

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

REGULAR MEETING
OF
SEPTEMBER 12, 2011

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Vice Chair Brian Ahier

AGENCY PRESENT: Bill Dick, Carolyn Wood, Tim McGlothlin

AGENCY ABSENT: Dan Spatz, Jim Wilcox

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

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF AGENDA

It was moved by Dick and seconded by Wood to approve the agenda as amended by adding a request by Canton Wok for an interest rate subsidy application and removing the previously planned Executive Session. The motion carried unanimously, Spatz and Wilcox absent.

AUDIENCE PARTICIPATION

Donna Lawrence, 222 West 12th Street, The Dalles, asked for an update regarding the Urban Renewal funded projects at the Sunshine Mill site. She said she heard a lot of different things and was curious about the actual projects. Vice Chair Ahier directed Ms. Lawrence to meet with Community Development Director Durow for an update.

APPROVAL OF MINUTES

It was moved by McGlothlin and seconded by Wood to approve the meeting minutes of the June 13, 2011 Agency meeting. The motion carried unanimously, Spatz and Wilcox absent.

ACTION ITEMS

Approval of Request to Use Funds for Stabilization of the Wasco Warehouse Locate on the Sunshine Mill Property

Community Development Director Durow reviewed the staff report. He said the Advisory Committee had recommended the demolition funding be used for restoration of the warehouse. Durow said the Agency could base the payments on the property rehabilitation program, which would require the owner to submit invoices for work completed.

Dick said he had heard in the past that the warehouse was not a viable structure. He asked if an engineer should inspect the building to ensure it was able to be saved. Durow said the owner had been working with Tenneson Engineering and they said it could be saved. He said the owner would also be required to get a building permit and have their plans approved prior to restoration.

Wood said she would prefer to see the building saved as it was a very historic building and one of the oldest in the City.

Dick said it would be great to save it if it could be done and that it would promote the economy and keep it on the tax roll.

McGlothlin said he supported preservation of the building.

It was moved by Wood and seconded by Dick to approve the Advisory Committee's recommendation that the \$80,000 designated for demolition of the warehouse building be utilized for stabilization of the warehouse building, consisting of weather sealing of the roof and reconstruction of the north wall with the conditions required by the Urban Renewal Advisory Committee and making payments based on a redevelopment style agreement. The motion carried unanimously, Spatz and Wilcox absent.

The conditions required by Urban Renewal Advisory Committee were:

1. That the developer submit a detailed list for review by staff and the Agency Board, itemizing the labor, materials, and costs for the work which would be done by the

developer, which work the developer is requesting that the sum of \$80,000 be applied to assist in the completion of the work to stabilize the warehouse building.

2. That the developer provide proof to the Agency members that the developer has sufficient funds on hand to ensure that the stabilization work for which the Agency would contribute \$80,000 will be completed in a timely manner.

Historic Design and Restoration Program Interest Rate Subsidy Application Review for Canton Wok

Eric Nerdin reviewed the staff report, recommending the application be approved.

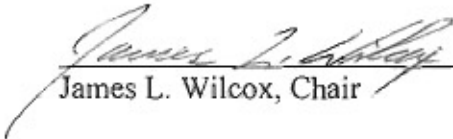
It was moved by Wood and seconded by Dick to approve the request for an interest rate subsidy by Canton Wok at 100% of interest charged on a \$55,000 loan from Columbia Band with an interest rate of 6% on a fully amortized loan over the period of 120 months, interest rate subsidized not to exceed 12% and to be effective for the duration of the loan or until June 30, 2012, whichever occurs first. The motion carried unanimously, Spatz and Wilcox absent.

ADJOURNMENT


Being no further business, the meeting adjourned at 7:18 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED:


James L. Wilcox, Chair

ATTEST:


Julie Krueger, MMC, City Clerk