
AGENDA

ASTORIA DEVELOPMENT COMMISSION MEETING

October 7, 2013
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.
- 6. REGULAR AGENDA ITEMS**
 - (a) Resolution regarding Astor-East Urban Renewal Plan Amendment (11th Amendment) Acquisition of Astoria Armory (1636 Exchange) and Adjacent Parking Lot (1600 Block Duane) (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 LAMPI, CITY MANAGER'S OFFICE, 503-325-5824.



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

October 2, 2013

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)

FROM:  PAUL BENOIT, CITY MANAGER

SUBJECT: ASTORIA DEVELOPMENT COMMISSION MEETING OF OCTOBER 7, 2013

REGULAR AGENDA ITEMS

Item 6(a): Resolution regarding Astor-East Urban Renewal Plan Amendment (11th Amendment) – Acquisition of Astoria Armory (1636 Exchange) and Adjacent Parking Lot (1600 Block Duane) (Community Development)

The Astoria Armory and the adjacent parking lot used by the US Coast Guard (north of the Armory), owned by the Columbia River Maritime Museum, are presently for sale. The properties are located within the Astor-East Urban Renewal District. The referenced property is located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street. If the Astoria Development Commission (ADC) wishes to proceed with acquisition, the Astor-East Urban Renewal Plan would need to be amended. The acquisition of this property could prove to be beneficial in the future as development or redevelopment of this area occurs. The purchase of real estate requires that the ADC amend the Astor-East Urban Renewal Plan to add acquisition of the specified sites to the Plan. Staff coordinated with Urban Renewal Attorney Jeannette Launer to prepare the required amendment and she has reviewed and approved as to form.

The Astoria Armory property will be re-sold for eventual reuse and/or redevelopment. The parking lot will be retained and may be improved by the ADC as allowed and budgeted under Section 650.E of the Astor-East Urban Renewal Plan. Negotiations on the sale of the property and associated considerations will be presented to the appropriate commission at future ADC and City Council meetings. This Eleventh Plan Amendment gives the ADC the authority to acquire the real property located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street. This change to the Plan is considered a minor amendment and may be approved by adoption of a Resolution. A draft Resolution is attached. Also attached is the required Report

on the Astor- East Urban Renewal Plan. This Report addresses the necessary requirements for adoption of an amendment. It is recommended that the ADC approve the Eleventh Plan Amendment and adopt the attached resolution thereby granting authority to acquire real property located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street.

MANAGERAGENDAADC MEMO 10-7-13



CITY OF ASTORIA

Founded 1811 • Incorporated 1856

COMMUNITY DEVELOPMENT

September 25, 2013

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION

FROM:  PAUL BENOIT, CITY MANAGER

SUBJECT: ASTOR-EAST URBAN RENEWAL PLAN AMENDMENT (11TH AMENDMENT) –
ACQUISITION OF ASTORIA ARMORY (1636 EXCHANGE) AND ADJACENT
PARKING LOT (1600 BLOCK DUANE)

DISCUSSION / ANALYSIS

The Astoria Armory and the adjacent parking lot used by the US Coast Guard (north of the Armory), owned by the Columbia River Maritime Museum, are presently for sale. The properties are located within the Astor-East Urban Renewal District. The referenced property is located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street. If the Astoria Development Commission (ADC) wishes to proceed with acquisition, the Astor-East Urban Renewal Plan would need to be amended. The acquisition of this property could prove to be beneficial in the future as development or redevelopment of this area occurs.

Staff has negotiated terms associated with the purchase of the property. The purchase price is \$250,000 plus closing costs which are estimated at approximately \$2,500. In addition to the \$250,000, the draft terms for the purchase include a transfer of approximately 100' to 150' of ADC land east of the train depot to the Columbia River Maritime Museum, and that the City would vacate the portion of Duane Street adjacent to the former Builder's Supply building at 1777 Marine Drive. These items will be presented to the appropriate commission at future ADC and City Council meetings. The purchase of real estate requires that the ADC amend the Astor-East Urban Renewal Plan to add acquisition of the specified sites to the Plan. Staff coordinated with Urban Renewal Attorney Jeannette Launer to prepare the required amendment and she has reviewed and approved as to form.

The Astoria Armory property will be re-sold for eventual reuse and/or redevelopment. The parking lot will be retained and may be improved by the ADC as allowed and budgeted under Section 650.E of the Astor-East Urban Renewal Plan.

