



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, January 15, 2019

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

CALL TO ORDER

Chair Miller called the meeting to order at 5:30 p.m.

ROLL CALL

Present: Staci Coburn, Linda Miller, Tim McGlothlin, Steve Kramer, and Darcy Long-Curtiss

Absent: Scott Baker, John Fredrick, and Bob Delaney
(Chuck Raleigh's term ended in December)

Staff Present: City Attorney Gene Parker

In Attendance: Six

PLEDGE OF ALLEGIANCE

Chair Miller led the Pledge of Allegiance.

APPROVAL OF AGENDA

It was moved by Board Member Kramer and seconded by Board Member Long-Curtiss to approve the agenda. The motion passed 5-0; Baker, Fredrick and Delaney absent.

APPROVAL OF MINUTES

It was moved by Board Member Kramer and seconded by Board Member Coburn to approve the minutes of November 27, 2018. The motion passed 5-0; Baker, Fredrick and Delaney absent.

PUBLIC COMMENT

None.

EXECUTIVE SESSION

Chair Miller read the rules of Executive Session. Miller requested that Mayor Mays stay for Executive Session. Board Member Kramer requested Gary Grossman also stay for the session. Board consensus allowed them to stay. Mary Hanlon stayed for the ENA discussion per City Attorney Parker's suggestion.

Pursuant to Item VII. A. of the Urban Renewal Agency Board Agenda dated January 15, 2019, which cites ORS 192.660(2)(e), the Board adjourned to Executive Session at 5:35 p.m.

Chair Miller reconvened the Open Session at 6:16 p.m.

ACTION ITEMS

A. Approval of purchase agreement for Recreation Building and authorization for execution of Disposition and Development Agreement

Board Member Long-Curtiss moved to approve the purchase offer for the sale of the Recreation Building located at 215 E. Second Street and authorize execution of the Development and Disposition Agreement between the Columbia Gateway Urban Renewal Agency, Todd Carpenter and Carla McQuade for redevelopment of the Recreation Building with the revision of Section 2.54 regarding the timeline for the beginning of payment of taxes. Board Member Coburn seconded the motion. The motion passed 5-0; Baker, Fredrick and Delaney absent.

B. Approval of purchase agreement for Blue Building and authorization to proceed with draft of Disposition and Development Agreement

Board Member Kramer moved to approve the purchase offer real estate sale agreement for the real property located at 201 Washington Street and approximately 18' wide strip of adjacent property (tax lot 1N 13E 3 BD 500), and direct staff to prepare the draft Development and Disposition Agreement for the redevelopment of this property. Board Member Long-Curtiss seconded the motion. The motion passed 5-0; Baker, Fredrick and Delaney absent.

C. Authorization to prepare and enter into an Exclusive Negotiating Agreement with Hanlon Development Company

Board Member Long-Curtiss moved to authorize the Chair to enter into an Exclusive Negotiating Agreement with Hanlon Development and the City of The Dalles for the purpose of negotiating the terms of a Development and Disposition Agreement for redevelopment of property located at 542 E. Third Street (tax lots 1N 13E 3 BD 6700, 6800 and 6900). Board Member Kramer seconded the motion. The motion passed 5-0; Baker, Fredrick and Delaney absent.

STAFF COMMENTS

City Attorney Parker stated he was waiting on the BOLI decision for the Tokola appeal. Parker said we were 45 days into a 60 day appeal period. Once the decision is made, both sides can file an exception to the ruling, the final appeal will then go to the Commissioner for a final decision.

The next meeting is scheduled for February 19, 2019.

ADJOURNMENT

Chair Miller adjourned the meeting at 7:24 p.m.

Respectfully Submitted

Paula Webb, Community Development Secretary



Linda Miller, Chair