



AGENDA

ASTORIA DEVELOPMENT COMMISSION

May 4, 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 3/2/15
- 6. REGULAR AGENDA ITEMS**

(a) Astor East Urban Renewal District – Grant for Columbia Memorial Hospital Cancer Center (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.




CITY OF ASTORIA

Founded 1811 • Incorporated 1856

April 30, 2015

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: ADC MEETING OF MAY 4, 2015

CONSENT CALENDAR

Item 5(a): ADC Minutes

The minutes of the ADC meeting of March 2, 2015 are enclosed for your review. Unless there are any corrections, it is recommended that the ADC approve these minutes.

REGULAR AGENDA ITEMS

Item 6(a): Astor East Urban Renewal District – Grant for Columbia Memorial Hospital Cancer Center (Community Development)

Columbia Memorial Hospital (CMH) has been serving the needs of cancer patients in the Columbia Pacific Region. A new clinic has been proposed to increase treatment facilities for those patients. The locations being considered for the new clinic are within the Astor-East Urban Renewal District (at the southeastern corner of Exchange and 22nd Streets, west of the Pavilion Building or alternatively south of Exchange Street at the intersection of 18th Street. Representatives from the Astoria Development Commission (ADC) have been in discussion with CMH representatives with regard to financial participation through the Astor-East Urban Renewal District (AEURD). A grant of \$25,000 is proposed.

The proposed project would provide new and expanded medical services to the area that are not currently available. CMH's cancer center would increase employment in the community and would provide year-round jobs. Furthermore, areas which are presently used as a parking lot, or alternatively an area of the former football field, would be redeveloped to have a new use. All of these improvements will make the Astor-East Urban Renewal District more vibrant and economically viable. Should the Development Commission approve the grant, a grant agreement will be prepared by Jeannette Launer, Astoria Development Commission legal counsel. The agreement would be brought back to the Commission for approval. It is recommended that the Astoria Development Commission consider the attached resolution supporting a grant in the amount of \$25,000 to Columbia Memorial Hospital for construction of a new cancer center and authorize staff to prepare a grant agreement.

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 8:58 pm.

Commissioners Present: Price, Herzig, Warr, Nemlowill, Mayor LaMear

Commissioners Excused: None

Staff Present: City Manager Estes, Police Chief Curzon, Parks and Recreation Director Cosby, Finance Director Carlson, Fire Chief Ames, Interim Planner Morgan, Library Director Tucker, and Public Works Director Cook. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COMMISSIONERS: No reports.

CHANGES TO AGENDA: No changes.

CONSENT CALENDAR:

There following items were presented on the Consent Calendar:

- ADC Minutes of 11/17/14

Commission Action: Motion by Commissioner Warr, seconded by Commissioner Price, to approve the Consent Calendar. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

REGULAR AGENDA ITEMS:

Item 6(a): Astor Hotel Subordination Agreement (Community Development)

At its November 16, 2009 meeting, the Astoria Development Commission approved a financial assistance package to the owners of the Astor Hotel, Paul Caruana and Brian Faherty. The financial assistance came in the form of a low interest loan for exterior building improvements \$346,000 for as well as a grant in the amount of \$45,000 for parking lot and pedestrian improvements. The hotel owners and the Commission signed a trust deed on November 30, 2009 (recorded on December 7, 2009) under recording instrument number 200911455 of the records of Clatsop County. The owners of the building are currently engaged in negotiations with Verizon Wireless to install new cell transmission antennas on the roof of the building. In doing so, the owners are required to involve or include the Commission, as the lender, in any encumbrance on the property, such as a long-term lease as described in the Subordination Agreement. Attached is the Subordination, Consent, Non-Disturbance, and Attornment Agreement for consideration. The Agreement allows the Astor Hotel owners to proceed with Verizon Wireless on negotiations for the new antennas and also protects the Development Commission's interests. The Agreement has been reviewed as to form by City Attorney Henningsgaard. It is recommended that the Commission authorize the Chair to sign the Subordination Agreement.

Commissioner Herzig said he knew someone who lived on the top floor. This person was concerned about the possibility that waves from the cell phone tower cause cancer or other illnesses. City Manager Estes confirmed for Commissioner Warr that AT&T and Sprint have towers on the building near the penthouse.

Commissioner Price understood that the owners of the hotel were fine with the agreement and the City was not concerned about antennas on the roof. City Manager Estes explained the owners requested that the Development Commission sign the agreement. Any new cell phone antennas would have to be reviewed by the Planning Department and comply with historic guidelines. This agreement does not obligate the City to approve any land use permits.

Commissioner Nemlowill asked how much of the low-interest loan had been used by the owners to fix up the façade of the building. She respected the work the owners have done in town; however, she wanted to know if they had been held accountable to the standards the Development Commission would expect. Only a small portion of the building was painted. She also wanted to know if the Development Commission could hold a

property owner accountable for certain expectations. City Manager Estes roughly estimated the owners had between \$60,000 and \$70,000 left on the loan. The majority of work done on the building was to open up the ground floor store fronts that had been boarded up. Remaining funds would be allocated for painting the remainder of the building. This agreement allows additional funds to be drawn from the loan to do the additional work, but does not mandate the upper floors be painted. Commissioner Nemlowill said she understood her question had nothing to do with the cell phone towers, but she wanted the owners to utilize this resource to fix up the façade of the building, as intended.

Commission Action: Motion by Commissioner Price, seconded by Commissioner Warr, that the Astoria Development Commission authorize Chairman LaMear to sign the Bargain and Sale Deed for purchase of the parking lot at the 1600 Block Duane Street. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:05 pm.

