



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, October 12, 2009  
Immediately Following the 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 September 14, 2009
- V. PUBLIC HEARINGS
  - A. Public Hearing to Receive Testimony Regarding Supplemental Budget that Exceeds Ten Percent of the Fund Totals
    - 1. Resolution No. 09-066 Adopting a Supplemental Budget for Fiscal Year 2009-10, Making Appropriations and Authorizing Expenditures From and Within the Columbia Gateway Urban Renewal Agency Fund and Debt Service Fund
- VI. ACTION ITEMS
  - A. Resolution No. 09-064 Authorizing Transfers of Budget Funds Between Departments and Categories of the Columbia Gateway Urban Renewal Agency Budget for the Fiscal Year Ending June 30, 2010
- VII. ADJOURNMENT



**MINUTES**

COLUMBIA GATEWAY URBAN RENEWAL AGENCY  
REGULAR MEETING  
OF  
SEPTEMBER 14, 2009

CITY HALL COUNCIL CHAMBER  
THE DALLES, OREGON

**PRESIDING:** Chair Nikki Lesich

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

**AGENCY ABSENT:** Dan Spatz

**STAFF PRESENT:** Community Development Director Dan Durow, City Clerk Julie Krueger, Finance Director Kate Mast

**CALL TO ORDER**

The meeting was called to order by Chair Lesich at 7:49 p.m.

**ROLL CALL**

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

**June 8, 2009 Meeting Minutes**

It was moved by Wood and seconded by Wilcox to approve the June 8, 2009 meeting minutes as presented. The motion carried unanimously, Spatz absent.

**ACTION ITEMS**

**Approval for American Legion Request for Painting of Building in Historically Accurate Color Palette**

Community Development Director Durow reviewed the staff report.

It was moved by Dick and seconded by Ahier to approve an additional grant amount not to exceed \$3,406 to the American Legion for the exterior painting of the building, with the use of the remaining \$8,013 from the original grant; and award the contract to Bob Sady Painting, Inc, at a cost not to exceed \$12,419.00, including the additional work items and the \$1,000 discount as an in-kind contribution.

Chair Lesich asked if the American Legion was contributing financially to the project. Durow said they were not proposing a contribution for this project. He said the Urban Renewal Advisory Committee expressed concern about non-profits not contributing or matching grants. He said any additional requests would have to include financial contributions by the applicants.

Lesich said she was concerned about the process and criteria and said non-profits needed to present plans to protect the investments, maintenance plans and a proposal on how they would provide funds to support projects. She said the American Legion was not a public building and the work would not necessarily provide a public benefit.

Ahier said not all non-profits were created equally. He said the American Legion members' service to our country provided a value to the community.

Lesich said she wanted to know that their efforts in partnering with Urban Renewal would be successful and that the process should include bringing a work plan on how that would be accomplished.

James Block, 1906 Dry Hollow Road, The Dalles, addressed the Board, saying the membership was down and the Legion was operating on a shoe string budget. He said there was very little money in the maintenance fund and they also had electrical and plumbing issues that needed to be funded.

Dick said there had been much discussion at the Urban Renewal Advisory Committee level and that group did vote unanimously to support the application.

Wilcox asked if there was a method to lien the property to recover the investments in the future. Community Development Director Durow said there was a lien placed on the Granada Theater.

He said the goal of these grants was to preserve assets and that the liens were to encourage the owners to maintain the improvements for at least 20 years. He said if they were not maintained, there was a pay-back requirement, pro rated on the number of years remaining.

The motion to approve an additional grant amount not to exceed \$3,406 to the American Legion for the exterior painting of the building, with the use of the remaining \$8,013 from the original grant; and award the contract to Bob Sady Painting, Inc, at a cost not to exceed \$12,419.00, including the additional work items and the \$1,000 discount as an in-kind contribution was voted on and carried; Lesich voting no, Spatz absent.

