing		\$13,490.00
Sheetrock Repair	Est	\$3,500.00
<b>TOTAL</b>		<b>\$384,767.00</b>

Brown Roofing  
Oregon Equipment  
D&R Masonry  
Alpha Environmental  
3 Kings  
Grant?  
Cochenauer  
Doug Jenkins  
Devco

One Time Repair Costs for Bld 2		
Roof		\$60,620.00
HVAC		\$24,500.00
Asbestos		\$17,675.00
Dryrot Repair		\$52,038.03
Fire Suppression	Est	\$15,000.00
Electrical		\$3,200.00
Plumbing		\$5,370.00
Facade Dryrot Replacement		\$147,961.97
Sheetrock Repair	Est	\$500.00
<b>TOTAL</b>		<b>\$326,865.00</b>

Brown Roofing  
Oregon Equipment  
Alpha Environmental  
Adams  
Grant?  
Doug Jenkins  
Devoc  
Cochenauer/Adams

# Structural Concerns

CUT OR REMOVED POSTS/BEAMS/TIE RODS  
\$ cost not yet determined



# Structural Concerns

CRUMBLING BASALT FOUNDATION  
\$ cost not yet determined



# Structural Concerns

UNDERMINED AND CRACKED FOOTINGS/WALLS

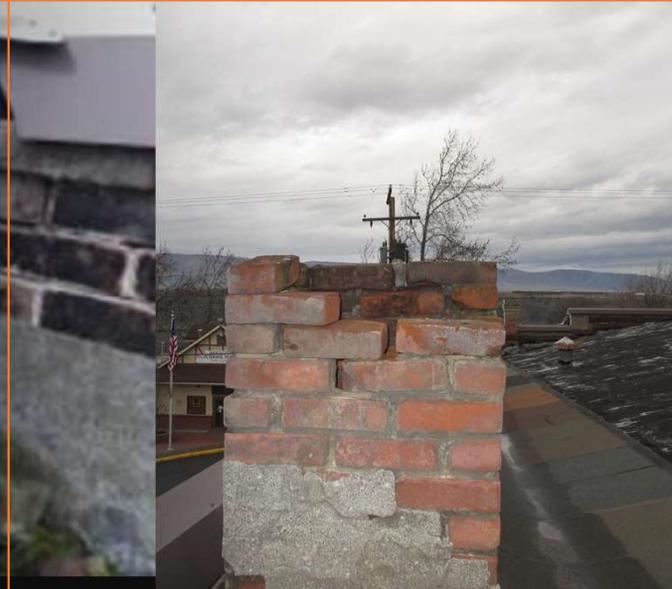
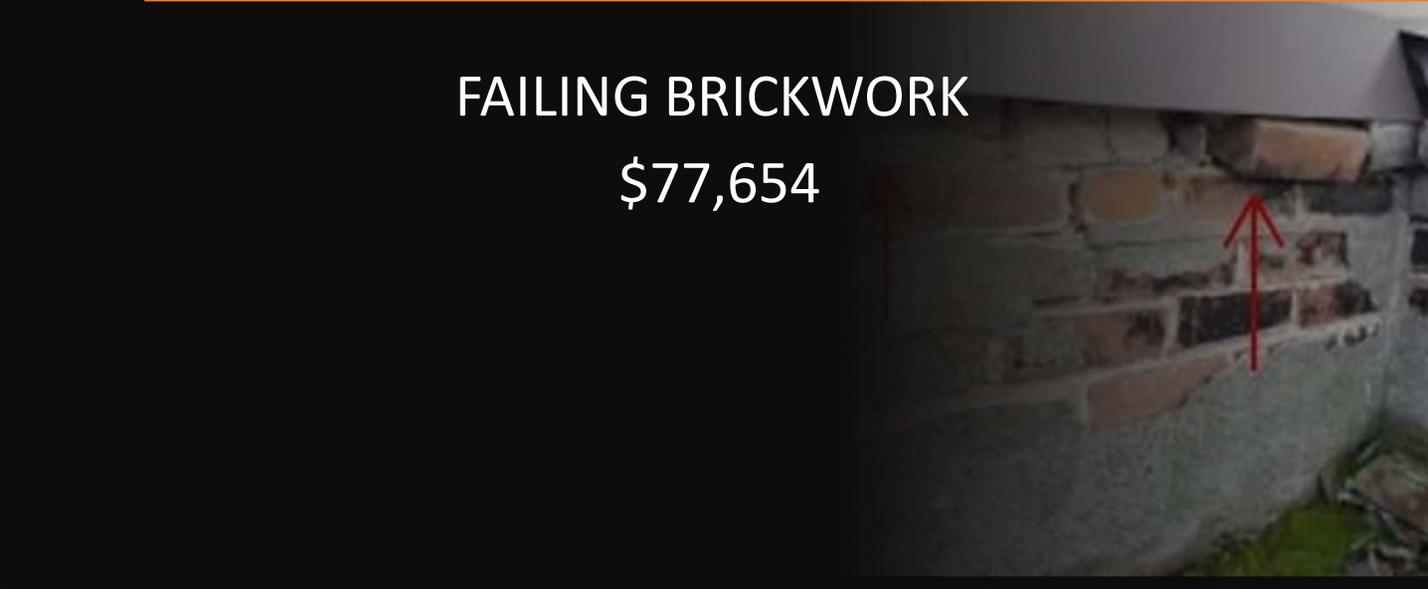
\$ cost not yet determined



# Structural Concerns

FAILING BRICKWORK

\$77,654



# Structural Concerns

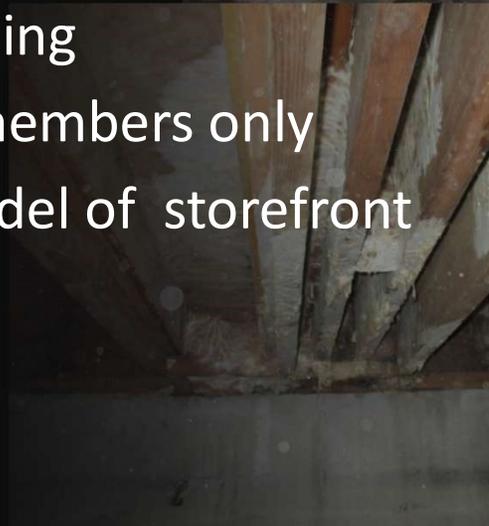
DRY ROT. 401 Building  
\$5,200



# Structural Concerns

## DRY ROT. 403-7 Building

- \$52,038 for removal of rotten members only
- Est. \$147,962 for repair & remodel of storefront



