

REGULAR MEETING
OF
COLUMBIA GATEWAY URBAN RENEWAL AGENCY
THE DALLES, OREGON

APRIL 11, 2005
IMMEDIATELY FOLLOWING COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS

PRESIDING: Chair Robb Van Cleave

AGENCY PRESENT: Jim Broehl, Dorothy Davison, Mike Tenney, Joe Seckora, Chris Zukin

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Clerk Julie Krueger, City Attorney Gene Parker

CALL TO ORDER

The meeting was called to order at 7:25 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; all members present.

APPROVAL OF AGENDA

It was moved by Broehl and seconded by Tenney to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF MINUTES

It was moved by Broehl and seconded by Seckora to approve the February 28, 2005 meeting minutes as presented. The motion carried unanimously.

ACTION ITEMS

Approval of Property Rehabilitation Grant and Loan for Hilco Fuel Company

Steve Schafroth reviewed the staff report, recommending approval of a loan to Mark and Kristi McCavic for demolition of blighted property known as the Hilco Fuel Property. He noted the money was not included in the current budget, but funds were available because other projects scheduled had not been completed this year.

Davison asked if the amount of the request included unforeseen clean up issues due to contamination of the property. Schafroth said the applicant was confident other funding sources would be available if that issue arose. He said the adjacent lot had also been purchased by the applicant and most of the lot in question would be used as parking.

Seckora asked if the property included all land up to the railroad tracks. It was noted the applicant had purchased all the property up to the railroad tracks.

Tenney asked if the ownership included the former Chronicle Building, noting that lead had once been used in the presses and there could be contamination from that.

Mr. McCavic explained to the Agency Board that there would be no salvage from the demolition project. He said all materials were going to be properly disposed of.

Zukin said he hoped the purchase of the ARCO site was still a priority and that the award of this loan would not take away funding to complete that project.

It was moved by Seckora and seconded by Van Cleave to approve the loan request of Mark and Kristi McCavic for \$45,670.00 under the Blighted Property Loan Program and approve a budget amendment to provide funding as recommended by staff. The motion carried unanimously.

Recommendation Regarding Development of Wasco Milling Company Property

Ronald Vandehey, Miller Consulting Engineers, Inc., provided a Power Point presentation regarding the structural condition of the Wasco Milling Company building.

City Manager Young said funds had been budgeted for the purchase of this property. He said if the Agency purchased the property, they should be able to secure private investors to re-develop the property.

Seckora questioned whether there were right of way issues with the railroad. City Manager Young said the railroad would let the right of way go, the Agency just needed to go through the process to get that done.

It was moved by Van Cleave and seconded by Seckora to direct staff to proceed with the purchase of the Wasco Warehouse and Milling Company property from Cereal Foods Processors, Inc. within the terms of the Option to Purchase agreement, as amended. The motion carried unanimously.

Zukin clarified that the cost of the studies was to be deducted from the purchase price. He noted the comments of the Urban Renewal Advisory Committee had been that urban renewal's purpose was to clean up blighted properties within the district and that private investors would not be interested unless Urban Renewal Agency made it useful. He said the Committee also believed that the Agency should purchase the property to maintain control over the re-development.

Seckora asked if the brick building had been included in the structural study. Young said it had not been included in the study.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:35 p.m.

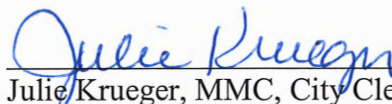
Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Robb E. Van Cleave, Chair

ATTEST:



Julie Krueger, MMC, City Clerk