

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 7:38 pm.

Commissioners Present: Price, Jones, Brownson, Nemlowill, Mayor LaMear

Commissioners Excused: None

Staff Present: City Manager Estes, Interim Parks and Recreation Director Dart-McLean, Finance Director Brooks, Library Director Pearson, Interim Fire Chief Curtis, Police Chief Spalding, Public Works Director Harrington, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

CHANGES TO AGENDA:

No changes.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

4(a) ADC Minutes of 11/19/18

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

REGULAR AGENDA ITEMS:

Item 5(a): Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the owners of 171 W. Bond Street

171 West Bond is a mixed commercial and residential building located next to Wauna Credit Union and the Golden Luck Restaurant. The owners have begun renovation of the west façade and are considering renovation of the north façade to be more compatible with the historical character of Uniontown. The project would involve the construction of a parapet façade with corbel supports, new lap siding and windows. The commercial storefront on the northwest corner would be renovated and made available for lease as a commercial space (it has previously been a residence). The interior space is also undergoing major restoration and contains four affordable housing units.

It should be noted that the owners initiated a renovation project on the west side, and then determined that renovation of the north side may be feasible with ADC assistance. Since a contractor was already engaged with the west façade project, it was decided by the applicant to seek ADC funds and to utilize the same contractor for the north façade work and not seek further bids.

The work on the north façade is anticipated not to exceed \$49,999.00. If approved by the Commission, the estimated grant would total 25 percent of the cost, not to exceed \$12,500.00. The actual grant would be determined after the work is completed and invoices are submitted. A draft Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney.

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the grant agreement.

Councilor Nemlowill asked if City Manager Estes had seen the work already completed on the Chinese restaurant. She also wanted to know if he believed the quality of work was such that the Commission should grant the restaurant permission to continue using the same contractor.

City Manager Estes said the contractor has removed siding and is replacing windows on the west side of the building. A designer developed the renderings being presented now. He confirmed he was comfortable with allowing the restaurant to continue using their existing contractor. This is an opportunity to upgrade a building that is currently not contributing to the community architecturally. He believed the proposed design was more fitting with the context of the area. Staff is comfortable with a single bid because it allows the project to move forward within the Applicant's time frame.

Councilor Brownson added that he believed the work done so far had been good.

Commission Action: Motion by Commissioner Brownson, seconded by Commissioner Price, to authorize the City Manager to sign the Storefront Improvement Program Grant Agreement with the owners of 171 W. Bond Street. Motion carried unanimously. Ayes: Commissioners Jones, Nemlowill, Brownson and Price, and Mayor LaMear. Nays: None.

Item 5(b): Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the owners of 279 W Marine Drive

279 West Marine Drive is a commercial building located under the Astoria-Megler Bridge next to Workers Tavern. It was designed in 1923 by the prominent Astoria architect J.D. Wicks. Referred to as the Finnish Meat Market, it was extensively restored in 2008. It was then designated as Historic in the Uniontown National Historic District. The building is occupied by Columbia Coffee Roasters and the Three Cups Café. The owners propose restoration of the tile and brick work on the north and west facades of the building, and installation of historic light fixtures. Recently completed work includes painting and front door restoration but are not part of this project.

The work on the north and west façade is anticipated to cost \$36,988.00. If approved by the Commission, the estimated grant would total 25 percent of the cost of the work or \$9,247.00, whichever is more. However, no grant could exceed \$12,500.00 for work under \$50,000.00. The actual grant would be determined after the work is completed and invoices are submitted. A Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney.

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the Grant Agreement.

Commission Action: Motion by Commissioner Price, seconded by Commissioner Jones, to authorize the City Manager to sign the Storefront Improvement Program Grant Agreement with the owners of 279 W. Marine Drive. Motion carried unanimously. Ayes: Commissioners Jones, Nemlowill, Brownson and Price, and Mayor LaMear. Nays: None.

Item 5(c): Request for Authorization to Sign Grant Agreement for Storefront Improvement Program with the owners of 421 W Marine Drive

421 West Marine Drive is a Primary historic structure adjacent to Astoria Granite and across the street from Portway Tavern. The owners have been restoring the building for several years, including a new foundation, lap cedar siding, and roof repairs. The request for funds is to replace the 22 windows on the north, east and west sides with new "one over one" Milgard windows that meet historic guidelines.

The work is anticipated to cost \$23,328.00. If approved by the Commission, the estimated grant would total 25 percent or \$5,832.00, whichever is more. However, no grant can exceed \$12,500.00. A Grant Agreement is attached, which has been reviewed and approved as to form by the City Attorney. After signing the Grant Agreement, the owners complete the project as proposed and submit invoices when complete. The actual grant would be determined based on the total of the invoices submitted.

It is recommended that the Development Commission consider the request and, if in agreement, authorize the City Manager to sign the Grant Agreement.

Councilor Brownson said this building looked as if it was ready to fall down, but the Applicants have lifted the foundation and brought it back to life.

Commission Action: Motion by Commissioner Jones, seconded by Commissioner Brownson, to authorize the City Manager to sign the Storefront Improvement Program Grant Agreement with the owners of 421 W. Bond Street. Motion carried unanimously. Ayes: Commissioners Jones, Nemlowill, Brownson and Price, and Mayor LaMear. Nays: None.

Mayor LaMear thanked the property owners for taking advantage of the City's façade improvement program.

NEW BUSINESS, MISCELLANEOUS, AND PUBLIC COMMENTS:

There were none.

ADJOURNMENT:


There being no further business, the meeting was adjourned at 7:50 pm.

ATTEST:



Secretary

APPROVED:


City Manager