# Environmental Concerns

ASBESTOS & LEAD  
\$168,703



# Environmental Concerns

FUEL OIL BOILER AND UNDERGROUND TANK

\$9,145



# Safety & Occupancy Concerns

FAILED ROOF. 401 Building  
\$76,250



# Safety & Occupancy Concern

FAILED ROOF. 403-407 Building  
\$60,620



# Safety & Occupancy Concerns

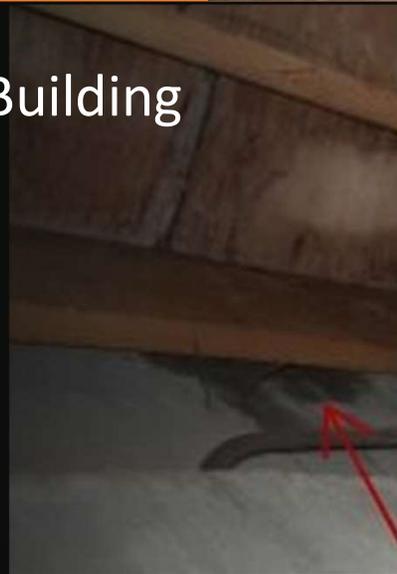
Interior roof leak damage. 401 Building

Est. \$3,500



# Safety & Occupancy Concerns

Interior roof leak damage. 403-7 Building  
\$500



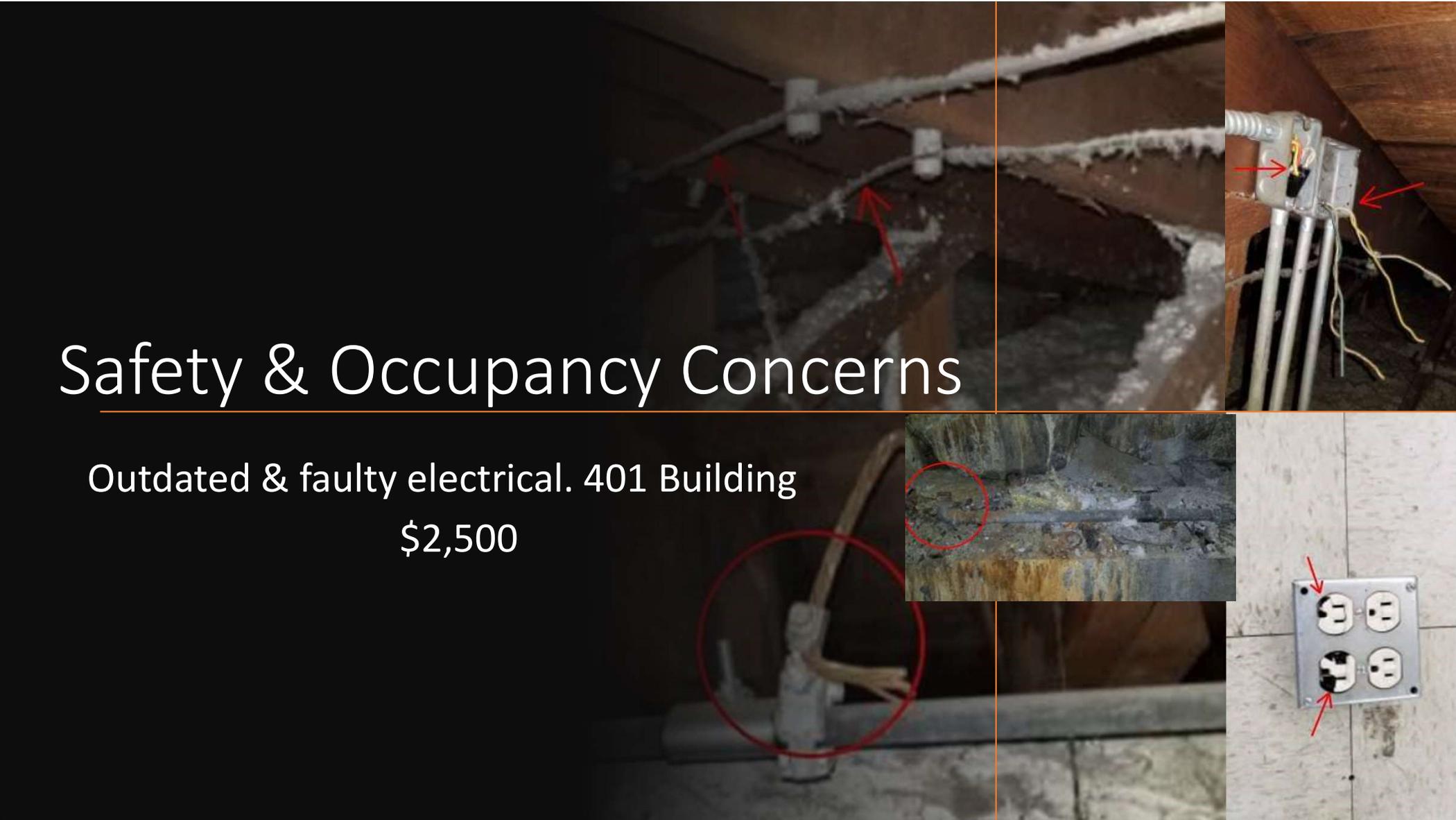
# Safety & Occupancy Concerns

Dangerous and Unusable HVAC units  
\$48,000



# Safety & Occupancy Concerns

Outdated & faulty electrical. 401 Building  
\$2,500



# Safety & Occupancy Concerns

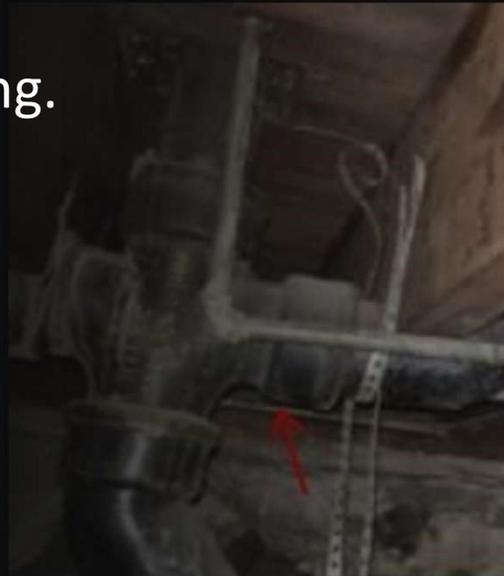
Outdated & faulty electrical. 401 Building  
\$3,500



# Safety & Occupancy Concerns

Leaking and outdated plumbing.

\$18,860



# Safety & Occupancy Concern

Improper and ineffective rain scuppers  
Est \$7,500



TOTAL  
REPAIR  
COSTS to  
bring the  
building to a  
SAFE  
condition

401 Building: \$384,767

403-407 Building: \$326,865

TOTAL: \$711,632\*

\* This total does not include the undetermined amount for structural repairs that may be needed, pending structural analysis.

A photograph of two young girls standing in front of a large window. The girl on the left has long red hair and is smiling. The girl on the right has long brown hair, is wearing a dark baseball cap with a white logo, and a grey hoodie. They are both holding a large black sign with the words "THANK YOU!" written in white, bold, serif font. The sign is mounted on a wooden frame. The background shows a window reflecting the sky and some buildings. The overall scene is bright and sunny.

**We are excited**

**to partner with Columbia Gateway URA to  
transform the Tony's Building as a part of  
our vibrant and revitalized downtown!**



IMPROVING OUR COMMUNITY

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CITY OF THE DALLES

**AGENDA STAFF REPORT**  
**AGENDA LOCATION: IV.**

**DATE:** July 21, 2020

**TO:** Chair and Members of the Urban Renewal Agency Board

**FROM:** Steven Harris, AICP  
Urban Renewal Manager

**ISSUE:** Granada Theatre Disposition and Development Agreement

**BACKGROUND**

On March 31, 2017, the Agency entered into a DDA (Disposition and Development Agreement) with Mr. Chuck Gomez and Ms. Debra Liddell (“Developer”) for the purchase and renovation of the Agency-owned property known as the Granada Theatre, located at 221 East 2<sup>nd</sup> Street.

Included within the DDA were two exhibits that set forth an installment payment schedule, annual progress reports and a list of upgrades to the property (Exhibit C – Schedule of Contract Payments, Progress Report Dates, and Annual Payment Periods, and Exhibit D – List of Physical Upgrades for Granada Theatre).

Pursuant to the terms of the DDA the Developer submitted the third and final progress report on property upgrades on March 28, 2020. The final report along with staff’s recommendation that the terms of the DDA had been satisfied and to finalize the sales transaction on the property was forwarded to the Agency for consideration at the meeting of May 19, 2020.

Included in the Agency’s motion to accept that the terms of the DDA have been satisfied was the addition of a requirement for the Developer to provide “documents supporting all expenditures” of upgrades to the property. Additionally, Board Member Long-Curtiss requested that the improvements be visually confirmed. The property inspection was not included in the Agency’s formal motion.

Subsequent to the May 19<sup>th</sup> Agency meeting, staff contacted the Developer requesting both the receipts for the property upgrades (as identified in Exhibit D of the DDA) and a convenient date and time for an inspection of the property. The Developer's initial response was to object to the submission of work receipts and the inspection.

The property inspection has been scheduled for July 14<sup>th</sup>, with the results to be reported out at the July 21<sup>st</sup> Agency meeting. As of this date (July 8<sup>th</sup>), the Developer has not submitted the requested receipts for the upgrades which were identified in the DDA (other than those items from the façade improvement grant, as noted below).

## **DISCUSSION**

Exhibit C of the DDA established a schedule for installment payments and submission of progress reports on the renovation of the Granada Theatre. Exhibit D established the list of improvements (both exterior and interior) and the estimated cost of each, along with a total estimated cost of \$305,750. The DDA acknowledges that the value of the improvements was an estimate and that the "...Developer has the option to spend less than the estimated amount to perform certain repairs...". The DDA also encouraged the Developer to seek Agency financial assistance for the completion of the improvements.

### **Façade Improvement Grant**

On August 15, 2017 the Agency approved a façade improvement grant in the amount of \$18,675.98 (with an applicant's match of \$18,675.99) for certain exterior repairs and improvements. A requirement of the Façade Improvement Grant program is the submission of work receipts for program eligible activities. Receipts were submitted upon completion of the work and the Developer was reimbursed in the amount noted above. The reimbursement was delayed due to the fact that the Developer substituted a number of improvements without prior authorization, as required by the grant program guidelines.

### **Annual Progress Report No. 1**

The first report (dated April 5, 2018) was submitted on April 6, 2018, via email from the Developer. The report included a list of completed improvements (up to that date), along with work receipts. Included within the list of improvements were items that were addressed in the façade improvement grant.

### **Annual Progress Report No. 2**

The second progress report was submitted in a memo dated February 27, 2019, as well as a presentation to the Agency at the meeting of March 19, 2019. No work receipts were submitted with this progress report.

### **Annual Progress Report No. 3**

The third and final progress report was submitted in a memo dated March 28, 2020 (included with May 19<sup>th</sup> meeting materials). The report included neither work receipts or an overall cost estimate of the work performed as identified in Exhibit D of the DDA.

## **BOARD ALTERNATIVES**

The Agency's action from the May 19<sup>th</sup> meeting:

It was moved by Coburn and seconded by Miller to accept the terms of the DDA dated March 31, 2017, between the Columbia Gateway Urban Renewal Agency and Mr. Charles Gomez and Ms. Debra Liddell have been satisfied upon receipt of documents supporting all expenditures, to direct staff to prepare documentation to finalize the purchase and change of title of real property located at 221 East Second Street, known as the Granada Theatre; and to authorize the Agency Chair to execute said documentation. The motion passed 7/0; Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, Miller and McGlothlin in favor, none opposed, Baker and Delaney absent.