This Eleventh Plan Amendment gives the ADC the authority to acquire real property located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street. This change to the Plan is considered a minor amendment and may be approved by adoption of a Resolution. A draft Resolution is attached. Also attached is the required Report on the Astor-East Urban Renewal Plan. This Report addresses the necessary requirements for adoption of an amendment.

The specific Plan amendment language proposed for consideration is provided below in bold italics. Staff notes that Subsection L.4 is being renumbered as a part of this amendment for formatting purposes.

Section 650 – PROPOSED URBAN RENEWAL PROJECTS

L. Site Acquisition

“4. Acquisition of the Armory Building at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street.

This project involves the acquisition of improved real property located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street. The properties are legally described as:

- a. ***1636 Exchange Street; Map T8N-R9W Section 8DB, Tax Lot 1400; Lots 1, 2, 3, 4, Block 120, Shively’s Astoria, City of Astoria, Clatsop County, Oregon.***
- b. ***1600 Block Duane Street; Map T8N-R9W Section 8DB, Tax Lot 2700; Lots 1, 2, 3, 4, Excluding the north 5 feet for right-of-way, Shively’s Astoria, City of Astoria, Clatsop County, Oregon.***

The properties are shown on the Property Acquisition Map, attached as Exhibit 7 to the Astor-East Urban Renewal Plan.

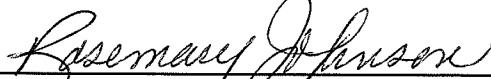
The intent of the Astoria Development Commission is to acquire the property and hold it for future redevelopment, either by public or private parties, for the purposes described in Section 605.A, and to meet the Plan objectives stated in Sections 400.D.2.e, h, i, j and k.

5. Acquisition for Other Purposes.

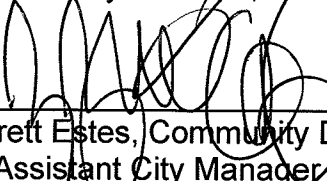
Other property may be acquired to further the goals and objectives of this Plan pursuant to the purposes and procedures described in Section 605 of this Plan.”

RECOMMENDATION

Staff recommends that the ADC approve the Eleventh Plan Amendment and adopt the attached resolution thereby granting authority to acquire real property located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street.

By: 

Rosemary Johnson, Planner

Through: 

Brett Estes, Community Development Director
/ Assistant City Manager

RESOLUTION ADC 13-_____

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF ASTORIA ACTING BY AND THROUGH THE ASTORIA DEVELOPMENT COMMISSION APPROVING THE ELEVENTH AMENDMENT TO THE ASTOR-EAST URBAN RENEWAL AREA PLAN RELATING TO A PROPOSED ACQUISITION OF THE ASTORIA ARMORY AT 1636 EXCHANGE STREET AND THE ADJACENT PARKING LOT AT THE 1600 BLOCK DUANE STREET.

WHEREAS, the Astoria City Council adopted the Astor-East Urban Renewal Plan on September 29, 1980, to provide tax increment funding and urban renewal authority to foster the redevelopment of the area included in the Plan ("Plan Area"), and the Astoria City Council and the Astoria Development Commission ("Commission"), as necessary, have thereafter approved ten amendments to the Plan, which Plan, as amended, is referred to herein as the "Plan"; and

WHEREAS, the Plan provides for the acquisition of property in the Plan Area for purposes described in Section 605.A of the Plan; and

WHEREAS, the Commission has identified the Astoria Armory at 1636 Exchange Street and adjacent parking lot located at the 1600 Block Duane Street ("Property") as desirable parcels for acquisition because the Property is available for purchase, and the Astoria Development Commission can help facilitate re-use of the facility and improvement to the parking lot; and

WHEREAS, the Commission has determined that the acquisition is necessary to preserve the opportunity for cooperative redevelopment of this strategically located property; and

WHEREAS, adding a project to the Plan that authorizes the acquisition of the Property is consistent with the objectives of the Plan, specifically, Sections 400.D.2.e, h, i, j, and k.; and

WHEREAS, according to the Report accompanying the Eleventh Amendment ("Report") the cost of the acquisition project will not exceed \$250,000 plus closing costs. In addition to the \$250,000, the draft terms for the purchase include a transfer of approximately 100' to 150' of ADC land east of the train depot to the Columbia River Maritime Museum, and that the City would vacate the portion of Duane Street adjacent to the former Builder's Supply building at 1777 Marine Drive; and

