



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, August 31, 2010

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Vice Chair Zukin called the meeting to order at 5:48 p.m.

ROLL CALL

Present members: Chris Zukin, Ken Farner, Gary Grossman, Jennifer Botts , Dick Elkins

Absent members: Benjamin Hoey, Dan Ericksen, Bill Dick, Diana Bailey

Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, Dan Durow,
Community Development Dept. Director, Denise Ball, Planning Tech.,
Eric Nerdin, Consultant

PLEDGE OF ALLEGIANCE

Acting Chair Zukin led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Gary Grossman moved to approve the agenda and Dick Elkins seconded. The motion carried unanimously, Hoey, Ericksen, Dick, and Bailey absent.

APPROVAL OF MINUTES

Acting Chair Zukin asked if there were any corrections or additions needed for the minutes of May 18, 2010. Ken Farner moved to approve the minutes as submitted and Dick Elkins seconded the motion. The motion carried, Zukin, Farner, Grossman, Elkins voting in favor, Botts abstaining, and Ericksen, Hoey, Dick, and Bailey absent.

PUBLIC COMMENT

None.

ACTION ITEMS

Property Rehabilitation Grant and Loan Recommendations

A. Eric Nerdin presented the Staff Report regarding changes to Urban Renewal Agency Administrative Plan relating to bank participation and payment method for interest rate subsidy program.

Ken Farner asked if State Chartered Banks would also be considered as a qualifying lending institution and Eric Nerdin said they would.

After a brief discussion, Ken Farner moved to recommend that the Urban Renewal Agency approve that administratively the Agency will issue a check monthly in the amount of actual interest paid on loans at the level approved on each application to the approved applicant upon receipt of proof that all loan amounts due have been paid by the applicant. Issuance of this check will be in accordance to the process and timeline stated in this staff report. Urban Renewal Agency approve that administratively the Agency will not require bank participation agreements and will allow applicants to obtain loans from any federally and/or State regulated and insured financial institution. The motion was seconded by Gary Grossman and carried unanimously with Ericksen, Hoey, Dick, and Bailey absent.

B. Eric Nerdin presented the Staff Report for the application submitted by Dong Xi, LLC. This application is for interest rate subsidy. Dong Xi, LLC has obtained approval of a \$104,000 loan from CenterPointe Community Bank and is applying to have The Dalles Urban Renewal agency pay the interest on this loan. The purpose of the loan is to repair bricks on the Canton Wok building and replace the roof on the Other building.

Director Durow informed the Committee that the roof and walls are in very poor condition and the walls could pose a structural problem. Durow added he is happy to be working with the property owner who has a strong desire to improve the conditions of the building.

After a brief discussion, Gary Grossman moved to recommend that the Urban Renewal Agency approve the request for an interest rate subsidy by Dong Xi, LLC at 100% of interest charged, not to exceed 12%. This subsidy will be effective for duration of the loan obtained through CenterPointe Community Bank or until June 30, 2019, whichever occurs first. Ken Farner seconded the motion and it carried unanimously with Ericksen, Hoey, Dick, and Bailey absent.

Executive Session

A. Recess to Executive Session in Accordance with ORS 192.660(2)(e) to Conduct deliberations with persons designated by the Governing Body to Negotiate Real Property Transactions. (6:15 pm)

B. Reconvene to Open Session (7:13 pm)

C. Recommendation from Executive Session: The Urban Renewal Advisory Committee, by a vote of 4 to 1, directed City Attorney Parker to negotiate with the Property Owner and Property Owner's Agent regarding the real property transaction.

ON-GOING PROJECTS

City Manager Young told the Committee:

- The Roundabout is viewed as an asset to our community. The vegetation problem is recognized and will be corrected. The murals are being created and the LED lights will be installed in the near future.
- The Flour Mill project is operational on the first floor with the bottling and wine tasting activities. Currently there are eight employees. The original \$500,000 loan has been used and an additional \$100,000 loan is available for cleaning and painting. The 2-5 year plan is to strengthen the existing activity and bring in additional complimentary artisan businesses. The five year plus plan calls for 60 employees, 2-3 new site attractions, and an additional anchor business, possibly lodging. No decision has been made regarding the fate of the Warehouse building. The Underground Storage Tank removal presented unexpected challenges that are being resolved.
- The Washington~1st Street Undercrossing: ODOT contracts and Railroad permit is pretty much wrapped up. Still working on the 1st Street ROW location identification. This part of the project is still about \$3 million short. However, over \$4 million has been raised in grants for the Festival Area and Commercial Dock projects. The Festival project is scheduled to go out to bid in mid-September with the bid award the first part of November. The Dock project is scheduled to go out to bid in late September with the bid award the end of November.
- Urban Renewal owns the Granada building. Contracts for the Fire Sprinkler system, HVAC, and fire doors will be going out to bid following the City Council approval of the Design Build bid process.
- Third Street Streetscape should be starting this time next year.

City Manager Young also pointed out that the City has great partners who are working with Cruise Ship companies for use of our future Dock.

FUTURE MEETINGS

The next scheduled meeting is Tuesday, September 21, 2010.

ADJOURNMENT

The meeting was adjourned at 7:33 P.M.

Respectfully submitted by Denise Ball, Planning Tech.



Dan Ericksen, Chair