1. Decline to amend the adopted Agency motion from the May 19, 2020 meeting requiring the submission for work receipts for the list of improvements indentified in Exhibit D of the DDA dated March 31, 2017.
2. Amend the Agency motion from the May 19, 2020 meeting as appropriate.
3. Other action as appropriate.

## **Attachments**

- Appendix I – Memo from Debra Liddell Gomez (dated July 4, 2020)
- Appendix II – Agency meeting minutes (dated May 19, 2020)
- Appendix III – DDA, Exhibits C and D (dated March 31, 2017)
- Appendix IV – Progress Report from Chuck Gomez with attachments (dated April 5, 2018)
- Appendix V – Progress Report from Chuck Gomez (dated February 27, 2019)
- Appendix VI – Agency meeting minutes (dated March 19, 2019)
- Appendix VII – Progress Report from Chuck Gomez with attachments (dated March 28, 2020)

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July 4, 2020

Greetings to the Columbia Gateway Urban Renewal Agency board members and staff.

The developer contends that the terms set forth in the Granada Theatre DDA have been judiciously, diligently & successfully met above and beyond DDA terms and requests the transfer of deed be initiated this day, July 21, 2020, by using your voice in a vote.

I am addressing you as the Developer of the Granada Theatre DDA.

Our journey in the development of the theatre began in 2014. I introduce this date because agency boards are fluid in membership and continuity of information can get mixed up with hearsay.

The first proposal we introduced began in 2014. The approved DDA was signed in March of 2017. For the next 3 years, (and perpetually), improvements continue(d). Please refer to the time schedule outlined Exhibits C & D of the DDA. The Developer contends that all terms of these exhibits are fulfilled and Developer has not been served with dissatisfactory legal notices requiring remedies from the agency as stated in 7.1.1 of the DDA.

The Granada housed three viable business- The Spot Light Café, Gorge-Us Artisan Gallery & Granada Theatre. Only two are now viable now. The Spot Light Café business was closed (permanently and the Gallery re-opened a few weeks ago) from August 2019-February 2020 as a direct result of the collapse of the rec center with the blocking of the sidewalk and barricades placed in front of our business even though the collapse occurred at the other end right next to the Last Stop. The west end was all nice and tidy, even with the collapse so as not to impede the business of the Last Stop. On the other hand, our end was always intimidating and unsightly with angled barricades that protruded as far as one of the café doors. One of our plants even ended up on the other side of said barricade. When this Developer made a public comment in session, no one responded adequately to the question. All we asked was to have the barricades even with the rec center property building end. No consideration given to us at all. Maybe you do not realize the impact upon our business all of this has had. No other on the block can say that. Harris stated in an email that he would keep in communication with us regarding the work at the recreation center, status of the blocked sidewalk, status of the façade work via emails with updates. We received no such informational emails. At how many meetings did the board address the possible negative impact the condition of the recreation center and actions following, has had and still has, on the Granada?

Taken directly from the board meeting minutes dated May 19, 2020, board member Kramer moved to accept the terms of the DDA. The Developer contends the discussion documented in meeting minutes and the ensuing request is unreasonable, holds prejudice and delays this transfer of deed; this based on wording in the DDA that there is no "receipt" demand in this DDA. We did provide the required receipts for the Main Street grant for exterior work. Maybe that is why members were confused about the word "receipts." The DDA mentions nothing about receipts.

At this, *the eleventh hour* and with no amendments made to this DDA and the Granada DDA **paid in full** one year ago, Long-Curtiss expresses her concern in minutes that, the reputation of the board needs rehabilitation due to the terms of this DDA and thinks that her constituents need to be reassured that the DDA approved by the CGURA is a benefit to the citizens and that requesting *bags of receipts* will accomplish this, even though no amendments or any requests have been made to this DDA to require this. Developer contends that, based on this DDA language, Long-Curtiss cannot *legally* demand said receipts and the vote in support of this cannot be *legally* enforced. I stipulate that Long-Curtiss has not been diligent in assessing the work status of the Granada to glean information to pass on to her constituents on an annual basis, for if she had, she would have plenty of positive and encouraging information to share with constituents. In fact, to our knowledge, she has not set foot in the theatre since we began development as a board member or as an interested citizen and, based on this, I extrapolate that she never will. I suggest that her constituents are way more informed of the project work accomplished than she. The Developer contends that through this DDA journey Long-Curtiss has held Developer with prejudice, utilized intimidation techniques and used inappropriate language and word images with inflammatory intentions, at which she is most talented. This is documented in meeting recordings. If Long-Curtiss wants to "rehabilitate" the board image, then she could start by looking to herself, her negative communication style and being informed of details in Agency DDA contracts. Because of the Agency delay in initiating the deed transfer scheduled in the DDA of April 20, 2020, undo costs have been incurred by your constituents in the form of insurance premiums the Agency is still paying under this DDA that could have ended months ago. She could also motion to re-evaluate the language used in CGURA future contracts in lieu of incorporating continued intimidation and bullying techniques in face to face communications with current CGURA clients, i.e. this Developer.

Then, there are those past and present members of CGURA that have engaged with us throughout this whole process and followed the Granada progress with interest, positivity, visits, questions, concerns and reminded us of the positive result our efforts are having in the community. In fact, we take this moment to thank those that have encouraged us, offered your time and even expertise in many cases. "Thank you."

We also suggest that, of the three main properties - Granada, recreation center and blue building, of this block, the Granada was the first to sell and initiated the stimulus for the development of the entire L shaped block. Two years later interest developed in the recreation center. CGURA handling of this sale and all ensuing events has had a direct negative financial effect on the Granada Developer business in loss of income and personal stress. Now the blue building is under development with much enthusiasm and attention to detail, the final building in the trilogy. The CGURA has successfully removed at least two of these parcels off the city books onto tax ledgers.

The Developer respectfully implores this board comply with the language of the DDA as written, take the win in the Granada Theatre restoration and take a stand against bullying and intimidation techniques by using your voice in a vote to initiate the transfer of deed during this July 21, 2020 meeting. Based on the **inherent intent of this DDA**, it is a legal, justifiable, fair and reasonable request.

Debra Liddell Gomez, Developer



ACTION ITEMS

Granada Theatre Disposition and Development Agreement – Satisfaction of Terms, 221 E. Second Street

Manager Harris presented the staff report.

Board Members Fredrick, Miller and Long-Curtiss expressed their appreciation for the efforts of Mr. Gomez and Ms. Liddell.

Board Member Kramer moved to accept that the terms of the DDA dated March 31, 2017.

In response to Long-Curtiss' inquiry, Manager Harris replied a walk through was not done to verify the terms of the DDA were met.

Long-Curtiss then asked if the Board required documentation of expenses when that was a condition of the DDA. Harris replied at his request, Mr. Gomez responded by email (included in the agenda packet). Harris then asked if the Board required documentation.

Long-Curtiss said sale of the building for \$60,000 created discussion in the community about Agency decisions. She would like to be able to say improvements were visually confirmed and receipts were provided in order to rehabilitate the Agency's reputation in the community.

Board consensus was to require documentation of expenditures.

It was moved by Coburn and seconded by Miller to accept the terms of the DDA dated March 31, 2017, between the Columbia Gateway Urban Renewal Agency and Mr. Charles Gomez and Ms. Debra Liddell have been satisfied upon receipt of documents supporting all expenditures, to direct staff to prepare documentation to finalize the purchase and change of title of real property located at 221 East Second Street, known as the Granada Theatre; and to authorize the Agency Chair to execute said documentation. The motion passed 7/0; Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, Miller and McGlothlin in favor, none opposed, Baker and Delaney absent.

~~Third Addendum to the Recreation Building Disposition and Development Agreement, 213-219 E. Second Street~~

~~Manager Harris presented the staff report.~~

~~It was moved by Fredrick and seconded by Long-Curtiss to direct staff to prepare a draft Third Addendum to the Recreation Building DDA and return to the Agency on June 16, 2020, for consideration. The motion passed 7/0; Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, Miller and McGlothlin in favor, none opposed, Baker and Delaney absent.~~

~~Sunshine Mill (Discover Development, LLC) Installment Loan Interest Credit Request, 901 E. Second Street~~

~~Manager Harris presented the staff report.~~

~~Although City Attorneys Parker and McDougle reached conflicting decisions, Board consensus was to honor the agreement.~~

~~It was moved by Long-Curtiss and seconded by Coburn to approve payment of the \$33,333.48 interest credit payment under Section 3.02 of the Agency Loan Agreement mortgage record date of March 26, 2018 and authorize staff to transfer \$33,333.48 to Discover Development, LLC as credit for interest paid. The motion passed 7/0; Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, Miller and McGlothlin in favor, none opposed, Baker and Delaney absent.~~

## EXHIBIT C

### SCHEDULE OF CONTRACT PAYMENTS, AND DATES FOR PROGRESS REPORTS TO BE PROVIDED TO AGENCY, AND PERIODS FOR ANNUAL INVESTMENTS BY DEVELOPER

March 31, 2017 - First contract payment of \$20,000 by Developer

September 30, 2017 - Status report on initial upgrades to Granada Theatre by Developer

March 31, 2017 through March 31, 2018 - Developer to have made initial physical upgrades to Granada Theatre as set forth in Section 2.6.1(b)(2)

March 31, 2018 - Second contract payment of \$20,000 by Developer with interest at flat rate of five percent (5%) on the balance owed for purchase of the Granada Theatre

