

MINUTES

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

REGULAR MEETING
OF
DECEMBER 13, 2010

CITY COUNCIL CHAMBER
313 COURT STREET
THE DALLES, OREGON

PRESIDING: Chair Jim Wilcox

AGENCY PRESENT: Bill Dick, Carolyn Wood, Dan Spatz, Brian Ahier (by telephone),
Tim McGlothlin

AGENCY ABSENT: None

STAFF PRESENT: City Manager Nolan Young, City Attorney Gene Parker, City Clerk
Julie Krueger, Community Development Director Dan Durow,
Finance Director Kate Mast

CALL TO ORDER

The meeting was called to order by Chair Wilcox at 6:44 p.m.

ROLL CALL

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

APPROVAL OF AGENDA

Chair Wilcox asked the Agency to add an Executive Session in accordance with ORS 192.660 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

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

MINUTES (Continued)
Urban Renewal Agency
December 13, 2010
Page 2

AUDIENCE PARTICIPATION

None.

APPROVAL OF MINUTES

It was moved by Wood and seconded by Spatz to approve the minutes of the November 22, 2010 regular Urban Renewal Agency Board meeting. The motion carried unanimously.

PRESENTATIONS

Presentation of the 2009-10 Fiscal Year Audit Report

Rob Tremper, Dickey and Tremper, presented the audit report.

It was moved by Wood and seconded by Ahier to accept the 2009-10 fiscal year audit report as presented. The motion carried unanimously.

ACTION ITEMS

Approval of Interest Rate Subsidy Application by Scott Gayer

The staff report was reviewed by Eric Nerdin.

It was moved by Dick and seconded by Wood to approve the request for an interest rate subsidy of 100% of interest paid by Scott Gayer, with a maximum interest rate of 8.5%, as submitted, for the period of fifteen years or the expiration of the Urban Renewal Agency, whichever occurs first and contingent upon obtaining any required approvals and permits required to complete the project.

Chair Wilcox said he believed applicants should be required to pay some cost associated with the program.

The motion carried; Wilcox voting no.

Approval of Granada Theater Use Policy and Rental Agreement

The staff report was reviewed by Community Development Director Durow. He noted there had been a request to include a discount or free use of the facility for charity groups and/or events and asked the Agency to consider the request.

Wilcox said he disagreed with a comment that had been made about the Civic Auditorium providing the same service as the Granada would. He said he also disagreed with the staff recommendation to provide contributions equal to rental fees to the Civic Auditorium for future improvements. He said the two facilities were not in competition.

Dick said he hoped staff would be careful about how the facility was rented, saying it would be an opportunity to allow events which would showcase the building.

McGlothlin said the Granada had the best acoustics for musical events and hoped it could be used for that.

Ahier said he hoped events allowed in the Granada would be complimentary to the character of the building.

Following discussion, there was consensus to provide for a 50% discount to groups renting the facility for charitable events.

It was moved by Spatz and seconded by Ahier to approve the Granada Theater Use Policy and Rental Agreement including a 50% discount for charitable events. The motion carried; Wilcox opposed.

EXECUTIVE SESSION

Chair Wilcox recessed the meeting to Executive Session at 7:13 p.m. in accordance with ORS 192.660 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Reconvene to Open Session

The meeting reconvened to open session at 7:39 p.m.

DECISIONS FOLLOWING EXECUTIVE SESSION

It was moved by Wood and seconded by Dick to authorize an additional expenditure of \$81, 531 for purchase of additional property in the Granada Block Redevelopment Project.

Wilcox said he believed the amount was too much money to spend for the project.

The motion was voted on and carried: voting yes, Wood, Dick, Spatz; voting no, Wilcox and McGlothlin; abstaining, Ahier.

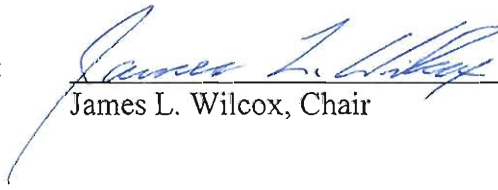
MINUTES (Continued)
Urban Renewal Agency
December 13, 2010
Page 4

ADJOURNMENT

Hearing no further business, the meeting adjourned at 7:42 p.m.

Submitted by/
Julie Krueger, MMC

SIGNED:


James L. Wilcox, Chair

ATTEST:


Julie Krueger, MMC, City Clerk