



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA

Columbia Gateway Urban Renewal Agency
City Hall Council Chambers
313 Court Street, The Dalles, Oregon

Meeting Conducted in a Handicap Accessible Room

Monday, June 8, 2009
Included as Part of City Council Meeting

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
 - A. Approval of Regular Meeting Minutes of January 26, 2009
 - B. Approval of Special Meeting Minutes of April 13, 2009
- V. PUBLIC HEARINGS
 - A. Public Hearing to Receive Testimony Regarding the Proposed 2009-10 Fiscal Year Budget of the Columbia Gateway Urban Renewal Agency
 - 1. Resolution No. 09-063 Adopting the 2009-10 Fiscal Year Budget of the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor
- VI. ACTION ITEMS
 - A. Approval of Loan With Discover Development/Quenett for Tenant Improvements at the Flour Mill
 - B. Recommendation to City Council to Approve Proposed Amendment to Columbia Gateway Urban Renewal Plan
- VII. ADJOURNMENT

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
REGULAR MEETING
OF
JANUARY 26, 2009

CITY HALL COUNCIL CHAMBER
THE DALLES, OREGON

PRESIDING: Chair Nikki Lesich

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier

AGENCY ABSENT: Jim Wilcox

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

CALL TO ORDER

The meeting was called to order by Chair Lesich at 6:55 p.m.

ROLL CALL

Roll call was conducted by City Clerk Krueger; Wilcox absent.

APPROVAL OF AGENDA

It was moved by Spatz and seconded by Ahier to approve the agenda as presented. The motion carried unanimously, Wilcox absent.

APPROVAL OF MINUTES

Approval of Regular Meeting Minutes of November 24, 2008

It was moved by Wood and seconded by Dick to approve the meeting minutes of November 24, 2008. The motion carried unanimously, Wilcox absent.

MINUTES (Continued)
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Approval of Regular Meeting Minutes of October 13, 2008

It was moved by Wood and seconded by Dick to approve the meeting minutes of October 13, 2008. The motion carried unanimously, Wilcox absent.

ACTION ITEMS

Approval for Extension of Option Agreement for Flour Mill Property

Community Development Director Durow reviewed the staff report.

It was moved by Wood and seconded by Spatz to approve the proposed third amendment to the Option to Purchase Real Property agreement with Quenett Winery aka TGE LLC and Discover Development LLC (James Martin, principal) by extending the option period to 11:59 p.m., April 30, 2009. The motion carried unanimously, Wilcox absent.

ADJOURNMENT

Being no further business, the meeting adjourned at 7:05 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: _____

Nikki L. Lesich, Chair

ATTEST: _____

Julie Krueger, MMC, City Clerk

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY
SPECIAL MEETING
OF
APRIL 13, 2009

CITY HALL COUNCIL CHAMBER
THE DALLES, OREGON

PRESIDING: Chair Nikki Lesich

AGENCY PRESENT: Bill Dick, Carolyn Wood, Jim Wilcox, Dan Spatz, Brian Ahier

AGENCY ABSENT: None

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

CALL TO ORDER

The meeting was called to order by Chair Lesich at 8:03 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

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

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ACTION ITEMS

Ratification of Lease With James Martin for Flour Mill Property

Community Development Director Durow reviewed the information and handed out the lease. He explained that this document would meet the requirements of the stimulus funding and still allowed for purchase of the property.

It was moved by Dick and seconded by Spatz to ratify the lease between the Columbia Gateway Urban Renewal Agency and Discover Development, LLC and TGE, LLC, aka Quenett. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:13 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:

Nikki L. Lesich, Chair

ATTEST:

Julie Krueger, MMC, City Clerk

AGENDA STAFF REPORT
CITY OF THE DALLES
COLUMBIA GAREWAY URBAN RENEWAL DISTRICT

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #

TO: Honorable Mayor and Urban Renewal Agency Board

FROM: Kate Mast, Finance Director

THRU: Nolan K. Young, City Manager *ny*

DATE: May 27, 2009

ISSUE: Public Hearing on Columbia Gateway Urban Renewal District Approved Budget for FY09/10 as required by Oregon Budget Law, and Consideration of Resolution No. 09-063 Adopting the FY09/10 Budget for the Columbia Gateway Urban Renewal Agency.

BACKGROUND: The City Budget Committee reviewed the proposed budget and approved the budget, with some minor changes, on May 4, 2009. The Urban Renewal Agency Board will hold the required Public Hearing on June 8th and will consider the resolution adopting the budget on that same agenda.

BUDGET IMPLICATIONS: At this time staff has no recommendations for changes to the budget approved by the Urban Renewal Budget Committee. If staff should identify any changes that may be needed, they will inform the Board of that during the Public Hearing.

If the Board determines that changes are necessary, Oregon Budget Law allows a governing body, prior to final adoption, to make changes to a Fund approved by the Budget Committee in the amount of \$5,000 or 10% of the operating portion of that Fund, whichever is greater. The operating portion includes the Personnel costs and Materials & Services categories, but does not include Capital Outlay, Interfund Transfers, Contingencies, or Unappropriated amounts. If the changes are greater than the limit allows, another Public Hearing must be held, with the required published notices, prior to adoption.

ALTERNATIVES:

- A. **Staff Recommendation:** *Move to adopt Resolution No. 09-063 Adopting the FY09/10 Budget for the Columbia Gateway Urban Renewal Agency, Making Allocations, and Certifying a Request for Maximum Tax Revenue to the County Assessor.*
- B. The Board could elect to change the approved budget and direct staff to include those changes in the adopting resolution. If the changes are greater than the limit allows, another Public Hearing must be held, with the required published notices, prior to adoption. Supplemental budgets and budget amendments are to be used during the fiscal year for situations that were unknown at the time the original budget was adopted. Any issues known at this time would not be legitimately eligible for later "fixes".

RESOLUTION NO. 09-063

A RESOLUTION ADOPTING THE FISCAL YEAR 2009-2010 BUDGET FOR THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY, MAKING ALLOCATIONS, AND CERTIFYING A REQUEST FOR MAXIMUM TAX REVENUE TO THE COUNTY ASSESSOR

WHEREAS, the Urban Renewal Budget Committee has reviewed and acted on the proposed City budget; and

WHEREAS, the Urban Renewal Budget Committee, on May 4, 2009, approved and recommended a balanced budget to the Urban Renewal Board of Directors; and

WHEREAS, in accordance with State Law, the Urban Renewal Board of Directors held a Public Hearing on the approved budget on June 8, 2009; and

WHEREAS, the Urban Renewal Board of Directors, after making amendments to the approved budget, wishes to adopt the amended budget and carry out the programs identified in the budget;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE COLUMBIA GATEWAY URBAN RENEWAL AGENCY AS FOLLOWS:

Section 1. Adoption of the Budget for FY09/10. The Board of Directors of the Columbia Gateway Urban Renewal Agency hereby adopts the budget for Fiscal Year 2009-2010 in the total of **\$2,482,000**, now on file in the office of the City Finance Director. The amounts for the Fiscal Year beginning July 1, 2009 and for the purposes shown below are hereby appropriated:

Capital Projects Fund (200)		Debt Service Fund (210)	
Materials & Services	\$ 322,183	Debt Service	\$ <u>922,934</u>
Capital Outlay	<u>1,236,883</u>	Total Debt Service Fund	\$ 922,934
Total Capital Projects Fund	\$1,559,066		
		Total Appropriations, All Funds	\$ <u>2,482,000</u>