April 6, 2018 - Developer provides written report summarizing initial physical upgrades to Granada Theater, and provides documentation expenses for such upgrades to Agency Project Manager

April 1, 2018 through March 31, 2019 – Time period for Developer to have made second annual round of physical upgrades to Granada Theatre

September 30, 2018 - Developer provides progress report to Agency Project Manager on second annual round of physical upgrades to Granada Theater

March 31, 2019 - Third contract payment by Developer of \$20,000 with interest at flat rate of five percent (5%) on the balance owed for purchase of the Granada Theatre

April 8, 2019 - Developer provides written report summarizing second round of physical upgrades to Granada Theater, and provides documentation for such upgrades to Agency Project Manager

April 2, 2019 through March 31, 2020 - Developer to have made third annual round of physical upgrades to Granada Theatre

April 6, 2020 - Developer provides written report summarizing third annual round of physical upgrades to Granada Theater, and provides documentation for such upgrades to Agency Project Manager

April 10, 2020 - Closing Date for purchase of Granada Theatre

## EXHIBIT D

Granada Theatre Budget:

Charles Gomez, Debra Liddell

Topic: Cost breakdown to open theatre doors to public

Exterior presentation upgrades include:

- 1) Window repair and/or replacement(s), box office tile, plaster repairs and painting, address dome issues, freshen up marquee, side wall art designs. \$7,000
- 2) Ice-Cream parlor/retail sales store front prep. Floor and wall coverings, old-fashioned ceiling restoration, sales area and back room storage attention. \$2,500

Café:

- 3) Over-all restoration, floor/walls, seating areas, counter and back bar. \$4,500
- 4) Store front windows and transom windows restoration. \$2,500
- 5) Awning. \$3,500
- 6) Historic presentations and art work. \$1,500
- 7) Health Dept. code conformity. \$3,000

Lobby:

- 8) Over-all restoration & period correct updates and artwork. Lobby needs to be most appealing to guests arriving. \$3,500
- 9) Bar area. \$2,500

Exits:

- 10) All reworked to be fully functional and panic bars installed where needed. This includes entertainers' load-in alley entrance. \$500

Roof:

- 11) Inspection and addressing of any and all issues. \$4,000

Basement:

- 12) Thoroughly cleaned out, disinfected and washed down. \$750

Theatre proper:

- 13) Massive cleaning, floors/walls/ceiling/seats. Curtains to be thoroughly cleaned, if possible, or replaced (this includes grand curtain and wing legs). \$4,500
- 14) Repainting of entire theatre interior. Not that this is totally necessary due to the extensive cleaning but may also need a 'refreshing' for presentation. \$9,500

Mechanical:

- 15) Restrooms, repaired to fully functioning, and fixtures replaced where needed. \$3,500
- 16) Heating and A/C fully inspected, cleaned and serviced. \$7,500
- 17) Electrical service, upgrades and fully separated legs installed, one dedicated to audio, and one for lighting. \$8,500

Production:

- 18) Install state of the art audio, capable of meeting or exceeding all national audio performer contract rider demands. \$90,000
- 19) Install modern theatre lighting, front of house, specials and upstage. Four color washes with specials. \$15,000
- 20) Video presentation projection and screen. Power-point, DVD and movies. \$6,500

Entertainment:

It has always been our philosophy to, "Announce One's Prescience with Authority!" So the grand re-opening of the Granada will have to be grand indeed. After all is 'Grand' found in the very name of the Theatre?

**GRANADA**

First year operating entertainment budget is slated at \$125,000. This will cover all up-front booking costs which we pay in advance to receive a producer's discount.

As far as we know, we are the only producers that present this 'creative advance down payment to help reduce overhead and booking costs. Cost break down budget:

Total restoration estimate = \$305,750.00

\*This does not include purchase price.

**Urban Renewal**

**4/5/18**

**The Dalles, OR 97058**

**Granada Theatre**

**Financial Report/2018**

**Chuck and Debra Gomez**

**P.O. Box 1329**

**The Dalles, OR 97058**

**Dear Urban Renewal Board,**

**Attached along with this letter you will find the financial statements of funds paid for of all aspects of renovation upon the Granada Theatre, July, 2017 through Dec. 31<sup>st</sup>, 2017.**

**The local account has all checks written from our local account at the Columbia Bank, 3<sup>rd</sup> Street in The Dalles. See margin notes.**

**The other statement is from our other checking account prior to the local account being established and substantial funds transferred into the Columbia Bank Granada checking account. For privacy it does not show each check or the full accounting as other business is transacted through that account... If questions arise, please contact my CPA/Tony Williams CPA. Watseka, IL 60970, 815-432-6003. His office compiled all checks written that applied and only applied to the restoration of the Granada.**

**Technotrix, which is my production supply company sold us the entire audio package, marked paid.**

**Thank You,**

**Chuck Gomez**

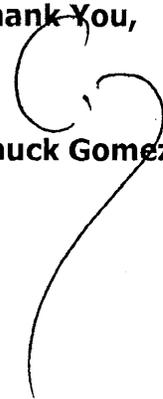


EXHIBIT D

Granada Theatre Budget:

Charles Gomez, Debra Liddell

Topic: Cost breakdown to open theatre doors to public

Exterior presentation upgrades include:

- ✓ 1) Window repair and/or replacement(s), box office tile, plaster repairs and painting, address dome issues, freshen up marquee, side wall art designs. \$2,000
- ✓ 2) Ice-Cream parlor/retail sales store front prep. Floor and wall coverings, old-fashioned ceiling restoration, sales area and back room storage attention \$2,500

TBD

Café:

- ✓ 3) Over-all restoration, floor/walls, seating areas, counter and back bar. \$4,500
- ✓ 4) Store front windows and transom windows restoration. \$2,500 \$4,600
- 5) ~~Awning. \$3,500~~ Removed & will NOT be replaced.
- ✓ 6) Historic presentations and art work \$1,500 Covers too many Building details.
- ✓ 7) Health Dept. code conformity. \$3,000

Lobby:

- ✓ 8) Over-all restoration & period correct updates and artwork. Lobby needs to be most appealing to guests arriving. \$3,500
- ✓ 9) Bar area. \$2,500

Exits:

- 10) All reworked to be fully functional and panic bars installed where needed. This includes entertainers' load-in alley entrance \$500

ON ORDER,

presently MANNED w/STAFF DURING events AS WAS INSTRUCTED by Fire chief.

Roof:

- 11) Inspection and addressing of any and all issues: \$4,000

Basement:

- ✓ 12) Thoroughly cleaned out, disinfected and washed down. \$750

Nothing Needed Due TO CITY INSTALLED New Roof w/ 40 year guarantee

Theatre proper:

- ✓ 13) Massive cleaning, floors/walls/ceiling/seats. Curtains to be thoroughly cleaned, if possible, or replaced (this includes grand curtain and wing legs) \$4,500
- ✓ 14) Repainting of entire theatre interior. Not that this is totally necessary due to the extensive cleaning but may also need a 'refreshing' for presentation. \$9,500

Mechanical:

- ✓ 15) Restrooms, repaired to fully functioning, and fixtures replaced where needed. \$3,500
- ✓ 16) Heating and A/C fully inspected, cleaned and serviced. ~~\$7,500~~ <sup>\$3,500</sup> **New FURNACE ON ORDER**
- ✓ 17) Electrical service, upgrades and fully separated legs installed, one dedicated to audio, and one for lighting. \$8,500 **(All repairs)**

Production:

- ✓ 18) Install state of the art audio, capable of meeting or exceeding all national audio performer contact rider demands. \$90,000 ~~\$127,000~~
- ✓ 19) Install modern theatre lighting, front of house, specials and upstage. Four color washes with specials. ~~\$15,000~~ <sup>\$6,200</sup>
- ✓ 20) Video presentation projection and screen. Power-point, DVD and movies. \$6,500

Entertainment:

It has always been our philosophy to, "Announce One's Prescience with Authority!" So the grand re-opening of the Granada will have to be grand indeed. After all is 'Grand' found in the very name of the Theatre?

GRANADA

TO DATE: \$32,500  
ON ENTERTAINMENT

First year operating entertainment budget is slated at \$125,000. This will cover all up-front booking costs which we pay in advance to receive a producer's discount.

As far as we know, we are the only producers that present this 'creative advance down payment' to help reduce overhead and booking costs. Cost break down budget:

Total restoration estimate = \$305,750.00

\*This does not include purchase price.

