



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, May 25, 2004

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair, Chris Zukin at 5:35 P.M, called the meeting to order.

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Jack Evans, Dick Elkins, Chris Zukin, Nikki Lesich and Ken Farner

Absent members: Dan Ericksen, Randy Carter

Staff present: Dan Durow, Community Development Director, Denise Ball,
Administrative Secretary

PLEDGE OF ALLEGIANCE

Zukin lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Zukin asked if there were any changes or additions to the agenda. Evans moved to approve the agenda as submitted and Farner seconded. The motion carried unanimously with Ericksen and Carter absent.

APPROVAL OF MINUTES

Zukin asked if there were any corrections or additions needed for the minutes of April 20, 2004. There were none. Evans asked that it be noted the Chamber property is on the tax roles. Lesich moved to approve the minutes as submitted with Evans clarification and Evans seconded the motion. The motion passed unanimously with Ericksen and Carter absent.

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PUBLIC COMMENT

None.

ACTION/RECOMMENDATION

Wasco Warehouse Milling Property RFP: Director Durow presented the Staff Report and reviewed the importance of the project time schedule with the Committee members. Durow went on to say that the City does have the potential of a six-month extension for the purchase of the property. However, he does not want to rely on that. Currently the sale price is a quarter of a million dollars and the owner is spending a significant amount on the demolition of the warehouse building. The owner may not want to extend the purchase option to the City in the hopes of selling the property for a higher price to another buyer.

Farner asked if the existing purchase option is transferable to a developer and Durow said yes.

Evans advised Staff to present the East Gateway Project to the Urban Renewal Agency again, prior to the presentation of the Wasco Milling Company proposal.

Durow next summarized the highlights of the Request for Proposals. He told the Committee that currently there are five developers interested in the project.

Farner said he would like to have language in the RFP that would hold the developer to the project by keeping the developers equity tied to the project. Farner's fear is that the developer will take his profit from the construction portion of the project and not care if the development shows long-term financial success.

Evans said that page 10, paragraph two, #5 awards points for equity investment of the developer.

Durow added that on page 5, in the last paragraph it reads, "RFP applicants are also expected to make some contribution of developer equity into the project based upon the projected cash flow".

Durow went on to say that the Agency has total discretion whether to award the contract or not. The scores are just a guide and are not definitive. He will verify this with City Attorney Parker.

Lesich asked that Durow add, on page 4, paragraph 5, the dates of the public involvement process and the date the East Gateway project was approved by the City Council. Lesich said she felt this would be helpful for everyone's memory.

Staff and Committee members briefly discussed how this RFP process is different from the Commodore because there is no housing component anticipated. The grain silos will, more than likely, be demolished. Durow indicated that some of the right-of-way might be vacated which would increase the mill property size and becomes taxable.

Durow said Staff would review and evaluate the applications and present them to the Advisory Committee for their recommendation.

Lesich added that with all the planned improvements she would encourage the Committee and Staff to drive down 1st Street and look at it as if it was the first time they had ever seen it. It is extremely unappealing. There are a couple of businesses between Laughlin and Madison, on 1st Street that have a tremendous amount of abandoned cars, between 15 and 20.

Durow updated the Committee on the TGM Grant and said that design of 1st Street will be starting next month. The downtown parking plan and the update of the Transportation System will be included in this TGM grant. These studies will take about a year to complete.

Farner moved to recommend to the Urban Renewal Agency that they accept the RFP with drafting changes as discussed. Evans seconded the motion and it carried unanimously with Ericksen and Carter absent.

DISCUSSION

Lesich asked about the \$300,000+ in uncommitted funds and if there would be a special discussion. Durow said it has been carried over into the next fiscal year budget. The Committee will get a copy of the adopted budget and can see where the money is budgeted.

Farner asked if Urban Renewal can be resurrected when it sunsets. Durow said the existing plan could be amended and it may require a public vote. Amending the Urban Renewal Plan would also need the political will to support it. The limiting factor is not the maximum indebtedness but the requirement that all debt be paid by the end of the plan, 2015.

Lesich asked about the storage of styrofoam by InsulFoam on the Mill Creek Property. The Candy Castle also has several junk cars with expired tags sitting on their property. Durow said he would tell Code Enforcement.

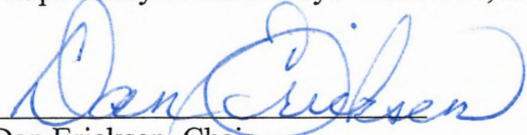
FUTURE MEETINGS

The next regular meeting is scheduled for June 15, 2004, at 5:30 P.M.

ADJOURNMENT

The meeting was adjourned at 6:45 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Dan Ericksen, Chair