

RESOLUTION NO. 07-059

A RESOLUTION APPROVING THE ACQUISITION OF THE UNION  
PACIFIC RAILROAD AND OREGON DEPARTMENT OF  
TRANSPORTATION PROPERTY FOR THE REDEVELOPMENT OF THE  
WASCO WAREHOUSE & MILLING COMPANY PROPERTY

WHEREAS, the Columbia Gateway/Downtown Plan, Section 601, project number 14, is the Redevelopment of the Wasco Warehouse & Milling Company Property, also known as the Flour Mill property, which includes the purchase of the property as part of the redevelopment definition; and

WHEREAS, the Agency purchased the Flour Mill property from Cereal Foods Processors for the redevelopment of property and subsequently found that the Union Pacific Railroad and the Oregon Department of Transportation had interest in property thought to have been part of the original purchase; and

WHEREAS, the Columbia Gateway/Downtown Plan, Section 603, outlines the procedures for the acquisition of property; and

WHEREAS, on April 23, 2007, the Urban Renewal Agency held a meeting to discuss the results of the contacts with the Union Pacific Railroad and Oregon Department of Transportation and directed staff to prepare for the public hearing as described in the Plan; and

WHEREAS, the owners of the property have been sent notice of the hearing as described in the Plan and have made no objection to the proposed acquisition; and

WHEREAS, no objections were raised by any member of the public at the public hearing or in writing prior to the hearing; and

WHEREAS, the Agency finds that the acquisition is necessary to carry out the Plan objectives, specifically project number 14, the redevelopment of the Wasco Warehouse & Milling Company Property, and

WHEREAS, the UPRR property includes two areas, shown on the attached map, not needed for the Wasco Warehouse & Milling Company property redevelopment but have been made a required part of the purchase by the UPRR. One of these two areas is within right-of-way needed for development of the East Gateway Streetscape project, and the other parcel could be sold to an adjacent property owner or used as right-of-way for an alley.

NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. The Agency has determined to proceed with the acquisition of the designated property owned by the Union Pacific Railroad and the Oregon Department of Transportation.

The UPRR and ODOT property, adjacent to the existing property acquired from Cereal Food Processors, will be made part of the Wasco Warehouse & Milling Company property, which is under a purchase option with Quenett Winery a.k.a. TGE LLC, and Discover Development LLC (James Martin, principal).

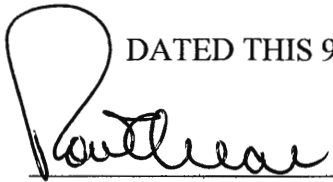
Section 2. Including the property owned by the Union Pacific Railroad and ODOT, as part of acquiring the Wasco Warehouse & Milling Company property, is consistent with Section 602 of the Agency's Urban Renewal Plan, in that it is necessary to complete the redevelopment project, which furthers one of the objectives of the Plan, and assembles property for development or redevelopment by a party other than the owner of record of the property.

Section 3. The Agency has also determined to proceed with acquisition of the two remaining properties owned by the Union Pacific Railroad. Acquisition of these properties is consistent with the Agency's Plan objective to complete the East Gateway Streetscape project, and to acquire right-of-way for alleys. The disposition of the two remaining parcels will be for right-of-way for the City needed for the East Gateway Streetscape project, and for potential sale to an adjacent property owner or for use as alley right-of-way.

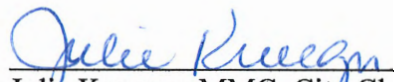
Section 4. Staff is directed to prepare the necessary documentation and a resolution making a minor amendment to the Plan and bringing it back for adoption at the earliest date.

Section 5. This Resolution will be effective as of July 9, 2007.

DATED THIS 9<sup>TH</sup> DAY OF JULY, 2007

  
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Robb Van Cleave, Chair

Attest:

  
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Julie Krueger, MMC, City Clerk

Voting Yes: Wood, Kovacich, Broehl, Dick, Van Cleave, Wilcox  
Voting No: None  
Absent: None  
Abstaining: None