

CITY of LA GRANDE
Urban Renewal Agency Regular Session
Wednesday, October 4, 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 October 4, 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

- The Urban Renewal Agency will meet in Executive Session pursuant to ORS 192.660(2)(h) to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

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 Special Session Minutes; July 10, 2023

b. Consider: Approving Regular Session Minutes; July 12, 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: Resolution: Confirming Authority to Accept Offers and Sell Property; La Grande Business and Technology Park

[Strope]

8. DISTRICT MANAGER COMMENTS

9. AGENCY MEMBER COMMENTS

10. ADJOURN to EXECUTIVE SESSION

a. The Agency will not reconvene

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 **October 4, 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 Special Session Minutes; July 10, 2023
- b. **Consider:** Approving Regular Session Minutes; July 12, 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 and Urban Renewal Advisory Commission Joint Special Session

July 10, 2023

Council Chambers
La Grande City Hall
1000 Adams Avenue

MINUTES

AGENCY MEMBERS PRESENT:

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

AGENCY MEMBERS ABSENT EXCUSED:

Molly King, *Agency Member*
Denise Wheeler, *Agency Member*

URBAN RENEWAL ADVISORY COMMISSION MEMBERS:

Alana Carollo
Rikki Jo Hickey
Roxie Ogilvie
Matt Scarfo

COMMISSION MEMBERS ABSENT EXCUSED:

Lauren Babcock

STAFF PRESENT

Robert Strope, *District Manager*
Stacey Stockhoff, *City Recorder*
Timothy Bishop, *Economic Development Director*

ROLL CALL

Mayor ROCK called this Joint Special Session of the Urban Renewal Agency and Urban Renewal Advisory Commission to order at 6:00 p.m.; Roll Call was taken; and a quorum was determined to be present.

NEW BUSINESS

- a. **Consider:** Funding Approval, 2023 Call for Projects Applications

CONFLICT OF INTEREST/DECLARATIONS

None

STAFF REPORT

Mayor ROCK requested the Staff Report.

Timothy BISHOP, Economic Development Director

BISHOP stated that the Urban Renewal Agency advertised that it would be accepting applications for grant funding under the Fiscal Year 2023-2024 discretionary Call for Projects Program with applications due by May 26, 2023. The Agency received nine (9) complete applications. The adopted budget for this program contained \$350,000 for projects that were not located within the La Grande Business and Technology Park. Based on the applicants'

stated project values, the total value for these nine (9) projects was \$1,754,469 with total of \$589,916 in grant funding requested. Staff attributes the increase in the number of projects and the size of projects to additional staff outreach and the ongoing recovery from COVID-19.

BISHOP noted that the Agency approved the current policy for this program on March 1, 2023, which stated "Once projects were evaluated and ranked per criteria in Subsection 6, available funds would be allocated to projects in order of ranking, highest to lowest, with projects receiving the full amount requested until the funding is exhausted."

BISHOP noted that following the Staff presentation, Agency/URAC members would discuss the projects and share any information that may have been gained by individual Agency/URAC members through site visits, contact with applicants, Staff and/or members of the public. Following the discussion, Agency/URAC members would individually award up to 40 points per project using forms provided and turn them into Staff. During the break, Staff would compile the scores and order rank the projects. Staff would display the spreadsheet showing the project scoring and funding amounts allocated as prescribed in the Call for Projects Policy Section C. General Criteria 3. The Agency/URAC would then vote to approve the funding. No public comments, or comments by the applicants would be entertained during this Agenda Item. Following Agency and URAC discussions, the Mayor would ask for a motion to approve project funding as discussed or the projects may be awarded funding by individual motions.

The Agency and URAC were reminded they were not obligated to award the full \$350,000 of budgeted funds. Given the Budget had been adopted, funding for approved projects would be available upon funding approval. Applicants with approved funding would be required to enter into a funding agreement with the Agency and comply with all provisions of the Policy and the Agreement prior to receiving funds.

BISHOP presented the following projects:

Becky's Burger Barn, LLC

- ❖ Applicant Name: Becky Royal-Boyd
- ❖ Location: 1702 N Spruce

Project Description:

- This project includes window replacements, painting, tree removal, partial roof replacement, and landscaping improvements.