\$ 193,950 -  
The costs herein  
have been  
met with  
only a few  
exceptions as  
NOTED,

## STATEMENT OF ACCOUNT

Statement Date: 11/30/17  
 Account: XXXXXX7030

#2039 11/01/17 \$2,000.00

BAR  
x  
CAFE

GRAMADA THEATRE  
 DATE 10-25-17  
 PAY TO THE ORDER OF Clean Rite Tapu Coil Cleaning \$2,000.00  
 FOR GRANADA TAPS  
 INSTALL

#2046 11/03/17 \$2,000.00

Entertainment

GRAMADA THEATRE  
 DATE 10-26-17  
 PAY TO THE ORDER OF Steve Kent \$2,000.00  
 FOR GRANADA ADOPT 10-11  
 FIVE SAT TAILBATS

#2047 11/02/17 \$58.00

GRAMADA THEATRE  
 DATE 10-31-17  
 PAY TO THE ORDER OF ACT \$58.00  
 FOR OLCC CLASS  
 FIFTY EIGHT

#2048 11/02/17 \$100.00

GRAMADA THEATRE  
 DATE 11-1-17  
 PAY TO THE ORDER OF Tiffany Hurdia \$100.00  
 FOR GRANADA - PAGES!  
 Osewanda

#2049 11/03/17 \$1,000.00

MORAL

GRAMADA THEATRE  
 DATE 11-1-17  
 PAY TO THE ORDER OF Clean Mess \$1,000.00  
 FOR GRANADA MORALS  
 ONE THOUSAND

#2050 11/01/17 \$1,000.00

LABOR

GRAMADA THEATRE  
 DATE 11-1-17  
 PAY TO THE ORDER OF Rick Thompson \$1,000.00  
 FOR GRANADA  
 ONE THOUSAND

#2051 11/16/17 \$402.60

Lig. License

GRAMADA THEATRE  
 DATE Nov 2, 17  
 PAY TO THE ORDER OF OLCC - license \$402.60  
 FOR GRANADA THEATRE  
 FOUR HUNDRED AND 60/100

#2052 11/15/17 \$23.00

Lig. license

GRAMADA THEATRE  
 DATE Nov 2, 17  
 PAY TO THE ORDER OF OLCC \$23.00  
 FOR SCHEMERS DEPT  
 TWENTY THREE

#2053 11/06/17 \$42.90

GRAMADA THEATRE  
 DATE 11-2-17  
 PAY TO THE ORDER OF Fed Ex \$42.90  
 FOR GRANADA ALL FERRA  
 FORTY TWO AND 90/100

#2054 11/07/17 \$242.23

GRAMADA THEATRE  
 DATE 11/14/17  
 PAY TO THE ORDER OF HOME DEPT \$242.23  
 FOR GRANADA  
 TWO HUNDRED AND 23/100

#2055 11/07/17 \$1,300.00

MORAL

GRAMADA THEATRE  
 DATE 11-6-17  
 PAY TO THE ORDER OF Clean Mess \$1,300.00  
 FOR GRANADA MORALS  
 ONE THOUSAND THREE HUNDRED

#2056 11/06/17 \$400.00

GRAMADA THEATRE  
 DATE 11-7-17  
 PAY TO THE ORDER OF KODL \$400.00  
 FOR GRANADA RADIO  
 FOUR HUNDRED

## STATEMENT OF ACCOUNT

Statement Date: 11/30/17  
 Account: XXXXXX7030

#2057 11/08/17 \$60.83

GRAMADA THEATRE  
 2057  
 CHECK NO. 1483108080720008 871WCZ0CEG0MBV 11/08/17  
 PAY TO THE ORDER OF: HANE DEPOT 624 \$60.83  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002057 412510827247000877030

#2058 11/10/17 \$472.84

GRAMADA THEATRE  
 2058  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/10/17  
 PAY TO THE ORDER OF: Pepsi-Cola \$472.84  
 Four seventy two Install  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002058 412510827247000877030

CAFE

#2059 11/09/17 \$847.50

GRAMADA THEATRE  
 2059  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/09/17  
 PAY TO THE ORDER OF: N.C. ROAD \$847.50  
 Eight hundred forty seven 50/10  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002059 412510827247000877030

CAFE

#2060 11/09/17 \$267.22

GRAMADA THEATRE  
 2060  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/09/17  
 PAY TO THE ORDER OF: HANE DEPOT 624 \$267.22  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002060 412510827247000877030

#2061 11/10/17 \$350.00

GRAMADA THEATRE  
 2061  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/10/17  
 PAY TO THE ORDER OF: Sebastian's \$350.00  
 Three fifty  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002061 412510827247000877030

#2062 11/13/17 \$300.00

GRAMADA THEATRE  
 2062  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/13/17  
 PAY TO THE ORDER OF: Frodo's \$300.00  
 Three hundred  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002062 412510827247000877030

#2063 11/16/17 \$233.91

GRAMADA THEATRE  
 2063  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/16/17  
 PAY TO THE ORDER OF: Cash \$233.91  
 Two hundred thirty three 91/100  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002063 412510827247000877030

#2064 11/13/17 \$430.00

GRAMADA THEATRE  
 2064  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/13/17  
 PAY TO THE ORDER OF: Oxarc Inc \$430.00  
 Four thirty  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002064 412510827247000877030

BAR

#2065 11/09/17 \$780.75

GRAMADA THEATRE  
 2065  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/09/17  
 PAY TO THE ORDER OF: E.F. Cleaning Services \$780.75  
 Seven hundred eighty 75/100  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002065 412510827247000877030

Theatre cleaning

#2066 11/10/17 \$384.36

GRAMADA THEATRE  
 2066  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/10/17  
 PAY TO THE ORDER OF: Western Express \$384.36  
 Three hundred eighty four 36/100  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002066 412510827247000877030

#2067 11/13/17 \$120.40

GRAMADA THEATRE  
 2067  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/13/17  
 PAY TO THE ORDER OF: HANE DEPOT \$120.40  
 ONE TWENTY  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002067 412510827247000877030

MISC MATERIAL

#2068 11/14/17 \$360.00

GRAMADA THEATRE  
 2068  
 CHECK NO. 1483108080720008 871WCZ0CEJXJ7Q 11/14/17  
 PAY TO THE ORDER OF: The Pines 1852 \$360.00  
 Three sixty  
 FOR GRAMADA BEERS  
 Pre-Authorized Payment  
 #002068 412510827247000877030

## STATEMENT OF ACCOUNT

Statement Date: 11/30/17  
 Account: XXXXXX7030

#2069 11/15/17 \$235.00

GRANADA THEATRE  
 2069  
 DATE 11/15/17  
 PAY TO THE ORDER OF Tetraheadon Wines \$235.00  
Two Thirty Five  
 Wines  
 for GRANADA Gala

#2070 11/17/17 \$64.50

GRANADA THEATRE  
 2070  
 DATE 11/17/17  
 PAY TO THE ORDER OF Maria Spooner \$64.50  
Sixty Four Fifty  
 for theater work

#2071 11/13/17 \$685.89

GRANADA THEATRE  
 2071  
 DATE 11/13/17  
 PAY TO THE ORDER OF OLCC \$685.89  
Six hundred Eighty five + 89  
 for GRANADA Bar

BAR

#2072 11/14/17 \$200.00

GRANADA THEATRE  
 2072  
 DATE 11/14/17  
 PAY TO THE ORDER OF Arrow Safety \$200.00  
Two hundred  
 for Fire exten.

Fire Safety

#2073 11/14/17 \$700.00

GRANADA THEATRE  
 2073  
 DATE 11/14/17  
 PAY TO THE ORDER OF Green Ness \$700.00  
Seven hundred  
 for GRANADA Moral

MORAL

#2074 11/15/17 \$500.00

GRANADA THEATRE  
 2074  
 DATE 11/15/17  
 PAY TO THE ORDER OF David W. Dancy \$500.00  
Five hundred  
 for Special Supplies

MATERIALS

#2075 11/15/17 \$105.00

GRANADA THEATRE  
 2075  
 DATE 11/15/17  
 PAY TO THE ORDER OF Heidi Fisher \$105.00  
One hundred Five  
 for GRANADA Bar Service

#2076 11/14/17 \$105.00

GRANADA THEATRE  
 2076  
 DATE 11/14/17  
 PAY TO THE ORDER OF Jessy Montavon \$105.00  
One hundred Five  
 for GRANADA Bar Service

BAR

#2077 11/15/17 \$69.99

GRANADA THEATRE  
 2077  
 DATE 11/15/17  
 PAY TO THE ORDER OF Frederick \$69.99  
Sixty Nine 99  
 for theater

#2078 11/14/17 \$510.00

GRANADA THEATRE  
 2078  
 DATE 11/14/17  
 PAY TO THE ORDER OF Kurt Frost \$510.00  
Five Ten  
 for GRANADA 10/27-1/18

Labor

#2079 11/13/17 \$2,000.00

GRANADA THEATRE  
 2079  
 DATE 11/13/17  
 PAY TO THE ORDER OF Steve Keat Baker \$2,000.00  
Two thousand  
 for GRANADA Veterans Concert

ENTERTAINMENT

#2080 11/17/17 \$144.00

GRANADA THEATRE  
 2080  
 DATE 11/17/17  
 PAY TO THE ORDER OF The Pines 185 \$144.00  
One forty four  
 for GRANADA BAR



