



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

**CITY OF THE DALLES
AGENDA**

**COLUMBIA GATEWAY
URBAN RENEWAL ADVISORY COMMITTEE**

Conducted in a Handicap Accessible Meeting Room

Tuesday, November 20, 2012

5:30 pm

City Hall Council Chambers

313 Court St.

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - A. Approval of Urban Renewal Advisory Committee Special Meeting Minutes of July 31, 2012
 - B. Approval of Urban Renewal Advisory Committee Meeting Minutes of September 18, 2012
- VI. PUBLIC COMMENT (for items not on the agenda)
- VII. ACTION ITEM: Recommendation to Agency Board for amendment of Granada Block Memorandum of Understanding to extend time for execution of Disposition and Development Agreement.
- VIII. ONGOING URBAN RENEWAL PROJECTS UPDATE
- IX. NEXT REGULARLY SCHEDULED URBAN RENEWAL ADVISORY COMMITTEE MEETING
December 18, 2012
- X. ADJOURNMENT



CITY of THE DALLES

313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1122
FAX: (541) 296-6906

AGENDA STAFF REPORT

Urban Renewal Advisory Committee

Meeting Date:
November 20, 2012

TO: Urban Renewal Advisory Committee Members

FROM: Gene E. Parker, City Attorney

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

DATE: November 14, 2012

ISSUE: Recommendation to Urban Renewal Agency concerning proposed Second Addendum for Granada Block Memorandum of Understanding

BACKGROUND: On August 28, 2012, the Urban Renewal Agency and Rapoza Development Group LLC entered into a Memorandum of Understanding ("MOU") for the redevelopment of several properties which make up the "Granada Block". The MOU initially provided that the Development and Disposition Agreement ("DDA"), a legally binding document which would set forth the obligations of both parties for the redevelopment project, would be completed by September 30, 2012. On September 24, 2012, the Agency and the Developer entered into a First Addendum which extended the time for completion of the DDA until November 15, 2012.

The Agency and Developer have made significant progress in negotiating the final provisions of the DDA. The parties have recently discovered that additional time is required to secure further information concerning the cost estimates associated with the proposed demolition of the Recreation Building. In light of the additional work needed to secure this information, and with the holiday season approaching, the Developer and Agency staff members believe it would be appropriate to revise the provisions of the MOU to allow for an additional period of up to 120 days to secure the information related to the costs for demolition of the Recreation Building, with a provision that the DDA could be completed sooner than the 120 day period provided the Agency and Developer have agreed that sufficient information has been obtained to allow for the competitive solicitation process for the award of a demolition contract to be initiated.

Enclosed with this staff report is a proposed Second Addendum for the MOU. Agency staff is requesting that the Advisory Committee adopt a motion recommending to the Urban Renewal Agency that the Agency approve the proposed Second Addendum.

ALTERNATIVES:

- A. **Staff Recommendation.** *The Advisory Committee move to recommend to the Urban Renewal Agency that the Agency approve the proposed Second Addendum.*

SECOND ADDENDUM TO MEMORANDUM OF UNDERSTANDING BETWEEN THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AND RAPOZA DEVELOPMENT GROUP, LLC

WHEREAS, the Columbia Gateway Urban Renewal Agency, hereinafter referred to as “Agency”, and Rapoza Development Group, LLC, hereinafter referred to as “Developer” entered into a Memorandum of Understanding (“MOU”) dated August 28, 2012, confirming the mutual intent and agreement in principle for undertaking the proposed acquisition and development by Developer of certain property located on portions of a block in downtown The Dalles, Oregon, which project is commonly referred to as the Granada Block Redevelopment Project (“Project”); and

WHEREAS, on September 24, 2012, Agency and Developer entered into a First Addendum to the Memorandum of Understanding dated August 28, 2012, which extended the time for completion of the Development and Disposition Agreement (“DDA”) to November 15, 2012; and