WHEREAS, the Agency finds that there are sufficient funds available to the Agency to complete the project; and

WHEREAS, based on the Report, the Agency finds that the Eleventh Amendment is consistent with the goals of the Plan and in the public interest; and

WHEREAS, the Agency finds that the Property will be acquired voluntarily and the Eleventh Amendment is therefore a minor amendment to the Plan, pursuant to Section 1100.A of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE ASTORIA DEVELOPMENT COMMISSION:

Section 1. That the Astor-East Urban Renewal Plan is amended as shown in Exhibit A to this Resolution.

Section 2. Effective Date. This Resolution is effective on the date of its passage.

ADOPTED BY THE ASTORIA DEVELOPMENT COMMISSION THIS _____ DAY OF _____, 2013.

APPROVED BY THE CHAIRMAN THIS _____ DAY OF _____, 2013.

Willis L. Van Dusen, Chairman

ATTEST:

Paul Benoit, City Manager

ROLL CALL ON ADOPTION: YEA NAY ABSENT

Commissioner LaMear
 Herzig
 Mellin
 Warr

Chairman Van Dusen

EXHIBIT A
ELEVENTH AMENDMENT
TO THE
ASTOR-EAST URBAN RENEWAL PLAN

The Eleventh Amendment to the Astor-East Urban Renewal Plan (“Plan”) makes the following changes and additions to the Plan.

Section 650 – **PROPOSED URBAN RENEWAL PROJECTS**, Subsection L, Site Acquisition, is revised to add new text to Subsection L.4 and renumber accordingly, as follows:

- “4. Acquisition of the Armory Building at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street.

This project involves the acquisition of improved real property located at 1636 Exchange Street and the adjacent parking lot at the 1600 Block Duane Street. The properties are legally described as:

- a. 1636 Exchange Street; Map T8N-R9W Section 8DB, Tax Lot 1400; Lots 1, 2, 3, 4, Block 120, Shively’s Astoria, City of Astoria, Clatsop County, Oregon.
- b. 1600 Block Duane Street; Map T8N-R9W Section 8DB, Tax Lot 2700; Lots 1, 2, 3, 4, Excluding the north 5 feet for right-of-way, Shively’s Astoria, City of Astoria, Clatsop County, Oregon.

