

ASTORIA DEVELOPMENT COMMISSION

City Council Chambers
November 18, 2013

ADC JOURNAL OF PROCEEDINGS

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 7:00 p.m.

Councilors Present: Herzig, Warr, Mellin, LaMear, Mayor Van Dusen

Staff Present: City Manager Benoit and City Attorney Henningsgaard. 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:

The following items were submitted on the Consent Calendar:

5(a) ADC Minutes of 10/7/13

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

REGULAR AGENDA ITEMS:

Item 6(a): Transfer of Property East of Columbia River Maritime Museum (CRMM) Barbey Maritime Center (Former Train Depot) at 2200 Block Marine Drive from the Astor-East Urban Renewal District to CRMM (Community Development)

At the October 7, 2013 ADC meeting, an amendment to the Astor-East Urban Renewal Plan was approved which gave the ADC the authority to acquire real property located at 1636 Duane Street and the adjacent parking lot at the 1600 Block Duane Street. This property is commonly known as the Astoria Armory and an adjacent parking lot, both owned by the Columbia River Maritime Museum (CRMM). As part of the negotiated terms associated with the acquisition of the property, the ADC (acting on behalf of the Astor-East Urban Renewal District AEURD) would transfer ownership of a portion of the AEURD- owned property east of the CRMM Barbey Maritime Center (former Train Depot). While transferring the property to the CRMM, the ADC would retain ownership of the remaining portion of the parcel. Therefore, the ADC will need to retain an access/egress and utility easement through the property being transferred to allow future access to the parcel the ADC is retaining. In addition to the easement on the property being transferred, an additional easement is required to provide access across CRMM owned property south of the Barbey Maritime Center from the City right-of-way at 20th Street to the proposed easement on the property being transferred.

It is recommended that the Astoria Development Commission approve the following:

1. Authorize Chairman Van Dusen to sign the Bargain and Sale Deed to transfer the property located east of the Barbey Maritime Center located at the 2200 Block Marine Drive and retain an access/egress and utility easement on the property.
2. Accept the access/egress and utility easement from the Columbia River Maritime Museum across CRMM owned property south of the Barbey Maritime Center from the City right-of-way at 20th Street to the proposed easement on the property being transferred.
3. Grant an access/egress and utility easement to the City of Astoria on the property located east of the Barbey Maritime Center located at the 2200 Block Marine Drive property.

City Manager Benoit used a slideshow of photographs as he presented the details of the Staff report.

Commissioner LaMear declared that she is a part-time employee of the CRMM and stated she did not believe this created a conflict of interest, as no financial gain would occur as a result of this property transfer.

City Attorney Henningsgaard recommended that Commissioner LaMear abstain from the vote.

Commissioner Warr confirmed that the transfer was contingent upon the other property transactions. City Manager Benoit added the City Attorney and the museum's attorney are still working on the final documents. This authorization will allow Chairman Van Dusen to sign the deeds, when the transfer is final. The entire transaction will be completed at once, probably in early December 2013.

Commissioner Herzig also confirmed that this transfer was part of the transaction that includes the purchase of the Astoria Armory and its adjoining parking lot by the City from the CRMM. City Manager Benoit added the Astoria Development Commission will acquire the armory building, now owned by CRMM, and the parking lot dedicated for Coast Guard use. As part of the acquisition, the City will pay \$250,000 and vacate Duane Street between 17th and 18th Streets, to be discussed at the City Council meeting immediately following this meeting.

Commission Action: Motion by Commissioner Warr, seconded by Commissioner Mellin, to approve the transfer of property East of Columbia River Maritime Museum (CRMM) Barbey Maritime Center (Former Train Depot) at 2200 Block Marine Drive from the Astor-East Urban Renewal District to CRMM, as noted in the Staff report. Motion carried unanimously. Ayes: Commissioners Warr, Herzig and Mellin, and Mayor Van Dusen. Abstain: Commissioner LaMear. Nays: None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:06 p.m.

ATTEST:

APPROVED:

Secretary

City Manager