WHEREAS, the parties have mutually agreed that additional time is necessary to obtain further information concerning the cost estimates associated with the proposed demolition of the Recreation Building, and that although Section 1.4 of the MOU provides that the MOU is not intended to be a binding agreement, the parties have agreed they desire to enter into a second addendum reflecting their intent that the MOU continue in effect until the DDA has been signed and executed by both parties;

NOW, THEREFORE, in consideration of the provisions set forth in this First Addendum, it is mutually agreed as follows:

1. The first sentence in Section 1.3.4(a) on page 3 shall be revised to read as follows: The DDA must be signed by March 15, 2013, or sooner is possible, provided Agency and Developer have mutually agreed that sufficient information has been obtained to allow for solicitation of competitive bids or proposals for demolition of the Recreation Building pursuant to Section 3.1.2(e)(3).
2. The first sentence in Section 4.1 on page 7 shall be revised to read as follows: Agency and Developer will negotiate, enter into, execute and deliver a DDA on a date as soon as feasible, but not later than March 15, 2013 (the “Agreement Date”) or sooner if possible, provided Agency and Developer have mutually agreed that sufficient information has been obtained to allow for solicitation of competitive bids or proposals for demolition of the Recreation Building pursuant to Section 3.1.2(e)(3).
3. In Section 5.1.1 on page 10, the date of November 15, 2012 shall be changed to March 15, 2013.

2. Except as modified by this Second Addendum, and the First Addendum dated September 24, 2012, the terms and provisions of the August 28, 2012 MOU shall remain in effect.

AGREED AND ACCEPTED:

**COLUMBIA GATEWAY URBAN
RENEWAL AGENCY**

RAPOZA DEVELOPMENT, LLC.

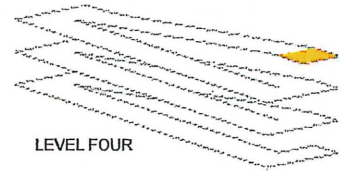
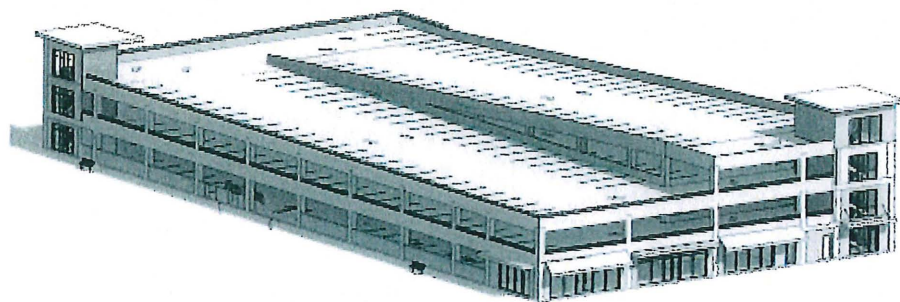
By: _____

By: _____
Manager

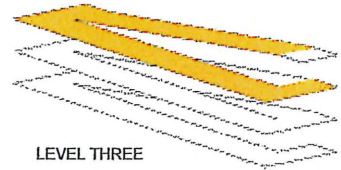
Date

Date

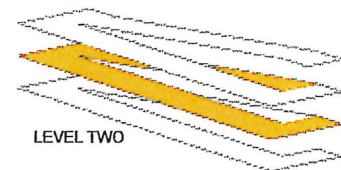




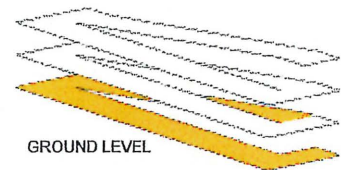
LEVEL FOUR



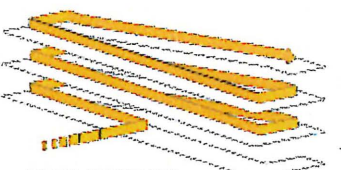
LEVEL THREE



LEVEL TWO



GROUND LEVEL



CIRCULATION PATH

FLOOR AREA

PARKING AREA:	99,106SF
RETAIL/PUBLIC RESTROOMS:	2,782SF
TOTAL	101,888SF

PARKING STALLS

LEVEL 1	77
LEVEL 2	95
LEVEL 3	95
LEVEL 4	00
TOTAL	267 STALLS

EXHIBIT 'A0.1' ORTHOGRAPHIC DRAWING

PUBLIC PARKING GARAGE, THE DALLES OREGON



C.W. MOORE PLAZA
250 S. 5TH ST. BOISE, ID 83702
(208) 343-4635 FAX (208) 343-1858
<http://www.cshqa.com>

