

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

JULY 9, 2007
FOLLOWING THE CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS

PRESIDING: Chair Robb Van Cleave

AGENCY PRESENT: Jim Broehl, Rob Kovacich, Bill Dick, Carolyn Wood, Jim Wilcox

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger, Community Development Director Dan Durow

CALL TO ORDER

The meeting was called to order at 7:53 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 Kovacich to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF MINUTES

It was moved by Broehl and seconded by Kovacich to approve the June 11, 2007 regular Agency meeting minutes. The motion carried unanimously.

MINUTES (Continued)
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PUBLIC HEARINGS

Public Hearing to Receive Testimony Regarding Union Pacific Railroad Right of Way and Oregon Department of Transportation Property Purchase for East Gateway and Flour Mill Redevelopment Project

Chair Van Cleave reviewed the procedures to be followed for the hearing.

Community Development Director Durow reviewed the staff report.

Testimony

Hearing no testimony, the public hearing was closed and turned over to the Agency Board for deliberation.

Agency Deliberation

It was moved by Wood and seconded by Kovacich to adopt Resolution No. 07-059 approving the acquisition of the Union Pacific Railroad and Oregon Department of Transportation Property for the Redevelopment of the Wasco Warehouse and Milling Company Property. The motion carried unanimously.

ACTION ITEMS

Decision Regarding the Urban Renewal Plan Extension

The staff report was reviewed by Community Development Director Durow.

Consultant Jeff Tashman reviewed his memorandum to the Agency (attached as Exhibit "A").

Broehl asked the value of revenue bonds that could be issued if the Plan time was extended to the year 2015. Mr. Tashman said an additional 3 to 3.5 million in bonds could be issued with an extension of the Plan to 2015.

Dick said he supported extending the period of time as proposed by staff, to the year 2024/25.

Community Development Director Durow said the motion from the previous meeting had stated the Agency's intention to extend both the time and increase maximum indebtedness. He said his understanding at that time had been that the Agency only wished to extend the time period of the Plan.

MINUTES (Continued)
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It was moved by Kovacich and seconded by Dick to direct staff to prepare a Plan amendment to extend the time limit in order to collect the maximum amount of indebtedness allowed by the current plan. The motion carried unanimously.

Mr. Tashman was asked to prepare an analysis regarding the amount of indebtedness that would be required to complete the current project list contained in the Plan, as well as an analysis of costs for the list of projects that had been developed for a new or expanded district.

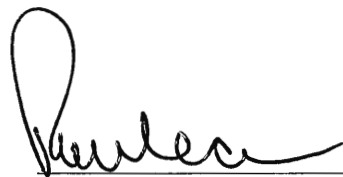
It was the consensus of the Agency Board to consider an expanded or new district after they received information concerning the estimated project costs.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:25 p.m.

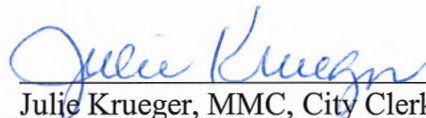
Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:



Robb E. Van Cleave, Chair

ATTEST:



Julie Krueger, MMC, City Clerk



MEMORANDUM

TO: Dan Durow

FROM: Jeff Tashman

SUBJECT: Financial Analysis of Urban Renewal Plan Amendment

DATE: 2 July 2007

This memo summarizes financial analysis of an extension to the last date for collection of tax increment revenues for the Columbia Gateway/Downtown Urban Renewal Plan, which is currently June 30, 2015. No change to the maximum indebtedness under the Plan is assumed.

The analysis assumes the date is extended for ten years, to the end of FY 2024/2025, to allow for issuance of long term debt with a term of 15 years. As is discussed in this memo, we project that the collection of tax increment revenues will not need to last nearly this long. However, lenders will not normally allow for borrowing based on future growth and so a bond with a 15 year term will require that the Agency have legal authority to collect tax increment revenues for 15 years past the date issuance.

With the date extension to the end of FY 2024/2025, the Agency could issue the remaining maximum indebtedness under the Plan, which we estimate at \$5,927,149 at the beginning of this fiscal year, by the end of Fiscal Year 2013/2014. We project that, with modest but steady growth in tax increment revenues for the Urban Renewal Plan, the debt could be completely paid off by the end of FY 2015/2016

Under this projection, the impact on taxing districts would consist of revenues foregone for only one additional fiscal year. The table below shows the projected impacts with the extension of the last date. The revenues foregone are shown in today's dollars, both for the total through FY 2015/2016 and the average annual figure. No impacts are shown for the School District or the Educational Service District because of the state funding formula for these types of districts. Generally the districts will receive the same total of state and local funds irrespective of the tax increment financing of the urban renewal plan.

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Exhibit "A" Page 1 of 2

| | Total Revenues Foregone | Average Annual Revenues Foregone |
|----------------------------------|----------------------------|--|
| WASCO COUNTY | \$1,834,484 | \$203,832 |
| PORT OF THE DALLES | \$86,584 | \$9,620 |
| THE DALLES CITY | \$1,300,917 | \$144,546 |
| NORTHERN WASCO PARK & REC | \$293,316 | \$32,591 |
| COLUMBIA GORGE COMMUNITY COLLEGE | \$116,610 | \$12,957 |
| MID-COL FIRE & RESCUE | \$906,133 | \$100,681 |

The additional revenues foregone in the last year, FY 2016, in today's dollars, are shown below:

| | Foregone in FY 2016 |
|----------------------------------|------------------------|
| WASCO COUNTY | \$293,098 |
| PORT OF THE DALLES | \$13,834 |
| THE DALLES CITY | \$207,849 |
| NORTHERN WASCO PARK & REC | \$46,863 |
| COLUMBIA GORGE COMMUNITY COLLEGE | \$18,631 |
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