



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

**Columbia Gateway Urban Renewal Agency Advisory Committee
Meeting Minutes**

Tuesday, April 16, 2013

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Zukin called the meeting to order at 5:30 p.m.

ROLL CALL

Members Present: Chris Zukin, Gary Grossman, Steve Kramer, Mike Zingg, Robin Miles,
Linda Miller

Members Absent: Greg Weast, Jennifer Botts, Dick Elkins

Staff Present: City Manager Nolan Young, City Attorney Gene Parker, Administrative Fellow
Garrett Chrostek, Administrative Secretary Carole Trautman

Also Present: Economic Development Specialist Dan Durow

PLEDGE OF ALLEGIANCE

Chair Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Grossman and seconded by Kramer to approve the agenda as submitted. The motion carried unanimously; Weast, Botts and Elkins were absent.

APPROVAL OF MINUTES

- A. March 19, 2013 – It was moved by Grossman and seconded by Zingg to approve the minutes as submitted. The motion carried unanimously; Weast, Botts and Elkins were absent.

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PUBLIC COMMENT

None.

ACTION ITEM – Recommendation Concerning the Granada Block Disposition and Development Agreement

City Attorney Parker introduced Michael Leash and Jason Pasternak, representatives for the Granada Block project development team. Parker distributed a revised Exhibit A-1, "Sketch of Project Site" of the Disposition and Development Agreement (DDA) to the committee members (copy enclosed), and presented highlights of the Staff Report. Parker noted that the completion deadline date for the Redevelopment Plan for Phase 1 (Section 2.8.1) was pushed back from August 15, 2015 to December 31, 2015 in order to allow more time for the developers to complete the construction of the hotel project.

Referring to DDA pages 39 and 10 subsection (c), Zingg asked if the Final Termination Date for the Phase 1 Option closing would be extended to December 31, 2014 if there were unavoidable delays. Zingg stated that the list of Conditions Precedent to Conveyance (DDA pages 6 and 7) was extensive and could potentially cause a maximum extension to the closing. Parker responded that the Unavoidable Delay clause in Section 8.10 (DDA page 26) pertained mostly to unforeseen situations (such as acts of God) and was separate from the Conditions Precedent to Conveyance. If those conveyance conditions were not agreed upon, the Final Termination Date, at most, would be December 31, 2013, and the Option would terminate itself, Parker stated. The outside date for the hotel construction completion would be December 31, 2015 unless there were unavoidable delays or other problems that were not anticipated, Parker said.

Regarding the terms of purchase dates, Grossman requested an explanation of the potential for separating the Granada Theater from the remainder of the Phase 1 parcels. Development team representative Michael Leash stated there was an upside from the business perspective to renovate and utilize the Granada ahead of the hotel development timeline. City Manager Young clarified that the DDA carried provisions that the Granada Theater, if purchased separately from the other Phase 1 parcels, would come back to the Agency in the event of a default (DDA page 8 (c)).

Chair Zukin asked why the final payment for the Granada was June of 2025. City Manager Young explained that this payment plan was patterned after the Commodore project which allowed the developers time to make the project successful before the payoff.

Development team representative Jason Pasternak reported that a Hilton Hotel representative was interested in developing the hotel site. The team was working on producing the financial packet, Mr. Pasternak stated, but archaeological issues had caused the capital community to be somewhat hesitant in committing until those issues were resolved. Pasternak assured the committee that the development team was working on parking plan changes to mitigate the archaeological issues.

The current plan would exclude underground parking except for some spaces under the Recreation Building site only.

Eric Gleason, 704 Case Street, stated that he would need access to the rear of his First Street Chinese Laundry Building which was adjacent to the development site if a partial alley vacation was developed. City Manager Young stated that the City's intent was to vacate the alley up to the east end of Mr. Gleason's property, and the final design had not yet been determined. During construction, property owners would be notified in advance through the permitting process of any alley access disruptions. The City would attempt to keep such disruptions to a minimum, Young stated.

Mr. Gleason commented that the wording in Section 4.3.5 should be changed from "Downtown National District" to "National Historic Register District." Mr. Gleason suggested the Recreation should be renovated instead of demolished. City Manager Young stated that it was highly unlikely the Recreation would ever be renovated because it would not be cost effective.

Mr. Gleason suggested that the \$50,000 of Urban Renewal funds designated for the demolition of the Blue Building should be designated for renovation, because he believed the Blue Building could be restored. City Manager Young stated that those Urban Renewal funds were targeted for the specific use of demolishing old buildings and replacing them with higher-valued buildings.

Gleason stated that the Granada Block was a spectacular archaeological site that had the potential of becoming a tourist attraction. Mr. Gleason also stated that the proposed grand arch entrance mentioned in Section 4.4.3 was a good idea. Regarding Phase II of the project, Gleason reminded the committee that it was also an archaeological site and should be considered as such since there were plans for underground parking at that site.

JC Penney store manager Debra Vosper, 3305 Columbia View Drive, stated she had concerns about the construction dust and the availability of employee parking during construction. City Manager Young responded that the City would work closely with developers and contractors to manage dust and parking issues. Ms. Vosper requested that property owners be notified in advance on any street closures.

It was moved by Grossman and seconded by Zingg to recommend approval of the Agreement for Disposition of Property for Redevelopment of Downtown Blocks and the Granada Theater, as presented, to the Urban Renewal Agency Board. The motion carried unanimously; Weast, Botts and Elkins were absent.

ONGOING URBAN RENEWAL PROJECTS

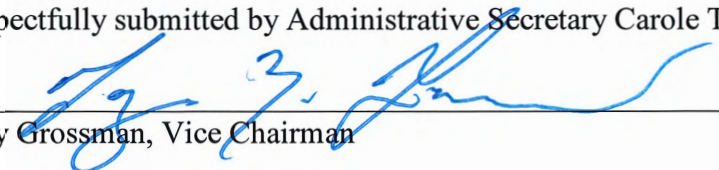
City Manager Young gave the following urban renewal updates:

- Archaeological testing was conducted at the Recreation Building. Two holes were bored, and there were some animal bones found. Archaeologists were drafting final reports.
- The City was working with the developers on the Recreation Demolition Permit.

City Manager Young reminded committee members that the City would, from time to time, update committee members through email correspondence rather than scheduling a meeting if no feedback was necessary from the committee members.

Chair Zukin adjourned the meeting at 6:31 p.m.

Respectfully submitted by Administrative Secretary Carole Trautman.



Gary Grossman, Vice Chairman

EXHIBIT A-1
SKETCH OF PROJECT SITE



LEGEND

-  Redevelopment Properties - Phase I
-  Redevelopment Properties - Phase II
-  Tax Lots

0 15 30 60 90 120 Feet