APPROVED:

City Manager

DRAFT




CITY OF ASTORIA

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April 30, 2015

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION
FROM:  BRETT ESTES, CITY MANAGER
SUBJECT: ASTOR EAST URBAN RENEWAL DISTRICT – GRANT FOR COLUMBIA MEMORIAL HOSPITAL CANCER CENTER

DISCUSSION / ANALYSIS

Columbia Memorial Hospital (CMH) has been serving the needs of cancer patients in the Columbia Pacific Region. A new clinic has been proposed to increase treatment facilities for those patients. The locations being considered for the new clinic are within the Astor-East Urban Renewal District (at the southeastern corner of Exchange and 22nd Streets, west of the Pavilion Building or alternatively south of Exchange Street at the intersection of 18th Street. Representatives from the Astoria Development Commission (ADC) have been in discussion with CMH representatives with regard to financial participation through the Astor-East Urban Renewal District (AEURD). A grant of \$25,000 is proposed.

The Astor East Urban Renewal Plan includes Development and Redevelopment Assistance as approved urban renewal projects. Section 650.P.1 of the Plan states:

"P. Development and Redevelopment Assistance.

In order to carry out the objectives of this Plan, the Astoria Development Commission may participate, through loans, grants, or both, in assisting development of new public and private buildings in the project area, and in maintaining and improving exterior and interior conditions of existing buildings in the renewal area. The Astoria Development Commission may make this assistance available, as it deems necessary to achieve the objectives of this Plan.

1. Redevelopment Through New Construction.

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Astoria Development Commission. To encourage redevelopment through new construction, the Astoria Development Commission is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners

and those desiring to acquire and redevelop property, as it may deem appropriate in order to achieve the objectives of this plan.”

Finding: The proposed construction of a new cancer center would be a privately owned building to accommodate a new oncology clinic for the region. The proposed project is for redevelopment assistance through new construction. A grant of \$25,000 would be permitted under the Plan.

Plan Section 400.D contains the following Objectives of the Urban Renewal Plan that are relevant to this request:

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.”*

Section 400.D.2.d. *“Create opportunities for new development within the renewal area.”*

Section 400.D.2.o. *“Implement goals and objectives of Astoria’s Comprehensive Plan.”*

Comprehensive Plan Section CP.200.1, Economic Development Goals, *“Work toward the improvement and diversification of the area’s economy and to increase local employment opportunities. . .”*

Comprehensive Plan Section CP.200.1, Economic Development Goals, *“Encourage the broadening of the economy, particularly in areas which help balance the seasonal nature of existing industries.”*

Finding: The proposed project would provide new and expanded medical services to the area that are not currently available. CMH’s cancer center would increase employment in the community and would provide year-round jobs. Furthermore, areas which are presently used as a parking lot, or alternatively an area of the former football field, would be redeveloped to have a new use. All of these improvements will make the Astor-East Urban Renewal District more vibrant and economically viable.

Should the Development Commission approve the grant, a grant agreement will be prepared by Jeannette Launer, Astoria Development Commission legal counsel. The agreement would be brought back to the Commission for approval.

RECOMMENDATION

It is recommended that the Astoria Development Commission consider the attached resolution supporting a grant in the amount of \$25,000 to Columbia Memorial Hospital for construction of a new cancer center and authorize staff to prepare a grant agreement.

RESOLUTION NO. ADC 15-_____

A RESOLUTION SUPPORTING A GRANT IN THE AMOUNT OF \$25,000 TO COLUMBIA MEMORIAL HOSPITAL FOR CONSTRUCTION OF A NEW CANCER CENTER AND AUTHORIZE STAFF TO PREPARE A GRANT AGREEMENT

WHEREAS, Columbia Memorial Hospital (CMH) has been serving the needs of cancer patients in the Columbia Pacific Region; and

WHEREAS, a new clinic has been proposed to increase treatment facilities for those patients; and

WHEREAS, the locations being considered for the new clinic are within the Astor-East Urban Renewal District (at the southeastern corner of Exchange and 22nd Streets, west of the Pavilion Building or alternatively south of Exchange Street at the intersection of 18th Street; and

WHEREAS, representatives from the Astoria Development Commission (ADC) have been in discussion with CMH representatives with regard to financial participation through the Astor-East Urban Renewal District (AEURD); and

WHEREAS, a grant of \$25,000 is proposed and the Astor East Urban Renewal Plan includes Development and Redevelopment Assistance as approved urban renewal projects; now, therefore

BE IT RESOLVED BY THE ASTORIA DEVELOPMENT COMMISSION:

Section 1. That the proposed project would provide new and expanded medical services to the area that are not currently available. CMH's cancer center would increase employment in the community and would provide year-round jobs. Furthermore, areas which are presently used as a parking lot, or alternatively an area of the former football field, would be redeveloped to have a new use. All of these improvements will make the Astor-East Urban Renewal District more vibrant and economically viable.

Section 2. That the Astoria Development Commission adopt this resolution supporting a grant in the amount of \$25,000 to Columbia Memorial Hospital for construction of a new cancer center and authorize staff to prepare a grant agreement.

Section 3. Effective Date. This Resolution is effective on the date of its passage.

ADOPTED BY THE CITY COUNCIL THIS 4TH DAY OF MAY, 2015.

APPROVED BY THE MAYOR THIS 4TH DAY OF MAY, 2015.

Mayor

ATTEST:

City Manager

ROLL CALL ON ADOPTION	YEA	NAY	ABSENT
Councilor Nemlowill			
Herzig			
Price			
Warr			
Mayor LaMear			