

## CITY OF LA GRANDE

### Urban Renewal Agency Regular Session

July 12, 2023

*Immediately following City Council Regular Session*

Council Chambers  
La Grande City Hall  
1000 Adams Avenue

### ***MINUTES***

#### **AGENCY MEMBERS PRESENT:**

Justin B. Rock, *Mayor*  
David Glabe, *Mayor Pro Tem*  
Corrine Dutto, *Agency Member*  
Nicole Howard, *Agency Member*  
Mary Ann Miesner, *Agency Member*  
Denise Wheeler, *Agency Member*

#### **AGENCY MEMBERS ABSENT EXCUSED:**

Molly King, *Agency Member*

#### **STAFF PRESENT**

Robert Strobe, *District Manager*  
Stacey Stockhoff, *City Recorder*  
Gary Bell, *Police Chief*

#### **CALL TO ORDER/ROLL CALL/AGENDA APPROVAL**

Mayor ROCK called this Regular Session of the Urban Renewal Agency to order at 8:36 p.m.; Roll Call was taken; and a quorum was determined to be present.

#### **CONSENT AGENDA**

- a. **Consider:** Approving Regular Session  
Minutes; June 7, 2023

The following Motion was introduced by DUTTO; MIESNER providing the Second:

**MOTION:** I move we accept the Consent Agenda as presented.

#### **VOTE**

MSC: 6-0 (Yes: ROCK, GLABE, DUTTO, HOWARD, MIESNER, and WHEELER; No: None)

#### **PUBLIC COMMENTS**

None

#### **PUBLIC HEARINGS**

None

#### **UNFINISHED BUSINESS**

None

#### **NEW BUSINESS**

- a. Consider: Amending Liberty Theatre Foundation Agreement to Extend Loan Agreement for One Year

**STAFF REPORT**

Mayor ROCK requested the Staff Report.

Robert STROPE, *District Manager*

STROPE explained that the U.S. Department of Commerce's Economic Development Administration (EDA) was awarding the Liberty Theatre Foundation \$585,534 of funding to complete the project. In February, 2023, the Agency granted the District Manager the authority to draft and sign an amendment to the Liberty Theatre Loan agreement granting the EDA first priority lien position on the property and to sign any related documents required by the EDA. The process to review the grant documents by EDA has taken longer than anticipated and the funding has not yet been made available, which has also delayed the project.

STROPE stated that in reviewing the current amended agreement, it was noted there was language in the agreement that precludes an extension. However, per the City Attorney, the Agency and Foundation could still agree to modify the agreement. The language currently reads:

*The Foundation and the Agency or its assigns, hereby expressly reserve all rights to amend any provisions of this Agreement, to consent to or waive any departure from the provisions of this loan Agreement, to amend or consent to, or waive departure from the provisions of the Note, and to release or otherwise deal with any collateral security for payment of the Note provided, however, that all such amendments be in writing and executed by the Agency or its assigns, and the Foundation, with the exception of the date of maturity of June 30, 2023, which may not be extended for any reason.*

STROPE added that under the circumstances, extending the agreement for one year would be in the best interest of the Foundation and the Agency. Based on the explicit language, formal action by the Agency to approve the extension was required. The amendment would also include whatever provisions were necessary to meet the EDA requirements, as had already been authorized by the Agency.

In regards to granting the one-year extension, ROCK asked if the Foundation would be able to finish the project, to which STROPE stated that he could not speak on behalf of the Foundation.

HOWARD asked what the ramifications would be if the Agency did not approve this extension, to which STROPE explained that the loan would be expired. Since the work has not been completed yet, the Foundation would be responsible to pay back the loan.

In response to WHEELER's question, STROPE stated that the loan was for \$150,000.

DUTTO stated that the infusion of the awarded funds from the EDA was substantial and she supported the extension, to which ROCK also supported the extension but stressed his concern for running into another issue again next year.

In regards to MIESNER's comment on the language in the current amended agreement, *"with the exception of the date of maturity of June 30, 2023, which may not be extended for any reason,"* STROPE explained that after speaking with the City Attorney, the Agency and Foundation could still agree to modify the agreement. This language was placed in the last amended agreement because the Agency, at that time, wanted to see the project come to fruition, however, with the pandemic, the project was not able to be completed on the original timeline. He felt it would be appropriate to include the same language in the newly amended agreement.

**PUBLIC COMMENTS**

None

**AGENCY DISCUSSION**

An Agency discussion was held with the members in favor of the one-year extension.

**MOTION**

The following Motion was introduced by DUTTO; HOWARD providing the Second:

**MOTION:** I move that District Manager Strobe be authorized to draft and sign an amendment to the Liberty Theatre Loan agreement granting a one-year extension as presented.

**AGENCY DISCUSSION**

None

**VOTE**

MSC: 6-0 (Yes: ROCK, GLABE, DUTTO, HOWARD, MIESNER and WHEELER; No: None)

**DISTRICT MANAGER COMMENTS**

STROPE expressed his gratitude towards the Staff that compiled all of the applications into binders for the Call for Projects Meeting that was held on Monday, July 10, 2023, with the Urban Renewal Agency and the Urban Renewal Advisory Commission and felt that it really well. He received feedback from several of the members for suggested changes in the future and he signed several of the award letters that morning.

**AGENCY MEMBER COMMENTS**

In response to WHEELER's question regarding which projects were awarded funds at that meeting, STROPE stated that he would send her an email.

There being no further business to come before this Regular Session of the Agency, Mayor ROCK adjourned the meeting at 8:46 p.m.

**ATTEST:**

**APPROVED:**

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Stacey M. Stockhoff  
City Recorder

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Justin B. Rock  
Mayor

APPROVED: \_\_\_\_\_