



IMPROVING OUR COMMUNITY

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY**

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**CITY OF THE DALLES**

**MINUTES**

**COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD**

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, October 17, 2017**

5:30 p.m.

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

**CALL TO ORDER**

Chair Elliott called the meeting to order at 5:30 p.m.

**ROLL CALL**

Present: Scott Baker, Staci Coburn, Taner Elliott, John Fredrick, Steve Kramer, Darcy Long-Curtiss, Linda Miller, Chuck Raleigh and Kathy Schwartz

Staff Present: Planning Director and Urban Renewal Manager Steve Harris, City Attorney Gene Parker, Finance Director Angie Wilson, Assistant to the City Manager Matthew Klebes and Finance Specialist Lisa Rowland

**PLEDGE OF ALLEGIANCE**

Chair Elliott led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Chair Elliott introduced an agenda modification; Action Item VIII. B. Second Amendment to Development and Disposition Agreement for National Neon Sign Museum was moved ahead of the Executive Session.

Board Member Kramer moved to approve the revised agenda. Vice Chair Miller seconded the motion; the motion passed unanimously.

**APPROVAL OF MINUTES**

Vice Chair Miller moved to approve the September 19, 2017 minutes as written. Board Member Kramer seconded the motion; the motion passed unanimously.

**PUBLIC COMMENTS**

None.

## **ACTION ITEM**

### **Second Amendment to Development and Disposition Agreement for National Neon Sign Museum (Elks Lodge Building)**

Director Harris presented the staff report. David Benko provided a brief progress update.

David Benko  
6301 NE 124<sup>th</sup> Street  
Vancouver, WA 98686

Benko stated demolition was completed, as well as all the electrical and plumbing on the ballroom floor. Engineering on fire suppression system was completed; the system should be installed by the end of January, 2018. Benko stated funds were secured to complete the majority of the remaining work. Benko does not anticipate another extension request.

Board Member Kramer moved to authorize execution of the second amendment to the Development and Disposition Agreement between Columbia Gateway Urban Renewal Agency and David Benko to require the museum opening no later than April 3, 2018. Vice Chair Miller seconded the motion; the motion passed unanimously.

## **EXECUTIVE SESSION**

Chair Elliott read the rules for Executive Session. Elliott recessed to Executive Session at 5:37 p.m.

Chair Elliott reconvened Open Session at 7:34 p.m.

## **ACTION ITEM**

### **Urban Renewal Agency Financial Plan**

Assistant to the City Manager Matthew Klebes presented the staff report. Klebes' presentation included a map representing past Urban Renewal financed projects and an interactive spreadsheet reflecting available funds based on potential project approvals.

Director Harris directed the Board to a status memo prepared by KPFF Consulting Engineers on the 1<sup>st</sup> Street streetscape project. If the Board decided not to go forward with the 1<sup>st</sup> Street project, approximately \$220,000.00 spent on engineering costs would have to be repaid with Urban Renewal funds. The project has a completion deadline of June, 2018. Harris stated the Board needs to decide whether or not to apply for an extension.

### **Sunshine Mill (Discover Development, LLC) Restructured Installment Loan Agreement and Land Sales Contract**

Director Harris briefly covered the staff report, prior direction by the Board, and main points of the restructure.

City Attorney Parker stated the major change was that as part of this transaction the mortgage would give the Agency security. If there were missed payments, the property would revert back to the Agency. Even though title was conveyed to Sunshine Mill with the goal they obtain a commercial loan, the Agency would still have its interest secured by the mortgage.

Board Member Long-Curtiss stated on the record that although she was credited with negotiating the agreement and did, in fact, negotiate an agreement both sides agreed upon, this was not that agreement.

Board Member Kramer moved to authorize the Chair to execute the revised installment loan and land sales contract on behalf of the Columbia Gateway Urban Renewal Agency with Sunshine Mill (Discover Development, LLC). Board Member Coburn seconded the motion. The motion passed 5-4, Fredrick, Long-Curtiss, Schwartz and Raleigh opposed.

**STAFF COMMENTS**

The next regularly scheduled meeting is November 21, 2017.

Director Harris stated a Special Meeting would be scheduled for October 30, 2017.

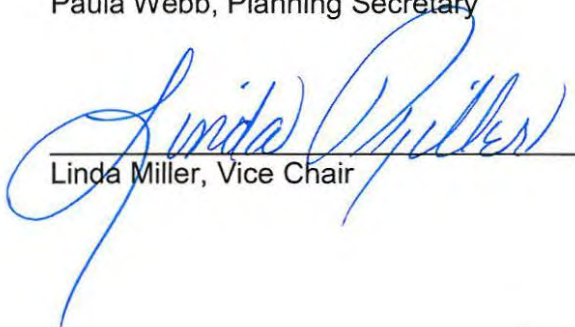
**BOARD MEMBER COMMENTS OR QUESTIONS**

None.

**ADJOURNMENT**

Chair Elliott adjourned the meeting at 8:33 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary



Linda Miller, Vice Chair