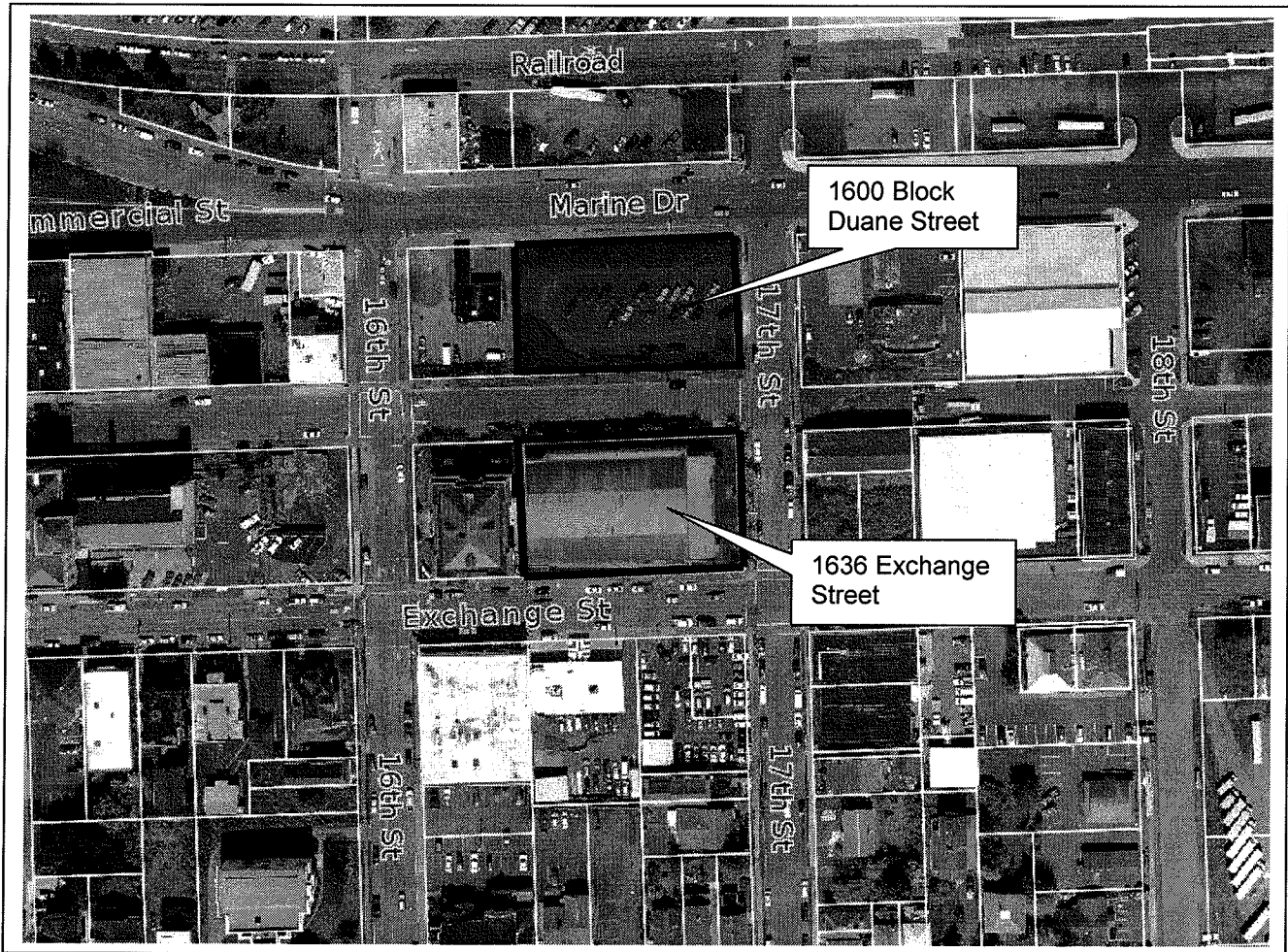
The properties are shown on the Property Acquisition Map, attached as Exhibit 7 to the Astor-East Urban Renewal Plan.

The intent of the Astoria Development Commission is to acquire the property and hold it for future redevelopment, either by public or private parties, for the purposes described in Section 605.A, and to meet the Plan objectives stated in Sections 400.D.2.e, h, i, j and k.

5. Acquisition for Other Purposes.

Other property may be acquired to further the goals and objectives of this Plan pursuant to the purposes and procedures described in Section 605 of this Plan.”

EXHIBIT 7 – PROPERTY ACQUISITION
1636 EXCHANGE STREET and 1600 BLOCK DUANE STREET
(Exhibit 7 added _____ by Resolution ADC 13-__)



REPORT ON THE ASTOR-EAST URBAN RENEWAL PLAN
Eleventh Amendment to the Plan
October 7, 2013

Introduction

The Report accompanying the original September 1980 Astor-East Urban Renewal Plan and the Reports on the First through Tenth Amendments to the Astor-East Urban Renewal Plan contain the information required by ORS 457.085(3) pertaining to the Urban Renewal Plan and Area (together, as amended, the "Existing Report"). The Tenth Amendment in December 2010 fully updated the Report. At the time of the Eleventh Amendment, there have been no substantial changes to the Area conditions described in the Existing Report that are relevant to the adoption of the Eleventh Amendment. The information and findings included in the Existing Report are considered valid and are hereby incorporated into this Report on the Eleventh Amendment to the Plan, except as modified by this Report on the Eleventh Amendment.

The Eleventh Amendment to the Astor-East Urban Renewal Plan adds a project to the Plan, which authorizes the Astoria Development Commission ("Commission") to acquire certain improved real property located at:

- a. 1636 Exchange Street; Map T8N-R9W Section 8DB, Tax Lot 1400; Lots 1, 2, 3, 4, Block 120, Shively's Astoria, City of Astoria, Clatsop County, Oregon; and
- b. 1600 Block Duane Street; Map T8N-R9W Section 8DB, Tax Lot 2700; Lots 1, 2, 3, 4, Excluding the north 5 feet for right-of-way, Shively's Astoria, City of Astoria, Clatsop County, Oregon, within the Plan Area.

This Report specifies the elements of the Existing Report that are necessarily changed by the adoption of the Eleventh Amendment.

II. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND THEIR IMPACT ON MUNICIPAL SERVICES

The Eleventh Amendment does not affect this Section of the Existing Report.