Project Highlights:

- Project meets the key objective of developing unused and underused properties, while also supporting the expansion of a local business.
 - This building has been vacant for 3 years.
 - Project will reduce blight by addressing a combination of interior and exterior damage that will be repaired or improved as part of this application.
- Total Project Cost: \$ 63,246
 - URA Funding Request: \$ 31,623
 - Maximum Eligible Funding: \$ 31,623

Eastern Wheelworks, LLC

- ❖ Applicant Name: Sean Lerner
- ❖ Location: 711 Adams Avenue

Project Description:

- Renovation and adaptive reuse of the former gas station located at 711 Adams Avenue to facilitate the expansion of Eastern Wheelworks, a local business that makes custom mountain bike wheels.

Project Highlights:

- Install new electrical, plumbing, and HVAC systems.
 - New interior walls.
 - Replace glass with new tempered glass.
 - Site improvements including ADA access, asphalt and sidewalk repair and new landscaping.
- Total Project Cost: \$199,086
 - URA Funding Request: \$ 75,000
 - Maximum Eligible Funding: \$ 75,000

Evermine Labels Building

- ❖ Applicant Name: Williamson & Williamson, LLC
- ❖ Location: 1124 Washington Avenue

Project Description:

- This is a new scope of work at the Former Elks Building, now Evermine Labels. The project is a reconfiguration of the Washington Ave entrance to the building replacing the curved driveway with a new outdoor patio.

Project Highlights:

- Building entry will be replaced and the existing overhang that extends over the driveway will be repaired and repainted.
 - Project activates the building by creating an outdoor patio bringing the front of the building forward and reconnecting to the sidewalk enhancing the street scape continuity and walkability of this block.
- Total Project Cost: \$170,360
 - URA Funding Request: \$ 75,000
 - Maximum Eligible Funding: \$ 75,000

In regards to a section on the application that was not fully printed off, GLABE asked for clarification of the intended use of the Building/Property, to which BISHOP confirmed that the future use of the front section of the building would be to house a coffee shop and Oregon history bookstore. This would be a later renovation after the completion of the current scope of work for the outdoor patio and entryway.

HOWARD suggested to not include information or pictures of other previous projects in the binder because she felt it could be misleading, to which GLABE stated that he liked that they were included. BISHOP stated that in the future, they would consider leaving these types of pieces out of the binders for less confusion.

In response to MIESNER's question regarding the overhang that covers the driveway, BISHOP stated that the existing overhang would only be repaired where needed and then repainted.

GLABE asked if the outdoor patio would be open for public use, to which BISHOP answered yes. The intent of this space would be to hold public gatherings, drink coffee, read a book, etc. OGILVIE added that the owners have had this vision since the beginning of the renovations, this was only a step in the process.

Final Cut Pizza & Pub

- ❖ Applicant Name: Joe and Jamie Cox
- ❖ Location: 2104 Island Avenue

Project Description:

- The project includes new siding and paint on front façade, renovated patio space, new exterior lighting, ADA restrooms, and expansion into adjacent space. The project also includes site improvements in the parking lot.

Project Highlights:

- New siding and paint on front façade.
- Renovated patio space and exterior lighting.
- Business expansion into adjacent space.
- Parking lot repairs including crack filling, sealing, and new striping.
- Total Project Cost: \$150,466
- URA Funding Request: \$ 75,000
- Maximum Eligible Funding: \$ 75,000

MIESNER asked if the applicant had purchased the other side of this building, to which BISHOP confirmed that the applicant was the tenant and did not own the building. They currently lease the space for their business and would take on the lease for the other half of the building only if they move forward with the scope of work.

In response to GLABE's question regarding the lease arrangement, BISHOP stated the owner of the building had signed off on the application and they were also the main source for the private investment for this project. BISHOP was unclear on the timeline of the lease arrangements.

JC Woodworks/Countertop Solutions

- ❖ Applicant Name: Sam Jacobson
- ❖ Location: 1415/1417 Jefferson Avenue

Project Description:

- Repair and repoint deteriorating brick and install 3 windows.

Project Highlights:

- This property is located in a particularly blighted section of downtown.
- This project repairs and restores a historic downtown building in a way that maintains the historic character of the original building while accommodating a new use.
- Total Project Cost: \$ 66,586
- URA Funding Request: \$ 33,293
- Maximum Eligible Funding: \$ 33,293

A discussion was held regarding the location of the windows that were to be repaired that were in the scope of work.

In response to MIESNER's question, BISHOP confirmed that the applicant had previously applied and received a CFP Grant around 2018, which was for an expansion into the tile shop area of the building.

For clarification, DUTTO asked if the application was for the business or the residence, to which BISHOP stated this application was to repair the building. There was brick work to be repaired on all four sides of this building. He confirmed that the owners lived in the front right-side section of this building. The back side of the building housed the tile shop which was connected to the original business space for the woodworking shop.

