

RESOLUTION NO. 01-040

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY DESCRIBED AS ASSESSOR'S MAP #1N 13 3BA, TAX LOTS 1000, 1100, AND 1200, FOR THE PURPOSE OF DEVELOPMENT OF A PARKING LOT FOR THE COMMODORE APARTMENT BUILDING, AND AUTHORIZING A MINOR CHANGE TO THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY PLAN

WHEREAS, on April 10, 2001, the Columbia Gateway Urban Renewal Agency, hereinafter referred to as "Agency," and The Commodore II Limited Partnership, hereinafter referred to as "Partnership," executed a Loan Agreement, wherein the Agency agreed to loan the sum of \$282,445.10 to the Partnership to be used to acquire the property commonly known as the Commodore Building; and

WHEREAS, the Loan Agreement included a provision that the Partnership would provide a conceptual outline of a parking management plan acceptable to the Agency which anticipated the commercial and residential tenants of The Commodore Building, located at 312 Court Street, would use the designated parking lot which is described as Assessor's Map 1N 13 3BA, Tax Lots 1000, 1100, and 1200; and

WHEREAS, on December 13, 2000, the Agency entered into a real estate sale agreement with Don Martin, the owner of the above-described real property, for the potential purchase of the property for the sum of \$102,000; and

WHEREAS, Section 603(D) of the Agency's Urban Renewal Plan requires that before the Agency can proceed with the acquisition of any parcel of real property, the Agency is required to schedule a public hearing to explain the public purpose, public interest, or the plan objectives that would be furthered by the proposed acquisition, and to receive any public comment concerning the proposed acquisition; and

WHEREAS, the Agency has conducted the hearing required by Section 603(D) of the Agency's Plan, and has considered any public comment provided during the hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE AGENCY AS FOLLOWS:

Section 1. Declaration of Intent to Proceed With Property Acquisition. The Agency hereby declares its intention to proceed with the acquisition of the property described as Assessor's Map #1N 13 3BA, Tax Lots 1000, 1100, 1200, which property is further described as follows:

Tax Lot #1000: The West Six (6) feet of Lot Three (3) and the East Sixteen (16) feet of Lot Four (4), all in Block Three (3), DALLES CITY ORIGINAL in The Dalles, County of Wasco, State of Oregon.

Tax Lot #1100: The East 27 feet, 3 inches of the West 42 feet of Lot 4, Block 3, Dalles City Proper, in Wasco County, State of Oregon.

Tax Lot #1200: The West 15 feet of Lot 4 and all of Lot 5, Block 3, in The Dalles, Oregon.

This declaration is based upon the following findings and conclusions:

- A. The Agency's Urban Renewal Plan indicates that redevelopment of the Commodore Building will cause an increase in demand for convenient off-street parking in the downtown area of the City. The Plan indicates that a multi-level parking structure, or smaller surface lots in the core area could be developed and constructed. Acquisition of the real property described above for a parking lot for commercial and residential tenants of the Commodore Building will facilitate the Plan's objective of redevelopment of the Commodore Building, and will promote the public interest by ensuring that a parking management plan has been established for the building which would ensure that tenants have a safe and convenient place to park their vehicles, without negatively impacting the parking spaces used by adjacent properties in the downtown core area.
- B. During the Agency meeting on March 26, 2001, to consider selection of the developer for redevelopment of the Commodore Building, testimony from the public supported the proposal submitted by Cook Development Corporation for the rehabilitation and redevelopment of the building. During the Agency's hearing on the proposed acquisition of the above-described property for a parking lot for the Commodore Building, no public testimony was received in opposition to the proposed acquisition.
- C. Section 602(B)(3)(c) provides the Agency can acquire property when the Agency determines the property is needed for acquisition for public, off-street parking facilities. Section 602(4) provides the Agency can acquire property when the Agency determines that substantial public interest or the objectives of the Plan can be furthered by assembling property for redevelopment by a party other than the owners of record of the property. In the Loan Agreement executed on April 10, 2001, the Agency and the developer determined the real property to be acquired for a parking lot was necessary for the redevelopment of the Commodore Building.