STATEMENT OF ACCOUNT

Statement Date: 11/30/17
Account: XXXXXX7030

#2081 11/16/17 \$1,330.00

#2082 11/13/17 \$388.25

BAR

#2083 11/13/17 \$36.95

MATERIAL

#2084 11/15/17 \$90.00

#2085 11/16/17 \$3,000.00

entertain

#2086 11/15/17 \$225.00

#2087 11/13/17 \$520.00

Label

#2088 11/13/17 \$500.00

#2089 11/16/17 \$300.00

A/V INSTALL

#2090 11/14/17 \$600.00

entertain

#2091 11/15/17 \$325.37

#2092 11/16/17 \$105.00

## STATEMENT OF ACCOUNT

Statement Date: 11/30/17  
 Account: XXXXXX7030

#2093 11/15/17 \$335.43

#2094 11/17/17 \$91.70

*PARTS*

#2095 11/16/17 \$75.00

#2096 11/20/17 \$1,850.00

*Cafe/Bar*

#2097 11/17/17 \$176.31

*PARTS*

#2098 11/21/17 \$1,315.00

*Sound Audio*

#2099 11/21/17 \$422.36

#2100 11/30/17 \$1,065.00

*Labor*

#2125 11/28/17 \$1,400.00

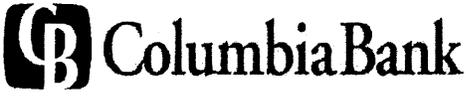
*MURALS*

#2126 11/27/17 \$340.00

*Labor*

#2127 11/30/17 \$108.56

#2129 11/29/17 \$156.86



STATEMENT OF ACCOUNT

Statement Date: 11/30/17
Account: XXXXXX7030

#2130 11/29/17 \$270.17
ORANADA THEATRE
PAY TO THE ORDER OF: (By check)
Five hundred Seventy & 17/100

#2131 11/29/17 \$95.00
ORANADA THEATRE
PAY TO THE ORDER OF: Breanna Leavitt
Ninety five & 00/100

PARTS

#4001 11/20/17 \$122.00
PAY TO THE ORDER OF: Sedition Printing Company
One hundred twenty two & 00/100

#4002 11/21/17 \$5,300.00
PAY TO THE ORDER OF: Bob Fisher
Five thousand three hundred & 00/100

LABOR

MORA!

#4003 11/21/17 \$800.00
PAY TO THE ORDER OF: Mrs. [Name]
Eight hundred & 00/100

#4005 11/27/17 \$122.00
PAY TO THE ORDER OF: Dennis Locks & Sons
One hundred twenty two & 00/100

DOORS & LOCKS



STATEMENT OF ACCOUNT

Statement Date: 12/31/17
Account: XXXXXX7030

#1001 12/18/17 \$75.00

#1002 12/27/17 \$326.07

#1003 12/20/17 \$54.63

#1004 12/21/17 \$111.35

#1005 12/22/17 \$75.02

#1006 12/26/17 \$57.98

#2101 12/22/17 \$1,600.00

Musicals

#2102 12/26/17 \$130.00

#2104 12/28/17 \$86.83

#2105 12/28/17 \$216.15

#2106 12/26/17 \$585.00

Labor

#2107 12/29/17 \$150.00

Labor

## STATEMENT OF ACCOUNT

Statement Date: 12/31/17  
 Account: XXXXXX7030

#2111 12/29/17 \$105.00

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/29/17

PAY TO THE ORDER OF: Bresna Leggett \$ 105.00

FOR: the hundred dollar bill

FOR: books

Signature: [Signature]

#2132 12/05/17 \$173.00

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/05/17

PAY TO THE ORDER OF: The Oregonian \$ 173.00

FOR: the hundred dollar bill

FOR: theater furniture

Signature: [Signature]

#2133 12/04/17 \$163.80

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 11/30/17

PAY TO THE ORDER OF: Alvin's Auto \$ 163.80

FOR: the hundred dollar bill

FOR: Auto repairs

Signature: [Signature]

#2134 12/01/17 \$184.78

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 11/30/17

PAY TO THE ORDER OF: Alvin's Auto \$ 184.78

FOR: the hundred dollar bill

FOR: Auto repairs

Signature: [Signature]

#2136 12/08/17 \$1,616.00

*PAINT*

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/1/17

PAY TO THE ORDER OF: Bro Help \$ 1,616.00

FOR: the hundred dollar bill

FOR: Paint

Signature: [Signature]

#2138 12/04/17 \$1,250.00

*MURALS*

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/1/17

PAY TO THE ORDER OF: Alvin's Auto \$ 1,250.00

FOR: the hundred dollar bill

FOR: Murals

Signature: [Signature]

#2139 12/05/17 \$1,434.30

*SCAFFOLD RENTAL*

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/1/17

PAY TO THE ORDER OF: Discover Rental \$ 1,434.30

FOR: the hundred dollar bill

FOR: Scaffold Rental

Signature: [Signature]

#2140 12/06/17 \$65.90

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/06/17

CHARGE TO: 148331088029637482216 81WVCZC6J2EYW 12/06/17 1288461633

PAY TO THE ORDER OF: Discover Rental \$ 65.90

FOR: the hundred dollar bill

FOR: Discover Rental

Signature: [Signature]

#2141 12/08/17 \$27.12

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/8/17

PAY TO THE ORDER OF: Spawey \$ 27.12

FOR: the hundred dollar bill

FOR: Cape food

Signature: [Signature]

#2142 12/08/17 \$3,712.97

*Window Building*

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12/8/17

PAY TO THE ORDER OF: North American Hardware \$ 3,712.97

FOR: the hundred dollar bill

FOR: Window Building

Signature: [Signature]

#2143 12/07/17 \$250.00

*LABOR*

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

DATE: 12-7-2017

PAY TO THE ORDER OF: Just Frost \$ 250.00

FOR: the hundred dollar bill

FOR: LABOR

Signature: [Signature]

#2144 12/13/17 \$1,899.85

GRANADA THEATRE  
 511 E. 9th St.  
 THE SQUARE ON TRINITY  
 P.O. BOX 10000  
 DENVER, CO 80202

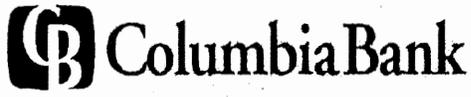
DATE: 12-5-2017

PAY TO THE ORDER OF: Spencer's \$ 1,899.85

FOR: the hundred dollar bill

FOR: Spencer's

Signature: [Signature]



STATEMENT OF ACCOUNT

Statement Date: 12/31/17
Account: XXXXXX7030

#2145 12/19/17 \$174.08

Check #2145 dated 12/19/17 for \$174.08 payable to Cash in Company. Includes bank logo and MICR line.

#2146 12/18/17 \$29.96

Check #2146 dated 12/18/17 for \$29.96 payable to the order of BSNB DEPT. Includes bank logo and MICR line.

#2147 12/20/17 \$61.97

Check #2147 dated 12/20/17 for \$61.97 payable to Bi-Mant. Includes bank logo and MICR line.

#2148 12/18/17 \$171.24

Check #2148 dated 12/18/17 for \$171.24 payable to Kathy Deibel. Includes bank logo and MICR line.

## THE WATSEKA THEATRE

### Vendor Ledgers

**For the Period From Jan 1, 2017 to Dec 31, 2017**

Filter Criteria includes: 1) Names from GRANADA THEATRE to GRANADA THEATRE. Report order is by ID.

Vendor ID Vendor	Date	Trans No	Typ	Pai	Debit Amt	Credit Amt	Balance
GRANADA THEAR	7/1/17	6248	CD		1,500.00	1,500.00	0.00
GRANADA THEAT	7/1/17	6249	CD		324.00	324.00	0.00
	8/11/1	6275	CD		1,500.00	1,500.00	0.00
	8/11/1	6276	CD		1,600.00	1,600.00	0.00
	8/11/1	6277	CD		3,000.00	3,000.00	0.00
	9/8/17	6291	CD		17,500.00	17,500.00	0.00
	9/11/1	6292	CD		1,000.00	1,000.00	0.00
	9/19/1	6293	CD		3,500.00	3,500.00	0.00
	9/29/1	ACH17090	CD		7,000.00	7,000.00	0.00
	10/3/1	ACH17107	CD		8,000.00	8,000.00	0.00
	10/30/	ACH17100	CD		10,000.00	10,000.00	0.00
	11/11/	ACH17110	CD		8,500.00	8,500.00	0.00
	11/23/	6411	CD		14,000.00	14,000.00	0.00
	12/11/	6412	CD		6,000.00	6,000.00	0.00
	12/21/	6423	CD		2,000.00	2,000.00	0.00
<b>Report Total</b>					<b>85,424.00</b>	<b>85,424.00</b>	<b>0.00</b>

# TECHNOTRIX

Audio-Lighting-Staging-Rigging

1407 Huntington Drive  
 Calumet City, IL 60409  
 Office: 1-844-328-9948  
 www.technotrix.net

## Invoice

Invoice Number: INV06743



INV06743  
 Martin Audio & Midas Package

<b>Client</b>
Watseka Theater Chuck Gomez 218 E. Walnut Watseka, IL 60970 USA Mobile Phone: 815.993.6585 Phone: 815.993.2880 Fax: 815.432.0136 bluejazz@earthlink.net

<b>Venue / Site</b>
GRANADA THEATRE DELIVERED 10/6/17

Project	Account Manager	Terms	Sales Tax	Due Date	Customer PO
		Net 30	Tax Exempt		

Status	Equipment Discount
Unpaid Invoice	10%

Type	Qty.	Description	Note	Time Qty.	Rate	Unit Rate	Ext. Price
Retail	6	Martin Audio W8C				5,099.00	30,594.00
Retail	2	Martin Audio S218				3,249.00	6,498.00
Retail	8	Martin Audio LE12JB Monitor				3,099.00	24,792.00
Retail	1	Midas Pro3				18,999.00	18,999.00
Retail	1	Midas DL251				3,999.00	3,999.00
Retail	1	Midas DL371				12,399.00	12,399.00
Retail	1	Ethernet Snake				500.00	500.00
Retail	2	Martin MA4.2				4,899.00	9,798.00
Retail	4	Martin MA2.8s				2,829.00	11,316.00
Retail	4	QSC PL1.8				2,369.00	9,476.00
Retail	2	Install Rack				350.00	700.00
Retail	2	Martin Audio WT3				3,499.00	6,998.00
Retail	2	Martin Audio WS2A				2,699.00	5,398.00
Retail	1	Demo Stock Discount 10%				-14,146.00	-14,146.00

Subtotal:	\$127,321.00
Sales Tax:	\$0.00
Total:	\$127,321.00
Total Applied Payments:	\$127,321.00
<b>Balance Due:</b>	<b>\$0.00</b>



# GRANADA THEATRE

Wasco County Performing Arts Centre

221 E. 2nd Street, PO Box 1329, The Dalles, OR 97058 815-993-2880

Community Development Department



**Columbia Gateway Urban Renewal Agency/City of The Dalles, OR:**

2/27/19

Dear Sirs:

It is with great joy we make our final payment for the purchase, paid in full, and in advance of the dead line, for the Granada Theatre.

