

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

REGULAR MEETING
OF
JULY 22, 2013

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Steve Lawrence

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Tim McGlothlin, Linda Miller

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk Julie Krueger

CALL TO ORDER

The meeting was called to order by Chair Lawrence at 7:39 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

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

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Wood and seconded by Spatz to approve the regular meeting minutes of June 10, 2013. The motion carried unanimously.

ACTION ITEMS

Approval of the City of The Dalles' Fraud Policy

City Manager Young reviewed the staff report.

It was moved by Wood and seconded by Spatz to adopt Resolution No. 13-002 adopting the use of the City of The Dalles Fraud Policy as set forth by City Resolution No. 13-023, including any future amendments to those policies adopted by the City Council. The motion carried unanimously.

Request from Rapoza to Extend Purchase Deadline for Phase I of Granada Block Redevelopment Project for 120 Days

City Manager Young reviewed the staff report.

Michael Leash, representing Rapoza Development, provided a PowerPoint presentation, showing the progress they had made, including design and construction estimates, HVS Consulting and Valuation Services market study, and work on financing for the development. He noted the proposal was for a four-story hotel, with 117 guest rooms, approximately 7,600 square feet of meeting and pre-function space, a fitness center and swimming pool. Leash showed conceptual renderings of the hotel from Second and First Streets and preliminary floor plans.

Jens Von Gierke said the current agreement allowed for a 120 day extension and it was necessary in order to complete work prior to the purchase of the properties. He said much progress had been made and they were now in the process of putting together the financing portion of the project. He said they still planned to proceed with the Hilton Gardens brand, but that there were many choices and that the branding was not a concern to them at this time.

Spatz asked if the parking structure would proceed on the same schedule as the hotel

construction. City Manager Young said design work would begin soon, with the concept and preliminary design being done in the current year.

Chair Lawrence asked if the Comprehensive Redevelopment Plan had been completed. Von Gierke said at this time they had conceptual plans and planned to proceed with design at the beginning of the year. Lawrence asked if the Plan had been started. Von Gierke said they were progressing toward it. Lawrence asked if the architectural and engineering work had been completed. Von Gierke said it was not done at this time. He said some of the potential investors believed the project could be completed at less expense than originally budgeted, so it was premature to begin the engineering and architectural work until the investors were in place.

Lawrence said the Agency had been told previously that it would take a minimum of 60 days to go through the approval process for the Hilton franchise, but realistically would take up to a year for the approval. Von Gierke said they could not complete the application for branding until they owned the properties. He said 60 days was a reasonable estimate for getting the franchise approved.

Lawrence asked if there was documentation regarding the investors at this time. Von Gierke said they were working with investors but could not share the details of that at this time. He said the HVS financial study was a confidential document. He said they continued to research tax credit programs.

Chair Lawrence said a member of the Urban Renewal Advisory Committee had asked the question of what the status of the project would be on December 31 if the Developer did not purchase the property. Lawrence asked if significant progress would be made by October.

Von Gierke said they would have significant progress by October and would be working to get the investors lined up so they could begin the architecture and engineering work.

Chamber of Commerce President Lisa Farquharson said she was often unable to bid for conferences to come to The Dalles due to the lack of a facility that had conference space attached to hotel rooms. She said this project would help bring business to The Dalles.

Chair Lawrence said he supported the extension, noting he had supported the December 31 deadline to begin with because he believed August 31 would be too short of a time frame to complete the work.

Von Gierke said they had no expectations to extend the deadline beyond December 31.

It was moved by Wood and seconded by Spatz to grant the request for a 120 day extension for

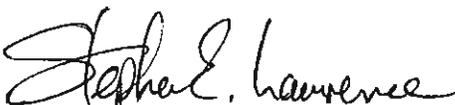
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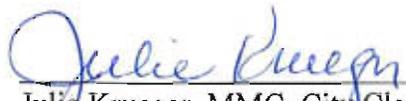
purchase of the Granada Block properties. The motion carried unanimously.

ADJOURNMENT

Being no further business, the meeting adjourned at 8:30 p.m.

Submitted by/
Julie Krueger, MMC
City Clerk

SIGNED: 
Stephen E. Lawrence, Chair

ATTEST: 
Julie Krueger, MMC, City Clerk