Rehabilitation of the Commodore Building will provide a source of low to moderate income housing, which is in great demand in the City, as well as provide new opportunities for commercial activities as well as stimulating private

investment to contribute funds for additional economic growth in the City. The Agency finds that acquisition of the property for a parking lot for the Commodore Building is consistent with the purposes and objectives set forth in Section 602(B)(3)(c) and 602(4) of the Agency's Urban Renewal Plan.

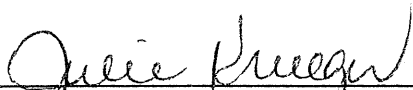
Section 2. Minor Amendment Authorized. Pursuant to Section 603(G) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Plan. The change shall consist of a map and a legal description of the property to be acquired, and include a copy of this Resolution setting forth the Agency's findings in support of its determination to proceed with acquisition of the property. The change to the Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan.

DATED THIS 14TH DAY OF MAY, 2001.



Robb Van Cleave, Chair

ATTEST:



Julie Krueger, CMC, City Clerk

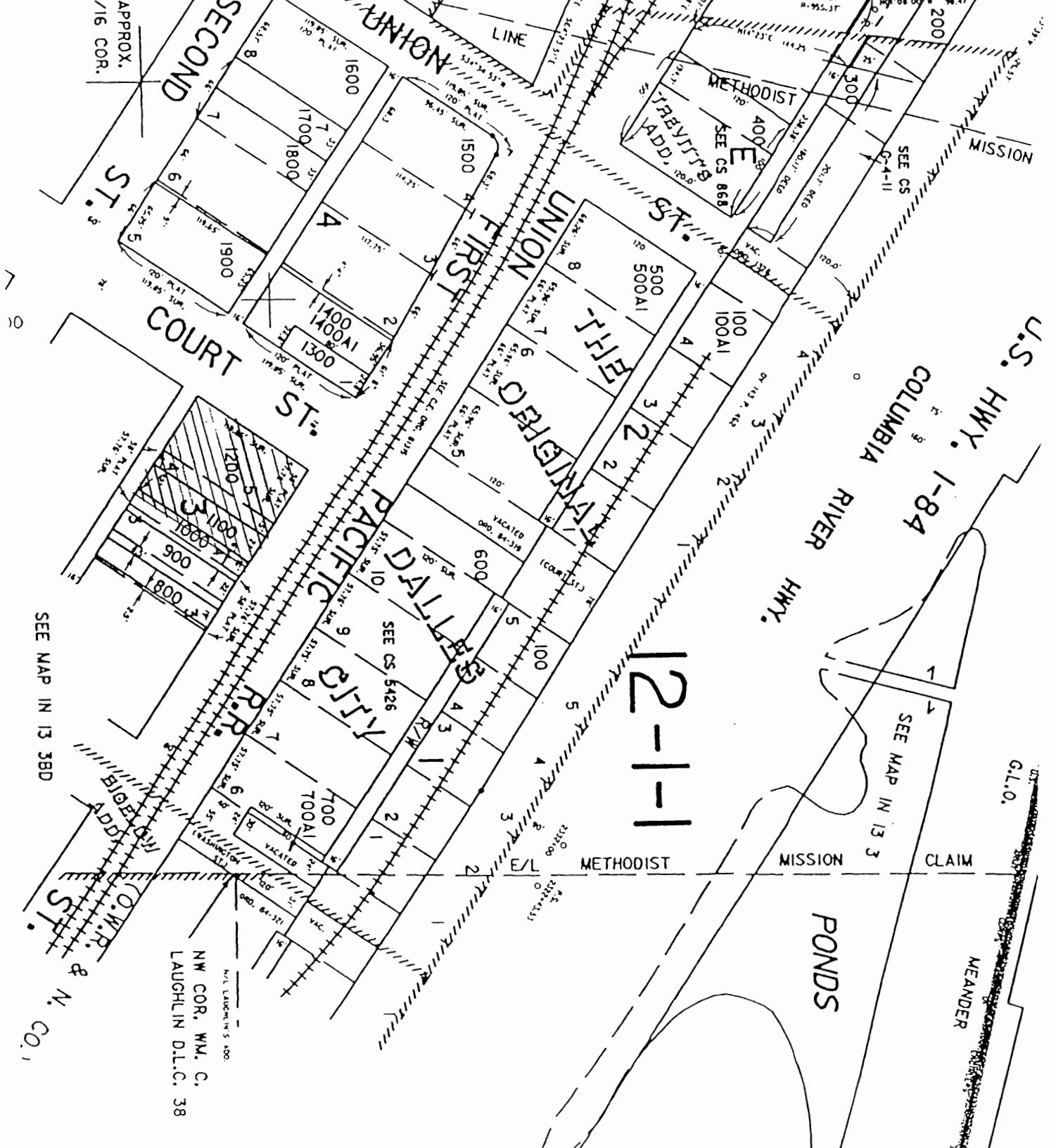
Voting Yes: Zukin, Tenney, Broehl, Davis, Davison, Van Cleave
Voting No: None
Absent: None
Abstaining: None