GLABE asked about the history of the building and what criteria for the preservation process did this building fall under, to which BISHOP confirmed the location of this building was outside the local historic district; therefore, the Landmarks Advisory Commission would not be involved in preservation decisions. The building was over fifty (50) years old which qualified to be listed as a historic building and was consistent with the other historic architectures on Jefferson Street.

CAROLLA asked for clarification on the scope of work, which BISHOP further explained which areas of the building were to be repaired.

NK West Storefront

- ❖ Applicant Name: Steve Widmyer
- ❖ Location: 1204 Adams Avenue

Project Description:

- This project will complete the build out for the one remaining retail storefront in the NK West building. This space was never finished during construction and remains an empty shell.

Project Highlights:

- This property is located on Adams Avenue and will complete the redevelopment of the NK West building and create a new retail business in the heart of downtown.
- This space in the NK West building has vacant since the building was constructed. This project will bring the ground floor occupancy on this building to 100%.
- The project includes mechanical systems, electrical, fire suppression, and HVAC since none currently exist in the space and the addition of these systems constitute a major renovation.
- Total Project Cost: \$258,792
- URA Funding Request: \$ 75,000
- Maximum Eligible Funding: \$ 57,403

Reed & Associates Insurance

- ❖ Applicant Name: Kevin Reed
- ❖ Location: 904 Adams Avenue

Project Description:

- The renovation and adaptive reuse of the former Community Bank building. The interior renovation work to accommodate the new owner/tenant was completed prior to the CFP application and those costs of \$34,722 are not eligible costs.
- The project includes replacing the freestanding Community Bank sign, resurface the parking lot, enclosing the existing drive through lane as new office space, and repainting the building exterior.

Project Highlights:

- This project will renovate and reuse an existing downtown building to house a new business relocating to La Grande.
- The project redevelops a property that has been vacant/underutilized for over a year.
- Total Project Cost: \$158,305
- URA Funding Request: \$ 75,000
- Maximum Eligible Funding: \$ 61,791

Rodeway Inn La Grande

- ❖ Applicant Name: All American Inn OR LLC/Erik Ogaard
- ❖ Location: 402 Adams Avenue

Project Description:

- Repair and renovation of the Rodeway Inn Motel that was damaged by a fire in December of 2021.

Project Highlights:

- The project includes filling in the swimming pool to create parking; installation of new PTAC units, new gutters, and soffits; replacing burned water heaters, attic insulation and all building electrical; adding new high efficiency LED lighting; and painting the building.
- While the project is outside of downtown core this property is part of the main entry corridor to downtown from the first exit off of Interstate 84 and serves as a gateway to downtown.
- Total Project Cost: \$315,553
- URA Funding Request: \$ 75,000
- Maximum Eligible Funding: \$ 75,000

DUTTO asked if the fire damage was covered through the applicant's insurance carrier, to which BISHOP stated yes. The insurance amount received was reflected in the amount of private investment.

Valley Insurance

- ❖ Applicant Name: JR Price and Associates, Inc.
- ❖ Location: 1215 Adams Avenue

Project Description:

- Renovation of the former Umpqua Bank building. Project includes a major reconfiguration to convert from the former single tenant use as a bank to a multi-tenant use including Valley insurance and three additional leasable offices.

Project Highlights:

- This includes exterior paint and replacement of non-functioning HVAC systems as supported by formal bids, and new signage.
- This property is located on Adams Avenue and will be renovated to house multiple tenants.
- This space had been vacant for 11 months.
- Total Project Cost: \$372,075
- URA Funding Request: \$ 75,000
- Maximum Eligible Funding: \$ 59,000

In response to CAROLLO's question regarding the project costs listed on the application for Valley Insurance, BISHOP confirmed that these costs would be funded by the applicant.

A discussion was held in regards to private information that was included as part of the application process. It was suggested to remove certain private information from the packet process in the future and Staff could verify this information in-house. It was also suggested to remove the points from this section to the discretionary points section.

A discussion was held in regards to the purpose of the Business Plan that was included in the application and how different each Business Plan was filled out for each of the applicants.

If the Agency wanted to change how some of the points were tallied in this section, depending on how subjective the criteria was, STROPE stated that they could move some of these points to the Overall Discretionary Total, which was currently up to 40 points. He explained how the 40 Discretionary Points worked for each project.

In regards to Reed & Associates' application, OGILVIE stated that the scope of work included enclosing the existing drive through lane to expand the office space, which she considered a remodel and not a renovation. After reading through the Policy, she commented that this part of the project was questionable for the use of Urban Renewal funds because she felt it was not a renovation, to which a discussion was held regarding the difference of interpretation of the meaning of remodel and renovation. BISHOP explained why Staff approved the scope of work on this project, comparing it to The Local's project that was awarded funds last year for similar work performed.