BRIDGING DOCUMENTS

SCALE:

TON ST.

12

11

10

9

8

7

6

AL STREET

ALLEYWAY

FEDERAL ST.

1ST STREET

281'-0"

NEW STREET CURB AND GUTTER

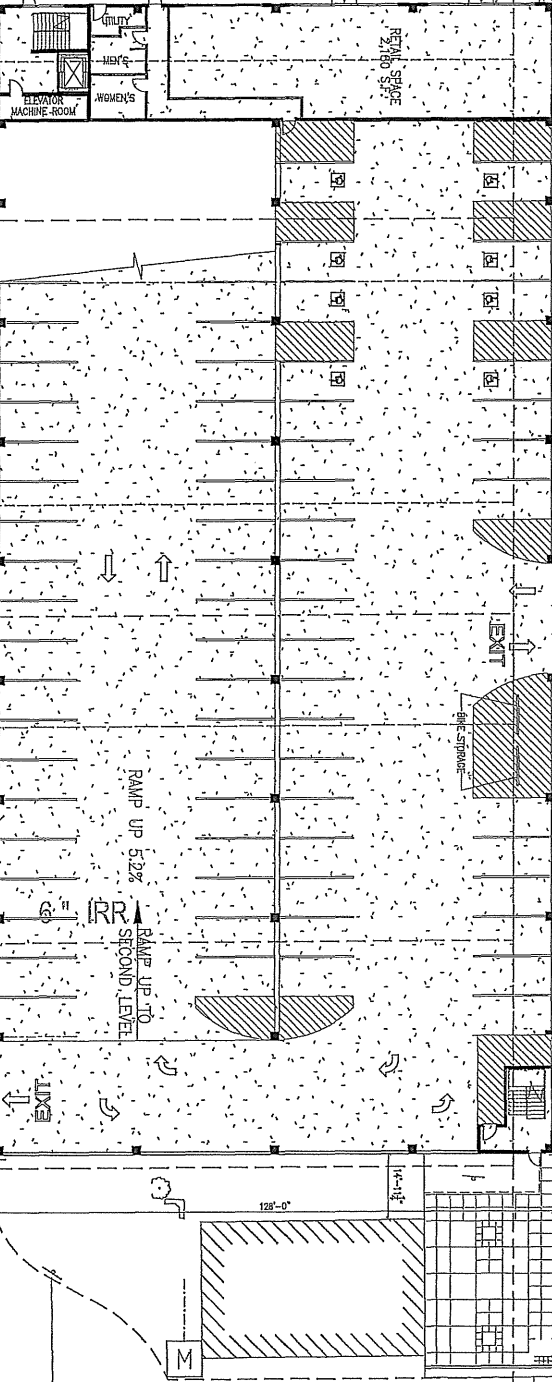
281'-0"

281'-0"

281'-0"

281'-0"

281'-0"



PRELIMINARY SITE PLAN
SCALE 1/8\"/>

A1

SHEET TITLE
PRELIMINARY
SITE PLAN

DESIGNED	DATE
DRAWN	1-1-
CHECK	

CITY PARKING STRUCTURE SWC EAST 1ST ST. & FEDERAL THE DALLES, OR

C.W. MOORE PLAZA

KENT A. HANWAY, ARCHITECT
CIV. MOORE PLAZA
200 S. 5TH ST.
BOISE, IDAHO
PHONE: 208-343-6035 FAX: 208-343-1658

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