



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

Tuesday, May 19, 2020

Immediately following Executive Session

CALL TO ORDER

Chair Grossman called the executive session to order at 5:32 p.m. Executive session adjourned at 5:56 p.m.

Chair Grossman called the regular session to order at 6:04 p.m.

ROLL CALL

Present: Staci Coburn, John Fredrick, Gary Grossman, Steve Kramer, Darcy Long-Curtiss, Linda Miller and Tim McGlothlin (arrived at 6:16 p.m.)

Absent: Scott Baker and Bob Delaney

Staff Present: Urban Renewal Manager Steve Harris, City Clerk Izetta Grossman, and Secretary Paula Webb

DECISION FROM EXECUTIVE SESSION

None; items were postponed until a greater number of Board Members are in attendance.

APPROVAL OF AGENDA

It was moved by Fredrick and seconded by Long-Curtiss to approve the agenda as written. The motion passed 6/0; Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, and Miller in favor, none opposed, Baker, Delaney and McGlothlin absent.

APPROVAL OF MINUTES

Board Member Kramer stated he was not absent at the February 27, 2020 meeting.

It was moved by Kramer and seconded by Fredrick to approve the minutes of February 27, 2020, as corrected. The motion passed 6/0; Coburn, Fredrick, Grossman, Kramer, Long-Curtiss, and Miller in favor, none opposed, Baker, Delaney and McGlothlin absent.

PUBLIC COMMENT

None.

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.

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 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 McDougale 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.

STAFF COMMENTS

The next meeting will be held via Zoom and is scheduled for June 16, 2020. Items include:

- Adoption of the proposed budget for FY 20/21
- Reimbursement request from Mr. Cook, Commodore II Building
- Possible funding for economic recovery
- Façade improvement grant application

BOARD MEMBERS COMMENTS OR QUESTIONS

Chair Grossman directed staff to forward Executive Session materials to Board Member Miller. Miller replied she had received the materials; it was not made clear Executive Session would be held before Regular Session.

Board Member McGlothlin extended his apology for being tardy.

Mr. Tony Zilka asked if the Blue Building was discussed. Chair Grossman replied it was discussed; a decision was delayed.

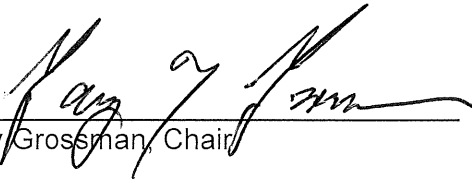
Board Member Fredrick requested additional information on the Commodore II. He asked for the occupancy rate and the sunset date of the HUD agreement. Manager Harris replied the agreement would end in 2038. Harris will return with remaining information.

Board Member Kramer directed a comment to Mr. Tony Zilka and Mr. Brian Casady. Kramer stated only five of nine members were in attendance at the Executive Session. A decision was postponed until more members would be in attendance.

ADJOURNMENT

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

Respectfully Submitted
Paula Webb, Community Development Secretary



Gary Grossman, Chair