AGENCY DISCUSSION

In regards to the NK West Project that would build out a new retail space, HICKEY was concerned that their choice of a retail tenant might not be very viable in our area as well as thrive in this space for the five (5) year benchmark, to which GLABE noted that was something he thought of also, however the Agency could not dictate who could go into that space.

A discussion was held regarding how the five (5) year benchmark would be handled in the case of a business failing if the applicant was not the property owner. STROPE indicated that the intent of the policy was to prevent flipping properties and gave the example of Tropical Swirls which received URA funding to improve the building, and though a number of businesses has cycled through the property, the ownership remained the same and the increased value of the building improvements benefit the District. It was noted that in the case of a multi-tenant building, a business could receive URA funding and the property could be sold with the business remaining, and it may be helpful to tweak the policy to allow for this to occur without triggering repayment of the funds.

In regards to the NK West Project, CAROLLO asked for clarification on replacing the storefront windows, to which BISHOP explained that the window replacement was not included in their proposal but the current Land Development Code Ordinance required 10% value be allocated to bring nonconforming elements into compliance with current code which meant that the storefront glass needed replaced to clear glass to bring the project up to code compliance.

STROPE gave a brief overview of how the scoring system worked once all scores have been collected.

In regards to the Eastern Wheelworks Project, CAROLLA asked if the Brownfields Assessment had been done, to which BISHOP answered yes and there was no further contamination to be remediated.

CAROLLA communicated her disappointment that the Rodeway Inn Project included filling in the swimming pool.

SCARFO expressed his opinion on what elements to consider when issuing individual scores.

With the Rodeway Inn closed for business and not collecting Transient Room Tax (TRT), DUTTO conveyed that this project would be a bonus to complete.

RECESSED

Mayor ROCK recessed the meeting at 7:06 p.m. to allow the Agency Members to score the applications and submit their scoring to Staff.

RECONVENE

Mayor ROCK reconvened the meeting at 7:17 p.m. and invited Staff to present scoring results.

District Manager STROPE presented the results from the Staff and Agency scoring.

AGENCY DISCUSSION

A discussion was held regarding the Staff scores and the average scores given to the projects by the Agency and options on the breakdown of funding for each project and the potential business growth that takes place each year. The project scores were presented as follows:

Non-Business Park Applicant(s)				
Project Name	Staff Scores	Agency Average Scores	Total Score	Funding Amount
Becky's Burger Barn	50	52	102	0
Eastern Wheelworks	85	81	166	\$75,000
Evermine Label Co.	71	62	133	\$75,000
Final Cut Pizza and Pub	55	57	112	0
JC Woodworks	50	40	90	0
NK West Building	85	53	138	\$57,403
Reed & Assoc. Insurance	65	48	113	\$8,597
Rodeway Inn	99	86	185	\$75,000
Valley Insurance	103	56	159	\$59,000
Business Park Applicant(s)				
None				

MOTION

The following Motion was introduced by HICKEY; HOWARD
Second:

Motion: I move approval of funding for the Call for
Projects in the amounts as discussed.

VOTE

MSC: 9-0 (Yes: ROCK, GLABE, DUTTO, HOWARD,
MIESNER, CAROLLO, HICKEY, OGILVIE, and SCARFO; No:
None)

DISTRICT MANAGER COMMENTS

STROPE stated he would send an email to the Agency and
URAC members asking for their opinion to any changes to
the policy which could be discussed further at a future
meeting.

AGENCY MEMBER COMMENTS

None

There being no further business to come before this Joint Special Session of the Agency and the Urban Renewal
Advisory Commission, Mayor ROCK adjourned the meeting at 7:29 p.m.

ATTEST:

APPROVED:

Stacey M. Stockhoff
City Recorder

Justin B. Rock
Mayor

APPROVED: _____

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 Strope 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:

Stacey M. Stockhoff
City Recorder

Justin B. Rock
Mayor

APPROVED: _____

CITY of LA GRANDE

URBAN RENEWAL AGENCY ACTION FORM

Agency Meeting Date: **October 4, 2023**

PRESENTER: Robert Strope, District Manager

AGENCY ACTION: **CONSIDER RESOLUTION CONFIRMING AUTHORITY TO ACCEPT OFFERS AND SELL PROPERTY AT THE LA GRANDE BUSINESS AND TECHNOLOGY PARK**

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

Suggested Motion: I move that the Resolution authorizing the District Manager to accept offers and sell Agency property located at the La Grande Business and Technology Park be Read by Title Only, Put to a Vote, and Passed.