Resolution No. 09-065 Supplementing the Master Resolution; Authorizing the Acceptance of Assistance from the City of The Dalles to Finance the Project and Refund the Series 2002 Bond; Authorizing the Execution of Assistance Agreement and Issuance of Urban Renewal Note in the Amount Not to Exceed \$11,500,000 Payable From and Secured by the Tax Increment Revenues of the Columbia Gateway/Downtown Area; Providing Flexibility on Sizing for Refunding Portion; Designating an Authorized Representative; and Related Matters

Finance Director Mast reviewed the staff report.

It was moved by Dick and seconded by Wood to adopt Resolution No. 09-065 supplementing the Master Resolution; authorizing the acceptance of assistance from the City of The Dalles to finance the project and refund the Series 2002 Bond; authorizing the execution of assistance agreement and issuance of Urban Renewal Note in the amount not to exceed \$11,500,000 payable from and secured by the tax increment revenues of the Columbia Gateway/Downtown area, providing flexibility on sizing for refunding portion; designating an authorized representative; and related matters. The motion carried unanimously, Spatz absent.

### ADJOURNMENT

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

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Submitted by/  
Julie Krueger, MMC  
City Clerk

SIGNED:

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Nikki L. Lesich, Chair

ATTEST:

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Julie Krueger, MMC, City Clerk




**AGENDA STAFF REPORT**  
**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #

**TO:** Honorable Chair and Board of Directors

**FROM:** Kate Mast, Finance Director

**THRU:** Nolan Young, City Manager 

**DATE:** September 25, 2009

- ISSUES:**
- 1) **Public Hearing on a Supplemental Budget that Exceeds 10% of the Fund Totals.**
  - 2) **Resolution No. 09-066 Adopting a Supplemental Budget For Fiscal Year 2009/2010, Making Appropriations and Authorizing Expenditures from and within the Columbia Gateway Urban Renewal Agency Fund (200) and the Debt Service Fund (210).**

**BACKGROUND:** The tenth amendment to the Urban Renewal Plan was adopted on June 22, 2009 by General Ordinance No. 09-1301. At that time the FY09/10 budget had already been adopted. Proposed changes to the project list and funding could not be addressed in the budget prior to adoption of the Plan Amendment.

The City Council, at their regular meeting on September 14, 2009, adopted Resolution No. 09-028, authorizing issuance of a Full Faith and Credit Offering (FFCO) bond, along with an agreement allowing the City to loan funds to the Urban Renewal Agency for refunding the 2002 bonds and to provide for additional projects. Also per this agreement, Urban Renewal taxes are pledged to make the payments of the Urban Renewal portion of the 2009 FFCO debt to the City.

This resolution, along with Resolution No. 09-064 making amendments to the original allocations - also on the agenda for the Council meeting on October 12, 2009 - allows the Agency to recognize and allocate the \$10,792,073 to be received from the City and the additional \$334,533 in Urban Renewal Tax revenues needed in the Debt Service Fund to pay to the City the first payment on the new note per the agreement between the City and the Agency.

This supplemental budget also reflects the reduction in the property tax revenues in the Agency Fund (200), since the additional \$334,533 is being redirected to the Debt Service Fund (210).

**BUDGET IMPLICATIONS:** This supplemental budget adds \$8,000,000 to the Agency Fund (200), and \$3,126,606 to the Debt Service Fund (210), for a total addition to the Urban Renewal Agency budget of \$11,126,606.

**PUBLIC HEARING REQUIRED:** Oregon Budget Law requires that a Public Hearing be held before adopting any supplemental budget that exceeds ten percent (10%) of the receiving fund. The required Public Hearing is scheduled on the agenda for the October 12, 2009 meeting. Notice of the Public Hearing will be published in The Dalles Chronicle on Sunday, October 4, 2009.

**ALTERNATIVES:**

- A. Staff Recommendation: Move to adopt Resolution No. 09-066 Adopting a Supplemental Budget For Fiscal Year 2009/2010, Making Appropriations and Authorizing Expenditures from and within the Columbia Gateway Urban Renewal Agency Fund (200) and the Debt Service Fund (210).**
- B. Decline to approve the proposed Resolution.** This would restrict the Agency to expenditures in the amount that was adopted in the original FY09/10 budget.