III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The Eleventh Amendment does not change the Area of the Plan. The Eleventh Amendment does not affect this Section of the Existing Report.

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The Eleventh Amendment gives the Commission the authority to acquire certain real property at:

- 1) 1636 Exchange Street; Map T8N-R9W Section 8DB, Tax Lot 1400; Lots 1, 2, 3, 4, Block 120, Shively's Astoria, City of Astoria, Clatsop County, Oregon; and
- 2) 1600 Block Duane Street; Map T8N-R9W Section 8DB, Tax Lot 2700; Lots 1, 2, 3, 4, Excluding the north 5 feet for right-of-way, Shively's Astoria, City of Astoria, Clatsop County, Oregon, within the Plan Area ("Property").

Parcel 1 is improved with the Astoria Armory. Parcel 2 is an unimproved parking lot. The Properties are currently available for purchase. The Property is owned by the Columbia River Maritime Museum. The parking lot is used by the US Coast Guard for parking for their crew members. The acquisition authority will help achieve the following Plan objectives:

Section 400.D.2.e – "Act as a catalyst in bringing together developers and redevelopers with public and private owners of lands which are under used, or vacant, to achieve new uses and economically sound enterprises which are consistent with the City's Comprehensive Plan, which provide a service to the community, and which establish a diversification of needed, year-round employment opportunities;" and

Section 400.D.2.h – "Improve the appearance and economic vitality of Astoria's downtown core."

Section 400.D.2. i – "Provide sufficient parking to meet current and future needs."

Section 400.D.2. j – "Make productive use of land in the renewal area."

Section 400.D.2. k – "Create opportunities for new development within the renewal area;"

Existing conditions: The building is presently underutilized and the parking lot is unimproved.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The Commission will pay not more than \$250,000.00 plus closing costs to acquire the Property. Including miscellaneous costs of acquisition, and costs for holding the Property, the total project cost is not more than \$252,500. The Commission will use the proceeds of debt issued to be repaid by tax increment revenues to pay the cost of the new project. In addition to the \$250,000, the draft terms for the purchase include a transfer of approximately 100' to 150' of ADC land east of the train depot to the Columbia River Maritime Museum, and that the City would vacate the portion of Duane Street adjacent to the former Builder's Supply building at 1777 Marine Drive.

The Eleventh Amendment therefore requires modification of Table 4a of the Existing Report, Project Costs, by adding:

“Acquisition of Astoria Armory at 1636 Exchange Street and acquisition of adjacent parking lot at the 1600 Block Duane Street - \$250,000.00 plus closing costs.” as a line item. Table 4a is amended to read as follows:

Table 4a. Projects and Costs in Year of Expenditure Dollars

Expenditures	Total in Year of Expenditure \$
Bond Issuance Costs	236,987
Administration	2,862,495
Projects and Programs	
Parking Improvements.	3,540,000
Street Improvements	2,690,000
Riverfront Public Access	400,000
Public Plaza	1,000,000
Acquisition of Astoria Armory at 1636 Exchange and acquisition of adjacent parking lot at 1600 Block Duane Street	252,500
Development and Redevelopment Assistance	1,586,944
Transfer to Debt Service Fund	140,000
Contingency	899,500
Total Expenditures	13,608,426

VI. ANTICIPATED START AND COMPLETION DATE OF PROJECT ACTIVITIES

The Commission acquisition of the Property will commence on the effective date of the Eleventh Amendment and will be completed by December 31, 2013. The Astoria Armory will be re-sold for eventual redevelopment. The parking lot will be retained and improved by the Astoria Development Commission and / or other parties.

VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

The Eleventh Amendment does not affect this Section of the Existing Report. The new project cost is within the estimated expenditures. The existing date for retiring project debt is FY 2032.

VIII. FINANCIAL ANALYSIS OF THE PLAN

The Eleventh Amendment does not require changes to the maximum amount of indebtedness of the Plan or the overall Plan costs. The project added by the Eleventh Amendment can be carried out with current and anticipated levels of tax increment funding. The Plan remains financially feasible as described in the Existing Report.

IX. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

There will be no additional impact on taxing jurisdictions as a result of the Eleventh Amendment as the maximum indebtedness is not increasing.

X. RELOCATION REPORT

The Eleventh Amendment does not affect this Section of the Existing Report.