

**CITY of LA GRANDE
Urban Renewal Agency Regular Session**

Wednesday, October 6, 2021

[Immediately Following City Council Regular Session](#)

AGENDA

The meeting will be available for viewing via the City's scheduled Charter Communications channel 180 that will begin at 6:00 p.m. on October 6 2021, on the La Grande Alive website at <https://eoalive.tv/city-events/> or on the Eastern Oregon Alive.TV Facebook page at <https://www.facebook.com/EOAliveTV>.

Any person may submit written comments or questions in advance of the meeting. Written comments must be received by 5:00 p.m. on Tuesday, October 5, 2021. The written comments will be read during the public comment section of the respective Agenda Item. Please email Public Comments to rstrope@cityoflagrande.org.

1. WELCOME to this REGULAR SESSION of the URBAN RENEWAL AGENCY

- a. Call to Order
- b. Roll Call

2. AGENDA APPROVAL

3. CONSENT AGENDA

The Consent Agenda includes routine items of business which may be approved by one Motion of the Agency. Any Agency Member so desiring may by request remove one or more items from the Consent Agenda for individual consideration under the Unfinished or New Business portion of the Agenda.

- a. **Consider:** Approval of Urban Renewal Agency Minutes; August 4, 2021

4. PUBLIC COMMENTS

Written comments received will be read during this portion of the Agenda for non-Agenda items. Written comments for Agenda items will be read when those items are considered.

5. PUBLIC HEARINGS

6. UNFINISHED BUSINESS

7. NEW BUSINESS

- a. **Consider:** Direct Staff to Extend the Agreement with Liberty Theatre Foundation

[Strope]

8. DISTRICT MANAGER COMMENTS

9. AGENCY MEMBER COMMENTS

10. ADJOURN

Sandra Patterson
City Recorder

The City of La Grande Urban Renewal Agency reserves the right to convene an Executive Session for any purpose authorized under ORS 192.660. Persons requiring special accommodations who wish to attend or participate in the Urban Renewal Agency Meeting are encouraged to make arrangements prior to the meeting by calling 541-962-1309. The City of La Grande Urban Renewal Agency does not discriminate against individuals with disabilities.

CITY of LA GRANDE

URBAN RENEWAL AGENCY ACTION FORM

Agency Meeting Date: **October 6, 2021**

PRESENTER: **Robert Strope, District Manager**

AGENCY ACTION: **CONSIDER CONSENT AGENDA**

- 1. MAYOR: Request Staff Report
- 2. MAYOR: Entertain Motion

Suggested Motion: I move that we accept the Consent Agenda as presented.

OR

Suggested Motion: I move that we accept the Consent Agenda as amended.

- 3. MAYOR: Invite Agency Discussion
- 4. MAYOR: Ask for the Vote

EXPLANATION: A Consent Agenda includes routine items of business with limited public interest, which may be approved by one Motion of the Agency. Any Agency Member may, by request, remove any item of business from the Consent Agenda.

a. Consider: Approval of Regular Session Minutes; August 4, 2021

Reviewed By: (Initial)

District Manager _____
City Recorder _____
Aquatics Division _____
Building Department _____
ED Department _____
Finance _____
Fire Department _____

Human Resources Dept _____
Library _____
Parks Department _____
Planning Department _____
Police Department _____
Public Works Department _____

AGENCY ACTION (Office Use Only)

- Motion Passed
- Motion Failed; _____
- Action Tabled: _____
Vote: _____
- Resolution Passed
Effective Date: _____
- Ordinance Adopted
First Reading: _____
Second Reading: _____
Effective Date: _____
Second Reading: _____
Effective Date: _____

CITY OF LA GRANDE

Urban Renewal Agency Regular Session

August 4, 2021

Immediately following City Council Regular Session

The meeting was available for viewing via the City's scheduled Charter Communications channel 180, on the La Grande Alive website at <https://eoalive.tv/city-events/> and on the Eastern Oregon Alive.TV Facebook page at <https://www.facebook.com/EOAliveTV>.

MINUTES

AGENCY MEMBERS PRESENT:

Steve Clements, *Mayor*
Gary Lillard, *Mayor Pro Tem*
John Bozarth, *Agency Member*
David Glabe, *Agency Member*
Nicole Howard, *Agency Member*
Mary Ann Miesner, *Agency Member*
Justin Rock, *Agency Member*

AGENCY MEMBERS ABSENT EXCUSED:

STAFF PRESENT

Robert Strobe, *District Manager*
Sandra Patterson, *City Recorder*
Stacey Stockhoff, *Assistant to the District Manager*
Gary Bell, *Police Chief*
Mike Boquist, *Community Development Director*
Kyle Carpenter, *Public Works Director*
Stu Spence, *Parks and Recreation Director*

Per ORS 192.670(1), Councilors and Staff participated in this Regular Session by electronic communication.

