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**MINUTES**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD MEETING**

May 16, 2023

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Tim McGlothlin, Vice Chair

**BOARD PRESENT:** Staci Coburn, Scott Hege, Tim McGlothlin, Dan Richardson, and Shanon Saldivar, two positions vacant

**BOARD ABSENT:** Darcy Long, Dave Peters

**STAFF PRESENT:** Director and Urban Renewal Manager Joshua Chandler, City Attorney Jonathan Kara, Finance Director Angie Wilson, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Vice Chair McGlothlin at 5:35 p.m.

**PLEDGE OF ALLEGIANCE**

Board Member Richardson led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Vice Chair McGlothlin stated Item 8 would be deleted [the correct number for deletion was 7.B.]. City Attorney Kara noted Item 7.B. was mislabeled and should be a public hearing.

It was moved by Hege and seconded by Richardson to approve the agenda as revised. The motion carried 6/0; Coburn, Hege, McGlothlin, Peters, Richardson, and Saldivar voting in favor, none opposed, Long and Peters absent, two positions vacant.

**APPROVAL OF MINUTES**

It was moved by Hege and seconded by Coburn to approve the minutes of April 18, 2023 as submitted. The motion carried 6/0; Coburn, Hege, McGlothlin, Peters, Richardson, and Saldivar voting in favor, none opposed, Long and Peters absent, two positions vacant.

**PUBLIC COMMENT**

None.

Director Chandler stated Agenda Item 7.A. should be relabeled as 8.A.; the first Action Item will be 7.B. The Item 7.A. will be reviewed following the Action Item.

**ACTION ITEM**

**Consideration of Urban Renewal funding of Freebridge Brewing located at 710 E. 2<sup>nd</sup> Street**

Director Chandler presented the staff report.

Discussion:

- Once an applicant has reached the \$50,000 limit, they can no longer apply.
- The Agency's agreement is with the property owner, not the tenant.
- This project did not calculate a return on investment (ROI) for the creation of jobs. The additional jobs are a huge benefit with this project. The Tokola project calculated the return of investment provided by tenants, but not job creation.
- The development agreement will include timelines and provisions to ensure projects are completed.

**Steve Light, 5152 Fifteenmile Road, The Dalles**

Mr. Light stated he agreed with Board Members Hege and Richardson regarding the intrinsic benefits of this level of investment that cannot be quantified in an ROI in the course of 16 years. He added there is an element that goes beyond a static calculation of ROI. He understood the need for a process to quantify the return on funding. Not necessarily in the form of tax dollars, but maybe qualified by what the project brings to the community.

Changes to the budget were, in part, due to the fire/life/safety assessment. To obtain permits, Mr. Light must install a substantial fire suppression system in the 14,000 sq. ft. building built in the late 1800s. The roof membrane is failing and the parapet surrounding the original structure is severely degraded, requiring significant restoration and repair.

Main Street offers a Revitalization Program that Mr. Light will apply for in January of 2024, a \$220,000 matching grant.

Mr. Light stated he has cash to fund a portion of this project, and the Mint has a line of credit at 6.5% that will cover the remaining part. A tentative agreement states when Mr. Light purchases the building, funds spent to advance this project will be passed to Mr. Light.

**Tim Schectel, 3511 Sandlin Road, The Dalles**

Mr. Schectel stated less funding would set the project back, and possibly be a deal breaker; he is constrained by interest rates.

Board Member Hege offered his assistance in working through the process with the County.

Board Member Richardson stated the Mint is a historic building. Urban Renewal incentives are to act as an accelerant to redevelopment. We would be wise to include that in our calculations along with the ROI and jobs.

Board Member Hege noted the budget had changed and added he appreciated the staff recommendation. Hege said this was a great project; he supports it, and would like to help at some level. He is not supportive of helping at the level the applicants requested. He added resolving the budget would be helpful.

Vice Chair McGlothlin requested a motion. Board Member Hege suggested the motion be postponed until the applicants refined their budget and worked out their issues. He invited the

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applicants to return with a defined request. Board consensus was to return to this item at a later date.

**PUBLIC HEARING**

**Adoption of the Fiscal Year 2023/24 Budget for the Columbia Gateway Urban Renewal Agency**

Vice Chair McGlothlin read the rules of a public hearing. He then asked if any Board Member had ex parte contact, conflict of interest, or bias which would prevent an impartial decision. Hearing none, he opened the public hearing at 6:40 p.m.

Finance Director Wilson presented the staff report. Director Wilson recommended approval of the proposed FY 2023/2024 budget.

There was no public testimony in favor or opposition.

The public hearing closed at 6:44 p.m.

**RESOLUTION**

**Resolution No. 23-003 – A Resolution Adopting the Fiscal Year 2023/2024 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor**

It was moved by Hege and seconded by Coburn to adopt Resolution No. 23-003 – A resolution adopting the fiscal year 2023/2024 budget for the Columbia Gateway Urban Renewal Agency, making allocations, and certifying a request for maximum tax revenue to the County Assessor.

There was no discussion.

The motion carried 6/0; Coburn, Hege, McGlothlin, Peters, Richardson, and Saldivar voting in favor, none opposed, Long and Peters absent, two positions vacant.

**STAFF COMMENTS / PROJECT UPDATES**

**Incentive Program Updates**

Guidelines and applications in both English and Spanish have been uploaded to the City website.

Payments for completed projects will be finalized. The Soda Works building was demolished. The former Tijuana Taqueria now has a parking lot that meets requirements.

**Tony's Building**

Bid closing for demolition was held today. Staff will review bids and make the award at the next meeting. Two bids were received.

Vice Chair McGlothlin inquired about recent development on E. 2<sup>nd</sup> Street [2718 E. 2<sup>nd</sup> Street]. Director Chandler replied one business is an HVAC satellite office, the other is a Family Fun Center.

**BOARD MEMBER COMMENTS / QUESTIONS**

None.

**EXECUTIVE SESSION**

Pursuant to Item 11 of the Urban Renewal Agency Board Agenda dated May 16, 2023, which cites ORS 192.660(2)(f) to consider information or records that are exempt by law from public inspection, the Board recessed to Executive Session at 6:51 p.m.

**RECONVENE TO OPEN SESSION**

Vice Chair McGlothlin reconvened the Open Session at 6:57 p.m.

No decision.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:30 p.m.

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*Meeting conducted in a room in compliance with ADA standards.*

Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:   
Darcy Long, Chair

ATTEST:   
Paula Webb, Secretary  
Community Development Department