Amendment No. 7 - Minor Amendment
Approved by The Columbia Gateway Urban Renewal Agency
on May 14, 2001
By Resolution No. 01-040

On May 14, 2001, the Columbia Gateway Urban Renewal Agency, by adoption of Resolution No. 01-040, approved a minor amendment to the Urban Renewal Plan, authorizing the acquisition of the following described real property, to be used for the development of a parking lot for the redevelopment of the Commodore Building located at 312 Court Street:

Lots 4, 5, and the West 6 feet of Lot 3, Block 3, ORIGINAL DALLES CITY, in the City of The Dalles, County of Wasco, State of Oregon.

The location of the property is shown on the map attached hereto, which is incorporated herein by this reference. Also attached to this amendment is a copy of Resolution No. 01-040, setting forth the Agency's findings in support of its decision to proceed with acquisition of the property.



SEE MAP IN 13 3BD

SEE MAP IN 13 3

NW COR. WM. C. LAUGHLIN D.L.C. 38

LAUGHLIN & N. CO.

12-1-1

APPROX. 1/16 COR.

METHODIST
SEE CS 868
TREVITT'S
ADD. 100.0

PONDS

MEANDER

G.L.O.

CLAIM

MISSION

METHODIST

E/L

COLUMBIA RIVER HWY.

U.S. HWY. 1-84

COURT ST.

SECOND ST.

FIRST ST.

UNION ST.

PACIFIC ST.

DALLAS ST.

W. 1ST ST.

BIGELOW ADD.

O.W.R. ST.

COLUMBIA RIVER HWY.

MISSION

METHODIST

UNION ST.

UNION ST.

UNION LINE

UNION ST.

UNION ST.

UNION ST.

UNION ST.

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COLUMBIA GATEWAY/DOWNTOWN PLAN

An Urban Renewal Plan and Program of the City of The Dalles, OR.

Approved by the Dalles City Council on
August 23, 1990
By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
July 23, 1991
By Resolution No. 91-007

Amendment 2 – Substantial Amendment
Approved by The Dalles City Council on
March 15, 1993
By Council Ordinance 93-1161

Amendment 3 – Minor Amendment
Approved by the The Dalles Urban Renewal Agency on
August 27, 1996
By Resolution No. 96-025

Amendment 4 – Substantial Amendment
Approved by The Dalles City Council on
June 22, 1998
By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22
Adopted by a Vote of the People at the November 3, 1998 General Election

Amendment 5 – Substantial Amendment
Approved by The Dalles City Council on
December 14, 1998
By Council Ordinance 98-1229

Amendment 6 – Substantial Amendment
Approved by The Dalles City Council on
August 9, 1999
By Council Ordinance 99-1232

Amendment 7 – Minor Amendment
Approved by the The Dalles Urban Renewal Agency on
May 14, 2001
By Resolution No. 01-040