Payment due March 31st, 2019, \$20,000.00

Interest was set at a flat/straight 5% annually making the monthly interest charge of \$83.33.

And being we are making our final payment 30 days early we will subtract one month interest payment for a grand and final payment total of:

Final payment = \$20,000.00

11 months interest = \$ 916.67

---

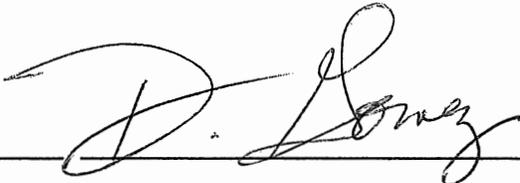
Total = \$21,916.33

As to our March/April 2019 progress update, as stated in our last update, we finished all agreed upon improvements and renovations as of our last report.

It has been a pleasure and a joy bringing back to life the Granada and we look forward to 'Her' continued success.

Thank you

 2-27-19  
Charles Gomez, 2/27/19

 2-27-19  
Debra Liddell-Gomez 2/27/19

**EXHIBIT C**

**SCHEDULE OF CONTRACT PAYMENTS, AND DATES FOR  
PROGRESS REPORTS TO BE PROVIDED TO AGENCY, AND  
PERIODS FOR ANNUAL INVESTMENTS BY DEVELOPER**

March 31, 2017 - First contract payment of \$20,000 by Developer

September 30, 2017 - Status report on initial upgrades to Granada Theatre by Developer

March 31, 2017 through March 31, 2018 - Developer to have made initial physical upgrades to Granada Theatre as set forth in Section 2.6.1(b)(2)

March 31, 2018 - Second contract payment of \$20,000 by Developer with interest at flat rate of five percent (5%) on the balance owed for purchase of the Granada Theatre

April 6, 2018 - Developer provides written report summarizing initial physical upgrades to Granada Theater, and provides documentation expenses for such upgrades to Agency Project Manager

April 1, 2018 through March 31, 2019 – Time period for Developer to have made second annual round of physical upgrades to Granada Theatre

September 30, 2018 - Developer provides progress report to Agency Project Manager on second annual round of physical upgrades to Granada Theater

 March 31, 2019 - Third contract payment by Developer of \$20,000 with interest at flat rate of five percent (5%) on the balance owed for purchase of the Granada Theatre

 April 8, 2019 - Developer provides written report summarizing second round of physical upgrades to Granada Theater, and provides documentation for such upgrades to Agency Project Manager

April 2, 2019 through March 31, 2020 - Developer to have made third annual round of physical upgrades to Granada Theatre

April 6, 2020 - Developer provides written report summarizing third annual round of physical upgrades to Granada Theater, and provides documentation for such upgrades to Agency Project Manager

April 10, 2020 - Closing Date for purchase of Granada Theatre

**FIRST**

**OFFICIAL CHECK**

Voidable at 90 days

**354744**

first financial bank

Date: 2/28/19

Branch: 0184

REMITTER CHARLES & DEBRA GOMEZ

**PAY TO THE ORDER OF**

EXACTLY \*\*8,916 AND 67/100 DOLLARS

\$\*\*\*\*\*8,916.67

COLUMBIA GATEWAY URBAN RENEWAL AGENCY / CITY OF THE DALLES

PURPOSE: Final Payment in full  
GRANADA Theatre



BY Teena Crosswell  
AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈0000354744⑈ ⑆042200910⑆ 5311313695⑈

check # 1 of 2

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS



February 28, 2019 1028338

REMITTER: Charles & Debra Gomez

PAY TO THE Columbia Gateway Urban Renewal Agency  
ORDER OF City of The Dalles

**\$ 12,000.00**

\*\*\*\* Twelve Thousand and 00/100\*\*\*\*

**DOLLARS**

CASHIER'S CHECK



Wendy Shoemaker

check # 2 of 2. Payment in full

⑈ 1028338⑈ ⑆271173724⑆ 81151611⑈

200 - 0000 - 373.  
+ 20,000 - 10 - 00  

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200 - 0000 - 373.20 - 00  
+ 916.67

The nomination of Scott Baker for Chair tied 3/3, Delaney, Fredrick and Miller in favor, Kramer, Long-Curtiss and McGlothlin opposed, Baker and Grossman abstained, Coburn absent.

Board Member Baker requested his vote be changed to "nay."

The nomination of Scott Baker for Chair failed 3/4, Delaney, Fredrick and Miller in favor, Baker, Kramer, Long-Curtiss and McGlothlin opposed, Grossman abstained, Coburn absent.

The nomination of Gary Grossman for Chair passed 4/3, Baker, Kramer, Long-Curtiss and McGlothlin in favor, Delaney, Fredrick and Miller opposed, Grossman abstained, Coburn absent.

Nominations for Vice Chair were opened.

Chair Grossman nominated Scott Baker for Vice Chair; McGlothlin seconded the nomination.

Board Member Kramer moved to close nominations; Long-Curtiss seconded the motion.

The nomination of Scott Baker for Vice Chair passed 8/3, Delaney, Fredrick, Grossman, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Baker abstained, Coburn absent.

### APPROVAL OF MINUTES

It was moved by Board Member Kramer and seconded by Board Member Miller to approve the minutes of January 15, 2019, as written. The motion passed 4/0, Kramer, Long-Curtiss, McGlothlin and Miller in favor, none opposed, Baker, Delaney, Fredrick and Grossman abstained, Coburn absent.

### PUBLIC COMMENT

*Chuck Gomez, 221 E. Second Street, The Dalles*

Mr. Gomez provided an update on the Granada Theatre. Last year the Granada offered 24 shows and hosted over 5,400 guests. Currently, the Granada is preparing for the Jazz Festival.

Mr. Gomez stated the Granada was paid off ahead of schedule. He thanked the community for the opportunity to develop the Granada Theatre.

### PRESENTATION

#### A Community Vision for Downtown The Dalles

Director Harris introduced Evan Manvel, Oregon Department of Land Conservation and Development; the State funded the Downtown Visioning project. Harris then introduced Julie Fischer of Cogito Partners and Colin McArthur of Cameron McCarthy Landscape Architecture and Planning. Ms. Fischer distributed "A Community Vision for Downtown The Dalles," Exhibit 1.

Mr. McArthur presented photos of improvements made in other communities, Exhibit 2. The improvements provided increased safety for pedestrians and bicyclists, bike parking, right-of-way improvements, seating and landscaping.

AGREEMENT FOR DISPOSITION OF PROPERTY  
FOR REDEVELOPMENT OF GRANADA THEATRE  
COLUMBIA GATEWAY URBAN RENEWAL AGENCY, THE DALLES, OR  
CHARLES AND DEBRA GOMEZ/OWNERS

P.O. Box #1329

THE DALLES, OREGON 97058

[Bluejazz@earthlink.net](mailto:Bluejazz@earthlink.net) ~~~ [Info@watsekatheatre.com](mailto:Info@watsekatheatre.com)

Granadatheatrethedalles.com

March 28<sup>th</sup>, 2020

*FINAL REDEVELOPMENT REPORT*

*EXHIBIT 'D'*

*Exterior & Parlor:*

- 1) Windows restored as portion of original grant, box office repaired, plaster exterior repaired, primed and painted, artwork sidewalk display cases repaired and electrified, roof line domes sealed and copper coated, and marquee restored, primed and painted in true art deco colors, neon marquee powered up.

*All completed as agreed.*

*CAFÉ:*

- 2) Café, formerly the ice cream parlor, completely restored. Ceiling returned to 1930's art deco look, floor tile repaired and replaced where needed by original craftsman. Storage room updated. Hand wash sink installed and new sconces/ceiling lights-fans wired and installed.
- 3) Over-all restoration completed with counter, tables and chairs, back bar with new draft beer tap service and soda gun installations.
- 4) Store front and transom windows repaired/primed/painted.
- 5) Awning: A Urban Renewal grant was awarded to us for awning replacement but we felt the awning design not to be the best suited for the historic architectural details and

we declined the grant. However, we have now developed a better design for approximately the same quote and hope we may be allow to move forward with that once again. The southern exposure makes it near impossible to cool the Café during Summer months. Historically the Café as had awnings since day one in 1929.

