



AGENDA

ASTORIA DEVELOPMENT COMMISSION

October 19, 2015
Immediately Follows City Council Meeting
2nd Floor Council Chambers
1095 Duane Street · Astoria OR 97103

1. CALL TO ORDER
2. ROLL CALL
3. REPORTS OF COMMISSIONERS
4. CHANGES TO AGENDA
5. CONSENT CALENDAR

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the Astoria Development Commission requests to have any item considered separately. Members of the community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

 - (a) ADC Minutes of 9/21/15
 - (b) Astor East Urban Renewal District – Grant for Columbia Memorial Knight Cancer Center (Community Development)
6. REGULAR AGENDA ITEMS

All agenda items are open for public comment following deliberation by the ADC. Rather than asking for public comment after each agenda item, the Chair asks that audience members raise their hands if they want to speak to the item and they will be recognized.

 - (a) Lease of City Property for Chowder Boat (Community Development)

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING JULIE YUILL, CITY MANAGER'S OFFICE, 503-325-5824.



October 15, 2015

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)

FROM:  BRETT ESTES, CITY MANAGER

SUBJECT: ADC MEETING OF OCTOBER 19, 2015

CONSENT ITEMS

Item 5(a): ADC Minutes

The minutes of the ADC meeting of September 21, 2015 is enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

Item 5(b): Astor East Urban Renewal District – Grant for Columbia Memorial Knight Cancer Center (Community Development)

At the May 4, 2015 Astoria Development Commission (ADC) meeting, the ADC approved a resolution committing a \$25,000 grant to the Columbia Memorial Hospital Knight Cancer Center and directed staff to prepare a Grant Agreement. Jeannette Launer, Astoria Development Commission legal counsel, subsequently prepared the attached document for consideration. The Agreement states the disbursement would be made in one lump sum once the enclosed shell of the building is complete. If the disbursement has not been made within two years, the ADC can terminate the Agreement. Once a disbursement is made, the Cancer Center project would need to be completed within 12 months. Lastly, Columbia Memorial would need to occupy the property for three years after issuance of a Certificate of Occupancy. Columbia Memorial Hospital has reviewed the draft Agreement and would concur with its provisions. It is recommended that the Astoria Development Commission approve the Grant Agreement providing \$25,000 to Columbia Memorial Hospital for construction of a new cancer center.

REGULAR AGENDA ITEMS

Item 6(a): Lease of City Property for Chowder Boat (Community Development)

This item is continued from the September 21, 2015 ADC meeting. In February 2015 Teresa Estrada applied to the City of Astoria for a lease on City owned

property located at the US Coast Guard parking lot adjacent to the Bowpicker food cart. For various reasons described in a City Council staff report dated April 30, 2015, the City declined the request on May 4, 2015. The ADC owns other property in Astoria including 250 21st Street located adjacent to the Riverwalk, Barbey Maritime Center, and City Lumber Company. The site was a former freight warehouse (Darigold Building) which the ADC demolished in 2011. Ms. Estrada submitted another lease request on July 1, 2015 for this property.

This request is located in the Astor East Urban Renewal District which is under the jurisdiction of the Astoria Development Commission. After receiving the request, staff from Engineering and Community Development worked with Ms. Estrada to understand the nature of the request and its implications for the property and neighborhood. Based on this information, and subsequent analysis completed by staff, there are a number of issues to consider before entering negotiations for a lease let alone a land use application which would immediately follow an executed lease.

It is recommended that the Astoria Development Commission decline the lease request, direct staff to consider an asset management policy that formalizes lease criteria to evaluate future requests and determine procedural steps needed to initiate a letter of intent for prospective tenants, and develop a disposition/investment strategy for the property consistent with ADC policy.