

CITY of LA GRANDE
Urban Renewal Agency Regular Session
Wednesday, July 12, 2023

[Immediately Following City Council Regular Session](#)

Council Chambers
La Grande City Hall
1000 Adams Avenue

AGENDA

The meeting will be available for viewing via the City's scheduled Charter Communications channel 180 immediately following the City Council meeting which begins at 6:00 p.m. on July 12, 2023, on the EO Alive website at <https://eoa.tv> or on the EO Alive.TV Facebook page at <https://www.facebook.com/EOAliveTV>.

1. **WELCOME to the URBAN RENEWAL AGENCY REGULAR SESSION**

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

4. **PUBLIC COMMENTS**

Those individuals who wish to address the Agency in connection with any item which is printed on tonight's Agenda may do so during the time that item is under discussion by the Agency. Individuals wishing to speak to the Agency about non-Agenda items may do so during this Public Comments portion of the Agenda. Please print your name and address on the Public Comments Sign-in Sheet, located on the podium. When addressing the Agency, speak loudly and clearly into the Podium microphone, and state your name. Persons interested in providing virtual public comments shall contact City Staff at sstockhoff@cityoflagrande.org or by calling the City Recorder at (541) 962-1309 not later than 5:00 pm the day prior to meeting to make arrangements. In the event the Mayor does not announce a time limit for comments, each speaker is asked to confine their comments to three minutes in length, whether the comments are in-person or virtual.

5. **PUBLIC HEARINGS**

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**

- a. **Consider:** Amending the Liberty Theatre Foundation Agreement to Extend Loan Agreement for One Year [Strope]

8. **DISTRICT MANAGER COMMENTS**

9. **AGENCY MEMBER COMMENTS**

10. **ADJOURN**

Stacey M. Stockhoff
City Recorder

*The 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 the Agency Session are encouraged to make arrangements prior to the meeting
by calling 541-962-1309. The City of La Grande does not discriminate against individuals with disabilities*

CITY of LA GRANDE

URBAN RENEWAL AGENCY ACTION FORM

Agency Meeting Date July 12, 2023

PRESENTER: Robert A. Strope, District Manager

AGENCY ACTION: CONSIDER CONSENT AGENDA

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

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

OR

Suggested Motion: I move 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:** Approving Regular Session Minutes; June 7, 2023

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: _____

CITY OF LA GRANDE

Urban Renewal Agency Regular Session

June 7, 2023

Immediately following City of La Grande Budget Committee Regular Session

Council Chambers
La Grande City Hall
1000 Adams Avenue

MINUTES

AGENCY MEMBERS PRESENT:

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

AGENCY MEMBERS ABSENT EXCUSED:

Corrine Dutto, *Agency Member*
Molly King, *Agency Member*

STAFF PRESENT

Robert Strobe, *District Manager*
Gary Bell, *Police Chief*
Michael Boquist, *Community Development Director*
Kayla Brainerd, *Finance Tech*
Carrie Bushman, *Library Director*
Kyle Carpenter, *Public Works Director*
Emmitt Cornford, *Fire Chief*
Joe Fisher, *Building Official*
Heather Rajkovich, *Finance Director*
Stu Spence, *Parks & Recreation Director*

CALL TO ORDER/ROLL CALL/AGENDA APPROVAL

Mayor ROCK called this Regular Session of the Urban Renewal Agency to order at 6:06 p.m.; Roll Call was taken; and a quorum was determined to be present.

CONSENT AGENDA

- a. **Consider:** Approving Regular Session Minutes; May 3, 2023
- b. **Consider:** Accepting FY 2023-2024, "Exhibit A"; Urban Renewal Agency/City Intergovernmental Agreement

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

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

VOTE

MSC: 5-0 (Yes: ROCK, GLABE, HOWARD, MIESNER, and WHEELER; No: None)

PUBLIC COMMENTS

None

PUBLIC HEARINGS

a. **Consider:** Resolution; Adopting Budget,
Making Appropriations; FY 2023-2024

STAFF REPORT

Mayor ROCK announced that the Public Hearing was open at 6:08 p.m. on the Fiscal Year 2023 – 2024, Urban Renewal District Budget, as approved by the Urban Renewal District Budget Committee on May 15, 2023.

DECLARATIONS/CONFLICTS OF INTEREST

Mayor Rock made a declaration that he owns a business which provides towing services for the City of La Grande, but he felt that this would not influence his decision and he would participate in the discussion and voting on this agenda item.

Mayor ROCK requested the Staff Report.

Robert STROPE, *District Manager/Budget Officer*

STROPE stated that during a Public Hearing on May 15, 2023, the Urban Renewal District (URD) Budget Committee met as advertised to consider and accept public testimony in connection with the proposed Fiscal Year 2023 – 2024, Budget. At the close of that Public Hearing, the Committee voted to certify to the County a request that \$52,837,073 in the increment value be used for the purpose of dividing taxes, approve the proposed Budget as amended and forward the Budget to the Urban Renewal Agency for adoption during a Regular Session on June 7, 2023.

PUBLIC TESTIMONY

None

Mayor ROCK closed the Public Hearing on Fiscal Year 2023-2024, Urban Renewal District Budget at 6:12 p.m. and invited Agency discussion.

AGENCY DISCUSSION

None

MOTION

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

MOTION: I move that the Proposed Resolution adopting the Fiscal Year 2023 – 2024, Urban Renewal District Budget be Read by Title Only, Put to a Vote, and Passed.

AGENCY DISCUSSION

None

Upon Mayor ROCK's request, BRAINERD read the Proposed Resolution by Title Only.

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF LA GRANDE, UNION COUNTY, OREGON, ADOPTING THE FISCAL YEAR 2023 – 2024, BUDGET; MAKING APPROPRIATIONS; AND LEVYING TAXES [4837]

VOTE

MSC: 5-0 (Yes: ROCK, GLABE, HOWARD, MIESNER, and WHEELER; No: None)

UNFINISHED BUSINESS

None

NEW BUSINESS

None

DISTRICT MANAGER COMMENTS

None

AGENCY MEMBER COMMENTS

None

There being no further business to come before this Regular Session of the Agency, Mayor ROCK adjourned the meeting to the City Council Regular Session at 6:13 p.m.

ATTEST:

APPROVED:

Stacey M. Stockhoff
City Recorder

Justin B. Rock
Mayor

APPROVED: _____

CITY OF LA GRANDE

URBAN RENEWAL AGENCY ACTION FORM

Agency Meeting Date: July 12, 2023

PRESENTER:

Robert A. Strobe, District Manager

AGENCY ACTION:

CONSIDER AMENDING THE LIBERTY THEATRE AGREEMENT TO EXTEND THE LOAN AGREEMENT FOR ONE YEAR

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

Suggested 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 (or amended).

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

EXPLANATION: The U.S. Department of Commerce’s Economic Development Administration (EDA) is 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. In reviewing the current amended agreement, it was noted the following language precludes an extension. However, per the City Attorney, the Agency and Foundation could still agree to modify the agreement.

AMENDMENTS – WRITING REQUIRED. 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.

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 is required. The amendment will also include whatever provisions are necessary to meet the EDA requirements, as has already been authorized by the Agency.

The District Manager recommends the Agency approve this action as presented.

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 _____

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