- 6) Café has been completely decorated with 1930's-40's period art work.
- 7) 100% Health Code conformity and licensed.

*All completed as agreed.*

#### *LOBBY:*

- 8) Lobby has had all walls and ceilings repaired/re-plastered where needed. At the front entrance, the inside surface of the exterior wall which had a gaping hole 4' X 8' from previous electrical repairs, as been completely restored. Lobby has been completely re-carpeted wall to wall with period carpet.
- 9) Concessional counter has been repainted, and hand wash sink repaired. All ceiling lighting above counter has been re-wired.

*All completed as agreed.*

Additionally:

Lobby has seen the development and installation of two ongoing displays. One showing the original 1929 projector with projectionist fire gloves and fire pail, lobby wall and stage phones, newspaper movie ads from the 1940's, and a second large display with town and Granada, WWII, stern-wheeler, and general history.

#### *EXITS:*

- 10) All exits have been measured and inspected by the former TD Fire Marshall AND our current Fire Marshall. Presently we are making application to State of Oregon for the Historic Theatre Grant in hopes of upgrading and replacing our fire exit ally doors even though they currently and fully meet inspection standards.

*All completed as agreed.*

#### *ROOF:*

- 11) Roof has been fully inspected and is 100% as it should be. However, In December 2019, a large section of the theatres plastered ceiling fell from what appeared to be previous roof leaks between the plaster board and plaster coating. This has happened prior to

our final closure so if this persists we may have to come back to the Council with a pre-existing situation and ask for additional assistance, much like the case of the Recreation Center roof/ceiling issues prior to their final report.

*All completed as agreed.*

#### *BASEMENT:*

- 12) Basement has been thoroughly cleaned out of trash and debris then sanitized and hosed down.

*All completed as agreed.*

#### *THEATRE PROPER:*

- 13) Through cleaning was accomplished by hosing and brushing down the entire interior of the theatre, vomms and stage.
- 14) Theatre painting, ceiling/walls/floors/stage/balcony/trim, primed and painted.

*All completed as agreed.*

Additionally:

Oregonian artist, Glen Ness, was commissioned to create and paint full theatre wall sized murals that represent the two historically accurate architectural styles of the Granada Theatre continuing with the mural theme of The Dalles.

#### *MECHANICAL:*

- 15) Restrooms restoration started with a commercial sewer rooter~rooter of the main drain field. All hand wash faucets were replaced as were both urinal valves. All water closets received new ballcocks. Restrooms primed and painted ceiling and walls. Tile floors only needed cleaning. Lower level restrooms were fully repaired, primed and painted. This also included repainting the stairway proper. New handrails meeting current building codes were designed, installed and painted inspected and approved.
- 16) Heating and cooling systems have been serviced each season and late Summer 2018 the evaporative cooling was serviced complete with new 28' belt. Cooling tower was reconnected. Cooling is marginal but adequate up to out side temperatures of around 80 degrees. Presently we again are reaching out to the Historic Theatre Grants for HVAC replacements.

- 17) Electrical panels have been isolated with audio and separate video/lighting power legs. Additional outlets were installed where needed and new P.U.D. meters installed.

*All completed as agreed.*

#### *PRODUCTION:*

- 18) Martin Audio speaker system, Lab Gruppen amp system, Midas digital mixers, purchased and paid for in full. Stage is complete with backline, risers, microphones, cables, and stands as is evident from all the national concerts we have presented without renting any audio equipment.
- 19) Lighting, LED, upstage and front of house with specials. Source Four & American DJ.
- 20) Panasonic PT-DZ870 3D video projection w/zoom lens, front of house. DVD players and laptop installed for power point presentations which has been presented dozens of times in the theatre.

*All completed as agreed.*

#### *ADA:*

The 2010 ADA Act Standards state: Theatres with 151 to 300 seats need a mandatory seating area for 5 wheelchair spaces. Presently the Granada is set to accommodate 12 wheelchair spaces plus one VIP box that is wheelchair accessible. A fully compliant ADA restroom is also located six feet off the lobby and in the Café.

#### *SPRINKER FIRE SURPRESSION:*

Based on the Fire Marshall's inspection and research and in complete agreement with the State Fire Marshall, a fire suppression sprinkler system would be mandatory with a theatre occupancy of 300 and greater. The Fire Marshall has set our occupancy limit at 299. This avoids any need for a sprinkler system installation. (Official notice attached).

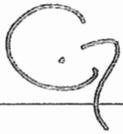
To the best of our knowledge we have faithfully fulfilled all requirements stated in this Urban Renewal Council, DISPOSITION OF PROPERTY AND REDEVELOPMENT, of the GRANADA THEATRE, 221 East 2<sup>nd</sup> Street The Dalles, OR 97058.

All payments have not only been paid in full but paid off in full early. Property taxes October 2019, tax account number 3586 are paid in full as of March 31, 2020 confirmation number 73283400.

We have developed the Granada Theatre and its associated Spotlight Café, GORGE-Us Gallery and dinner theatre with the requested and fulfilled objective of increasing Tourism into The Dalles and to present entertainment of all kinds aimed at pleasing all tastes of our community. We believe we have and will continue to do just that.

Sincerely,

Chuck and Debra Gomez



3-28-2020

Charles Gomez

Date



3-28-2020

Debra Liddell Gomez

Date

The Proud owners of the Historic Granada Theatre!



1400 W. Eighth Street The Dalles, OR 97058

**Business Name:** Granada Theater **Occupancy Type:** A-1  
**Address:** 221 E. 2<sup>nd</sup> Street  
The Dalles, Oregon 97058

**Capacity for:** All Areas including Theater, Balcony,  
Basement

Capacity Established and Posted by: Jay Wood *J Wood*  
Division Chief-Prevention

Date: 7/29/2019

**THE MAXIMUM CAPACITY  
APPROVED FOR THIS AREA  
IS 299 PERSONS**

As required by ORS 479.195, this notice shall be securely fixed and posted in a conspicuous place readily visible to occupants of the room. It is unlawful to remove this notice.

This notice should be posted under glass and/or in a permanent frame in an area visible but not accessible to the occupants of the assembly area.

# Past Event Types & Performers



**the Gatlin Brothers**

Live at The Historic Granada Theatre

**Friday Aug. 2nd**

For ticket prices and information visit: [granadatheatrethedalles.com](http://granadatheatrethedalles.com)

**Gorge-us**

**Artisan Gallery**

Fine Arts & Crafters

Wearable Art - Fiber  
Pottery - Paintings  
Glass - Jewelry - Gifts

Hours: 11-3 M-F  
Enter door to the right →

**Gorge-us**

**BILLY BOB THORNTON AND THE**



**the Boxmasters**

**AUG. 25** HISTORIC GRANADA THEATRE

\$\$\$ DOORS @ 6PM  
SHOW @ 7PM

FOOD AND CASH BAR AVAILABLE

TICKETS AT  
[WWW.GRANADATHEATRETHEDALLES.COM](http://WWW.GRANADATHEATRETHEDALLES.COM) OR 815-993-6585

Granada Theatre

**Festival of Jazz**

May 25, 2019



[WWW.GRANADATHEATRETHEDALLES.COM](http://WWW.GRANADATHEATRETHEDALLES.COM) | 815-993-6585

MURDER MURDER

**GRANADA**

31&7



**MURDER MURDER DINNER THEATRE**

EVENT

FEATURING THE SPOTLIGHTS

TICKETS AVAILABLE VIA PHONE AT 815-993-6585 OR AT [GRANADATHEATRETHEDALLES.COM](http://GRANADATHEATRETHEDALLES.COM)

**APRONS**

WEDNESDAY 7:00PM - 9:00PM

Granada Theatre

**Festival of Jazz**

May 25, 2019

1:00-2:00pm  
GORGEOUS  
JAZZ  
WITH SONGS, WORLD MUSIC

2:00-3:00pm  
CHEER BEACH BOB BIG BAND  
PERFORMING THE 1940s HITS  
BAND GOODMAN CHERNOBYL CONCERT

3:00-4:00pm  
GMA WIGWAGS  
GOSPEL JAZZ  
ERA, BLUE, SARAH, HANNAH - REMEMBERED

4:00-5:00pm  
TAYNE HERRINGHAM  
BEGLIANT PIANO  
NATALIE COLE, BARBARA STREISAND, JAZZEL PHILIPPERSON

5:00-6:00pm  
HISTORIC JAZZ & JAZZ VIDEOS  
HARD NEVER BEACHED THEM

7:00-7:00pm  
CGOA JAZZ COLLECTIVE BIG BAND  
TRADITIONAL BIG BAND SWING

8:00-8:00pm  
TOM GRANT BAND  
SHELLY RUDOLPH & DAVID CAPTEIN  
WORLD RENOWNED INNOVATOR/PERFORMER

8:30-10:00pm  
BOBAY TUNES ENSEMBLE  
LATE JAZZ EXPLORATIONS/BOBAY!

[WWW.GRANADATHEATRETHEDALLES.COM](http://WWW.GRANADATHEATRETHEDALLES.COM) | 815-993-6585