ROLL CALL

Mayor CLEMENTS called this Regular Session of the Urban Renewal Agency to order at 6:31 p.m.; Roll Call was taken; and a quorum was determined to be present.

CONSENT AGENDA

- a. Consider: Approving Urban Renewal Agency and Urban Renewal Advisory Commission Joint Session Minutes; July 7, 2021

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

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

VOTE

MSC. (unanimous)

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- a. Consider: Resolution: Confirming Authority to Sell Property; 205 Prospect Drive**

STAFF REPORT

Mayor CLEMENTS requested the Staff Report.

Robert STROPE, *District Manager*

STROPE stated that the Urban Renewal Agency owned property at the La Grande Business and Technology Park, including the property at 205 Prospect Drive. In 2016, the Agency authorized District Manager STROPE to complete the sale of the property at that address. The sale was linked to a Call for Projects grant that was not accepted and the sale did not proceed. The property in question has been listed at \$75,000 with the approval of the Agency and in May, 2021, a full price offer was received. Following informing the Agency that the offer was received and his intent to accept the offer, STROPE accepted the offer. The Agency and Budget Committee were informed of the accepted offer during the May 10, 2021, Urban Renewal Budget Committee Hearing. As a condition of the sale, the buyer was requesting confirmation that the sale of the property was authorized. The proposed Resolution confirms this authority.

LILLARD asked what the projected plan was for the property once it was sold, to which STROPE commented that he was not aware of what the owner had planned to do with the property at this time.

BOZARTH stated that he had a hard time authorizing the sale of the property without knowledge of who was purchasing the property as well as not knowing what the owner had planned for the property, to which STROPE stated that the Resolution identified the buyer as Rikke FINBRATEN but what the property would be used for had not been disclosed but added that it would have to be a permitted use.

Mayor CLEMENTS agreed about the permitted use and assumed that the buyer understood that.

STROPE added that this particular piece of property was not subject to the same Covenants, Conditions and Restrictions (CC&R) as the other land that the Agency and Union County Economic Development Corporation (UCEDC) owned. It was zoned for the business park so the permitted use and the conditional use were the same, but it does not need to

meet the other requirements of the Homeowner's Association.

BOZARTH asked why it would not have to meet the requirements of the CC&R's, to which STROPE explained that the property that was included in the CC&R's did not include this particular piece of property, the United Parcel Service (UPS), or the Dental Lab.

Mayor CLEMENTS asked if that was because those properties were available before the larger area, to which STROPE stated that he was not sure of the answer because that took place before he was employed with the City of La Grande.

PUBLIC COMMENTS

None

AGENCY DISCUSSION

None

MOTION

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

MOTION: I move that the Resolution confirming the District Manager's authority to sell Agency property located at 205 Prospect Drive be read by title only, put to a vote, and passed.

AGENCY DISCUSSION

Mayor CLEMENTS stated that it would be nice to know what was going in there but was glad to see the property sold, to which STROPE assured him that as soon as site plans were submitted, he would share that information with the Agency.

Upon Mayor CLEMENTS' request, the City Recorder read the Proposed Resolution by Title Only:

A RESOLUTION OF THE CITY OF LA GRANDE URBAN RENEWAL AGENCY, UNION COUNTY, OREGON CONFIRMING THE AUTHORITY TO SELL AGENCY PROPERTY AND DECLARING AN EFFECTIVE DATE [4812]

VOTE

MSC. (unanimous)

DISTRICT MANAGER COMMENTS

STROPE reminded all Agency Members to come in by the end of the week to sign the Resolution so the paperwork could be recorded with the Title Company in a timely manner.

AGENCY MEMBER COMMENTS

Mayor CLEMENTS echoed STROPE's comment regarding the Agency Members signing the Resolution as soon as possible.

ADJOURN

There being no further business to come before this Regular Session of the Agency, Mayor CLEMENTS adjourned the meeting to the City Council Regular Session at 6:41 p.m.