- 5. MAYOR: Invite Additional Agency Discussion.
- 6. MAYOR: Ask the City Recorder to Read the proposed Resolution by Title Only.
- 7. MAYOR: Ask for the Vote.

EXPLANATION: The Urban Renewal Agency owns property at the La Grande Business and Technology Park. The Agency has established listing prices for each Agency owned property. To facilitate the sale of Agency properties, the Agency passed Resolution 4820, Series 2022, to allow the District Manager to accept offers which are at or above the listing price, provided there are no competing offers, and to complete the sale without further Agency action. Under this authority, the District Manager completed the sale of the property at 3003 Blue Mountain Drive, which was specifically identified in the Resolution, and subsequently accepted a full price offer and completed the sale of a second lot. Most recently, the District Manager accepted a full price offer at a third lot, however, Eastern Oregon Title, Inc., indicated they would not close the transaction without a separate action listing the specific lot. The attached Resolution grants the authority to complete the sale, and refines the authority to allow the District Manager to continue to accept full price offers, provided there are not competing offers. The title company is requiring all future sales to be individually approved by the Agency. The City Attorney was consulted regarding Resolution 4820, Series 2022, and confirmed it was an acceptable action by the Agency. The City Attorney has also reviewed this Resolution.

District Manager Strope recommends the Agency pass the Resolution as presented.

Reviewed By: (Initial)

District Manager	_____	Human Resources Dept	_____
City Recorder	_____	Library	_____
Aquatics Division	_____	Parks Department	_____
Building Department	_____	Planning Department	_____
ED Department	_____	Police Department	_____
Finance	_____	Public Works Department	_____
Fire 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
RESOLUTION NUMBER _____
SERIES 2023**

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

WHEREAS, the City of La Grande Urban Renewal Agency, owns real property at the La Grande Business and Technology Park; and,

WHEREAS, the City of La Grande Urban Renewal Agency, has established listing prices for each Agency owned property in consultation with a listing Real Estate Agent; and,

WHEREAS, the City of La Grande Urban Renewal Agency desires to authorize the District Manager to accept any offers to purchase property at or above the Agency established listing prices for Agency owned property provided there are no competing offers; and,

WHEREAS, Eastern Oregon Title, Inc., does not recognize the authority granted by the Agency in Resolution Number 4820, Series 2022, to the District Manager to accept offers and execute all required documentation for the sale of Agency owned property at the La Grande Business and Technology Park including but not limited to the property located at 3003 Blue Mountain Drive and is requiring a separate Agency action to approve the sale; and,

WHEREAS, the City of La Grande Urban Renewal Agency has a full price offer accepted by the District Manager based on Resolution Number 4820, Series 2022, on property located on Blue Mountain Drive, Map: 03S3816BA-400, TL:400, La Grande, Oregon, 97850; Union County Reference No. 18091; and,

WHEREAS, the City of La Grande Urban Renewal Agency desires to continue to grant the authority to the District Manager to accept full price offers at or above the Agency established listing prices when there are no competing offers and execute all necessary documents to accept said offers and finalize the sale of Agency owned property at the La Grande Business and Technology Park,

NOW, THEREFORE, BE IT RESOLVED, by the City of La Grande Urban Renewal Agency that:

District Manager Robert A. Strobe is authorized by the Agency to execute all required documentation for the sale of Agency owned property located at the La Grande Business and Technology Park on Blue Mountain Drive, Map: 03S3816BA-400, TL:400, La Grande, Oregon, 97850; Union County Reference No. 18091.

District Manager Robert A. Strobe is authorized by the Agency to accept all future offers at or above the Agency established listing prices when there are no competing offers for all Agency owned property located at the La Grande Business and Technology Park and execute all documents necessary to finalize the transactions.

This authority remains in effect until rescinded by the Agency.

CITY OF LA GRANDE URBAN RENEWAL AGENCY

Resolution Number _____

Series 2023

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PASSED and EFFECTIVE ON this Fourth (4th) Day of October, 2023, by _____ (____) of _____ (____) Agency Members present and voting in the affirmative.

Justin B. Rock, Mayor

David Glabe, Mayor Pro Tem

Corrine Dutto, Agency Member

Nicole Howard, Agency Member

Molly King, Agency Member

Mary Ann Miesner, Agency Member

Denise Wheeler, Agency Member

ATTEST:

Stacey M. Stockhoff
City Recorder