



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, December 19, 2006

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Farner called the meeting to order at 5:31 p.m.

ROLL CALL

Administrative Secretary Denise Ball conducted roll call.

Present members: Ken Farner, Gary Grossman, Dick Elkins,
and Nikki Lesich

Absent members: Dan Ericksen, Chris Zukin

Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, and Denise Ball,
Administrative Secretary

PLEDGE OF ALLEGIANCE

Acting Chair Farner lead the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Grossman moved to approve the agenda and Lesich seconded. The motion carried unanimously, Ericksen and Zukin absent.

APPROVAL OF MINUTES

Acting Chair Farner asked if there were any corrections or additions needed for the minutes of September 19, 2006. Lesich moved to approve the minutes as submitted and Elkins seconded the motion. The motion passed unanimously, Ericksen and Zukin absent.

PUBLIC COMMENT

None.

ACTION ITEM:

Recommendation to the Urban Renewal Agency on a proposed amendment to the "Option to Purchase Real Property" agreement for the Flour Mill property.

City Attorney Parker presented the Staff Report. He explained that the request is for an extension of the existing contract to the date of January 26, 2008.

James Martin, Discover Development LLC, Quenett Winery, Silver Salmon Cellars, has the current purchase option on the property. He explained that this is a large, plodding project. Things are happening but it just takes time. This is a three-phase process and the project is just moving into Phase 2. Martin said there should be more immediate happenings this year. Martin provided a document outlining the request for the extension. Martin also included a letter of intent from Dry Hollow Vineyards stating their intentions to occupy a winery production facility at the Sunshine Mill location.

Lesich asked if Martin had any other letter of intent and he said he did not at this time. Silver Salmon Cellars/Quenett and Dry Hollow wineries will be the anchor tenants. This partnership will allow costs to be shared. They will offer services to other small, start-up wineries.

Lesich asked how successful the open houses have been. Martin said they were well attended. However, there were negative impacts. Some unsavory people took the tour and noticed all the metal in the building. Martin did have a break in by a meth addict who caused \$8,000 in damages trying to steal the metal to sell for drugs. Martin says he will keep it buttoned up for now.

Farner asked if Martin is in possession of the property now and Martin said he is but he plans no further activities at this time. Farner asked about the grape supply and Martin explained that he purchases premium quality grapes not commodity quality grapes. Martin will also offer a custom crush service.

Farner asked if Martin feels there are any obstacles. Martin said there are none. This slow progress is needed for the success of the project and the projects momentum is not tied to the Brewery Grade intersection project. Martin said he intends to save the main building.

Lesich moved to recommend to the Urban Renewal Agency that the "Option to Purchase Real Property" agreement with Quenett Winery a.k.a. TGE LLC, and Discover Development LLC (James Martin, Principal) be amended by extending the option period to January 26, 2008, and, that if the funding for the East Gateway street construction work has not been secured an additional extension may be considered. Elkins seconded the motion and it carried unanimously, Ericksen and Zukin absent.

STAFF COMMENTS

City Attorney Parker told the Committee that the Urban Renewal Agency will conduct a hearing concerning the committee's recommendation on January 8, 2007.

City Manager Young updated the Committee members on the Washington Street, Downtown, Riverfront Connection & E. 1st Street Streetscape.. Two million dollars has been raised with an additional quarter million commitment from Urban Renewal. More funds will be needed. The design will go out for RFP in January or February.

The cruise dock project has involved recent conversations with three cruise line individuals. The City is exploring the possibility of a temporary dock but the permitting process could make it extremely difficult to complete this year.

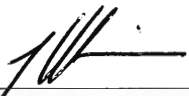
FUTURE MEETINGS

The next scheduled meeting is a joint meeting the Urban Renewal Agency and is scheduled for January 30, 2007

ADJOURNMENT

The meeting was adjourned at 6:12 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.


~~Dan Erickson, Chair~~
Chris Zuckin, acting chair