ATTEST:

APPROVED:

Stacey M. Stockhoff
Assistant to the District Manager

Stephen E. Clements
Mayor

APPROVED: _____

CITY of LA GRANDE

URBAN RENEWAL AGENCY ACTION FORM

Agency Meeting Date: October 6, 2021

PRESENTER: Robert A. Strope, District Manager

AGENCY ACTION: **DIRECT STAFF TO EXTEND THE AGREEMENT WITH LIBERTY THEATRE FOUNDATION.**

- 1. MAYOR: Request Staff report
- 2. MAYOR: Invite Public Comments
- 3. MAYOR: Invite Agency Discussion
- 4. MAYOR: Entertain Motion

Suggested Motion: I move that the Urban Renewal Agency direct District Manager Strope to prepare and sign the necessary documents to extend the current agreement with the Liberty Theatre Foundation to June 30, 2023, as presented.

- 5. MAYOR: Invite Additional Agency Discussion
- 6. MAYOR: Ask for the Vote

EXPLANATION: On August 20, 2018, the Agency met in a Work Session with representatives of the Liberty Theatre Foundation to discuss the status of the loan agreement and options including extending the current agreement, revising the agreement, or imposing a deed restriction on the property in exchange for converting the existing loan into a grant. On September 5, 2018, the Agency approved a motion to direct the District Manager to prepare the necessary documents to place a deed restriction on the Liberty Theatre Property in exchange for converting the existing Agency loan to a grant for Agency approval. Subsequently, the Liberty Theatre Foundation Board decided to revise the scope of work for the project and seek an extension of the agreement rather than proceed with the deed restriction. The Agency approved an extension on May 1, 2019 to June 1, 2021.

The COVID-19 pandemic has prevented the Liberty Theatre Foundation from completing the project by the June 1, 2021, deadline. Accordingly, the agreement should be amended to provide sufficient time to complete the project

The current agreement contains the following language under Appendix "B":

SECTION IV CONVERSION FROM LOAN TO GRANT CONDITIONS:

- a. As an incentive FOUNDATION or any successor in interest developed for ownership and operations of the Liberty Theatre located at 1010 Adams Ave, La Grande, Oregon, would have until August 20, 2018, to raise \$1.5 million in grants or private funding towards the renovation and completion of that level of improvement. If the \$1.5 million in funds are raised and improvements substantially completed on or before this date; or if the renovation is completed for an amount under \$1.5 million but over \$1 million, and once the theatre is operational and open all loan principal and accrued interest shall be converted to a grant where upon all lien(s) or other interest of the AGENCY shall be released and terminated.

The attached request from the Liberty Theatre Foundation requests the current agreement be extended until June 30, 2023, with no other changes in terms.

The District Manager recommends approval to the above motion.

District Manager _____
City Recorder _____
Aquatics Division _____
Building Department _____
ED Department _____
Finance _____
Fire Department _____

Human Resources Dept _____
Library _____
Parks Department _____
Planning Department _____
Police Department _____
Public Works Department _____

- Motion Passed
- Motion Failed; _____
- Action Tabled: _____
Vote: _____

- Resolution Passed
Effective Date: _____

- Ordinance Adopted
First Reading: _____
Second Reading: _____
Effective Date: _____
Second Reading: _____
Effective Date: _____



Liberty Theatre Foundation
P.O. Box 3057
La Grande, Oregon 97850

Robert Strobe
Director, La Grande Urban Renewal Agency
1000 Adams Ave.
La Grande, Oregon 97850

RE: Liberty Theatre Restoration Project; Extension of grant period.

Robert,


As we discussed during our phone conversation on August 26th, the Liberty Theatre Foundation's efforts to restore the historic Liberty Theatre in La Grande, were greatly affected by the COVID-19 pandemic.

Not only did many of our dependable funding opportunities fail to come to fruition (grants typically meant for projects like ours having their funds redirected to recovery efforts), but we were also faced with construction materials tripling – and in some cases quadrupling in cost. This greatly affected our project budget. Our prime and sub-contractors themselves were also faced with a shortage of employees. With all of this being said, it became nearly impossible to reach our goal of opening the theatre by June 30th, 2021 as per our agreement.

When I had described this to you during our call, I had asked you if in your opinion the La Grande Urban Renewal Agency would likely be willing to consider an extension for our project. The initial arrangement set forth was that a total of \$150,000 for URA funds would be loaned to the Liberty Theatre Foundation, but that loan would be forgiven and reconsidered as a grant if the theater became operational by the June 30th, 2021 deadline. Our organization is hopeful that the Agency would indeed grant us a final extension of that agreement to June 30th, 2023 in light of these highly unusual circumstances.

Please consider this letter a reflection of our phone call, but also a formal request for that extension. We look forward to hearing from you and the Agency soon.

Thank you for your time,

DocuSigned by:

AF80182F564A549F
Ashley O'Toole
Chairman, Liberty Theatre Foundation Inc.

DocuSigned by:

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Ted Kramer
Secretary, Liberty Theatre Foundation Inc.