

RESOLUTION NO. 15-002

**A RESOLUTION APPROVING MINOR AMENDMENT
NUMBER FIFTEEN (15) TO THE COLUMBIA GATEWAY
DOWNTOWN PLAN, ADDING THE REDEVELOPMENT
OF THE ELKS LODGE BUILDING, AS AN URBAN
RENEWAL PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as “Urban Renewal Plan”) provides for minor changes to be adopted to the Urban Renewal Plan which involve the addition of projects that do not modify the goals and objectives or the basic procedural, planning, or engineering principles of the Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency’s Plan shall be made by a duly adopted, approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, on March 17, 2015, the Urban Renewal Advisory Committee reviewed proposed Resolution No. 15-002, and voted to recommend the Urban Renewal Agency Board approve the proposed minor amendment to the Urban Renewal Plan by adoption of the proposed Resolution; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on March 23, 2015, to consider the proposed Minor Amendment Number Fifteen (15) to the Urban Renewal Plan;

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

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) 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 Urban Renewal Plan. The change shall consist of adding as an approved project the redevelopment of the Elks Lodge Building (“Project”). The Project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs. The change to the Urban Renewal Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the Project qualifies as a minor change under Section 1201 of the Plan, as the project is consistent with the goals and objectives of the Urban Renewal Plan, and does not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

- A. The proposed redevelopment project is consistent with the following goals and objectives set forth in Section 401 of the Urban Renewal Plan:

1. It will allow the Agency to make strategic investments of urban renewal funds and engage in various urban renewal activities which will increase the value of properties within the Urban Renewal Area. The purchase agreement for the property anticipates that a new roof will be placed upon the Elks Lodge Building. The repairs to the roof, along with other interior improvements to be made to the building as part of the redevelopment of the building to facilitate the creation of a museum for the display of neon signs, will enhance the value of the Elks Lodge Building.

2. Investment of funds in the Elks Lodge Building will allow the building, which has been underused for several years, to be placed in a productive condition, and to be utilized for economic development in a manner which is consistent with Goal #9 of the City's Comprehensive Plan.

3. It will allow the Agency to participate by means of providing funding in specific opportunities for business, civic, and tourist-related properties to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

a. Insure a more attractive, functional, and economically viable city.

4. It will allow the Agency to leverage its financial resources to the maximum extent possible with the private funding sources which will be established to raise the funds necessary for the redevelopment of the Elks Lodge Building, and the operation of the proposed museum.

B. The addition of the Project satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:

1. The proposed project addresses the following blighted conditions as described in the Urban Renewal Plan:

a. The building currently needs a new roof, which is contemplated to be done as part of the purchase agreement for the building. Recently, an exterior portion of the cornice of the building cracked, presenting a safety hazard to pedestrians and parked vehicles. The building requires significant interior improvements, estimated to cost between \$1 to \$1.5 million dollars, to bring the building into compliance with current building codes. The building has been vacant for several years, and has failed to attract any investor(s) willing to incur the costs to repair the blighted conditions which exist in the building. The continued vacancy of the building will increase the potential for further deterioration of the building, which could result in a determination that the building has to be demolished. The proposed acquisition of the building contemplates

the formation of a private non-profit foundation which will raise the necessary funds to redevelop the building to facilitate the operation of a museum for display of neon signs, which will address the blighted conditions in the building and prevent further deterioration of the building.

2. The proposed Project is anticipated to annually attract between 10,000 to 15,000 visitors to the downtown. The proposed Project is consistent with Economic Development Goal 5 of Goal #9 of the City's Comprehensive Plan concerning economic development, which is to implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural uses in the area; and consistent with Policy 10 of Goal #9 which is to encourage tourism-related services as an element in the diversification of the community's economy.

3. The disposition and development agreement for the Project anticipates that the historic nature of the Elks Lodge Building will be maintained by the developer, and that the applicable provisions of the City's Historic Landmarks Ordinance will be complied with as the Project is developed.

4. The redevelopment of the Building for a museum for the display of neon signs, will generate economic and tourist activity within the community. The Building currently generates approximately \$4,000 in annual property taxes, and the Agency anticipates a return on its investment of \$245,000 within approximately 6 to 7 years, which the Agency has determined is a reasonable rate of return on its investment.

C. The proposed Project satisfies the following specific criteria set forth in Section 601 of the Urban Renewal Plan:

1. The Project will increase the value of the property upon which the Project is located.

2. The Project will place unused and underused property into a productive condition.

3. The Project will enhance opportunities for business, civic, cultural and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

4. The Project will leverage the Agency's financial resources to the maximum extent possible with other private investments and private funding.

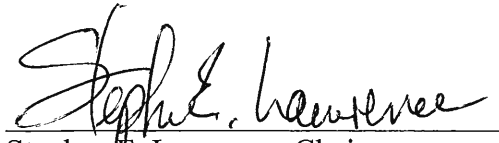
5. The Project will encourage investment in the core commercial area of the City.

Section 2. Effective Date. This Resolution shall be effective as of March 23, 2015.

PASSED AND ADOPTED THIS 23RD DAY OF MARCH, 2015

Voting Yes, Agency Member: McGlothlin, Miller, Brown, Lawrence, Spatz
Voting No, Agency Member: None
Absent, Agency Member: Elliott
Abstaining, Agency Member: None

AND APPROVED BY THE CHAIR THIS 23RD DAY OF MARCH, 2015



Stephen E. Lawrence, Chair

ATTEST:



Julie Krueger, MMC, City Clerk