



Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, July 19, 2011

5:30 PM

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Acting Chair Dick called the meeting to order at 5:34 p.m.

ROLL CALL

Present members: Bill Dick, Jennifer Botts, Scott Hege, Greg Weast, Robin Miles

Absent members: Chris Zukin, Gary Grossman, John Nelson, Richard Elkins

Staff present: Dan Durow, Community Development Dept. Director; Gene Parker, City Attorney; Eric Nerdin, Mid-Columbia Economic Development District; Carole Trautman, Administrative Secretary

PLEDGE OF ALLEGIANCE

Acting Chair Dick led the group in the Pledge of Allegiance.

INTRODUCTIONS:

Director Durow introduced the new committee members: Ms. Robin Miles representing Mid-Columbia Fire and Rescue, and Mr. Greg Weast representing Port of The Dalles.

APPROVAL OF AGENDA ITEMS

Greg Weast moved to approve the agenda as submitted, and Scott Hege seconded. The motion carried unanimously, Zukin, Grossman, Nelson and Elkins were absent.

APPROVAL OF MINUTES

Acting Chair Dick asked if there were any corrections or additions to the minutes of March 15, 2011 and April 19, 2011. Greg Weast moved to approve the March 15, 2011 and April 19, 2011 minutes as submitted, and Jennifer Botts seconded. The motion carried unanimously, Zukin, Grossman, Nelson and Elkins were absent.

PUBLIC COMMENT

None

ACTION ITEM

Historic Design and Restoration Program Interest Rate Subsidy Application Review – Canton Wok, Inc.

Director Durow introduced Eric Nerdin from the Mid-Columbia Economic Development District to the new committee members. Nerdin summarized the Staff Report for the Canton Wok, Inc. application. He emphasized that the application review request was necessary because the applicants' remodel project had unanticipated expenses since the acquisition of the first loan. The applicants, Nerdin reported, received a \$104,000 loan interest buy down subsidy previously and made several worthwhile improvements. Nerdin further explained that the applicants needed to secure a second loan for up to \$50,000 to finish the work, and he presented pictures of some of the unanticipated projects to be completed. Staff recommends an interest buy down subsidy of 50%; however, the applicants would like a 100% loan interest buy down subsidy.

Robin Miles asked if there were plans for occupancy on the second floor. Eric Nerdin answered that there will be no living quarters on the second floor, maybe a meeting room. Nerdin pointed out that is not a part of this particular project.

Jennifer Botts asked if the original project work had been completed—the roof, back wall, and other construction. Botts asked if the interest amount averaged up to \$4,300 yearly over the life of the loan. Nerdin said that would be a rough estimate depending upon the type of loan the applicants can secure. Botts asked if the project could only be completed if the applicants were able to receive the subsidy request. Nerdin indicated that the applicants have been in contact with banks to obtain a loan not to exceed \$50,000. The subsidy, he stated, of course would be contingent upon the applicants being able to obtain a loan.

Director Durow emphasized Eric's comments that the additional expenses were unknown to the applicants at the beginning of the project. Had they known, Durow stated, they would have asked for a larger loan to begin with. Durow stated that when the applicants came to the Agency to request more money, the thought was it would be punishing the applicants to not request an additional loan interest subsidy for unknown expenses.

Scott Hege asked if the Agency money was targeted for specific projects or were general building projects included in the program assistance. Director Durow explained that the interest rate buy down program was designed for work on buildings, primarily facades. If there was other work that added tax value to the building, then that work would be eligible as well. Hege asked if there was a maximum cap on the size of loans. Director Durow stated that currently there is no cap, but a policy is being developed.

Greg Weast expressed his support of the efforts of the applicants and Staff's recommendation to improve the business district with their project. Weast made the motion to recommend that the Urban Renewal Agency approve the request for an interest rate subsidy by Canton Wok, Inc. at 50% of interest charged on a to-be-obtained loan, not to exceed 12%, and that the subsidy would be effective for either the duration of the loan to be obtained through a "to be determined" federally-insured financial institution or until June 30, 2019, whichever occurs first. Scott Hege seconded the motion. Discussion followed.

Scott Hege asked Director Durow if there is currently \$59,000 in the Urban Renewal Agency budget that is unencumbered, and did Durow anticipate other projects? Director Durow said there is currently \$59,000 unencumbered dollars for this program; there could possibly be one more project coming up this fiscal year. Eric Nerdin emphasized there are no pending applications at this time. Nerdin also explained that most of the projects were subsidized at 100% of the interest rate, but Staff recommended 50% for this request to limit the exposure of the dollars that are out there.

Acting Chair Dick called for the vote, the motion carried unanimously, Zukin, Grossman, Nelson, and Elkins were absent.

ON-GOING PROJECTS

Director Durow reported on the following projects:

- Dock/Festival Area – The Warm Springs Tribe is scheduled to meet this month to hopefully approve the Memorandum of Understanding. If approved, the City can proceed and finish up the dock project by the end of this year.
- LED Lights – They are now operational.
- Granada Block Redevelopment – Staff met with the developers on July 15, 2011 to work through some issues. City Manager Young is preparing a memo to be dispersed to the Urban Renewal Advisory Committee, Agency, and Task Force for potential changes to the project.
- Washington Street Tunnels – The railroad suggested more changes that have added more costs. Staff will submit the 60% design work and hopefully finish the design work.
- 3rd Place Conceptual Design – The contract with Bob Wallis Engineering has been signed. The first Community Open House has been rescheduled to the first week in August of 2011.

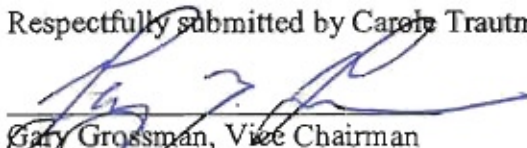
FUTURE MEETING

The next scheduled meeting is Tuesday, August 16, 2011.

ADJOURNMENT

The meeting was adjourned at 6:03 PM.

Respectfully submitted by Carol Trautman, Administrative Secretary.


Gary Grossman, Vice Chairman













