

## ASTORIA DEVELOPMENT COMMISSION

Liberty Theatre – McTavish Room  
June 17, 2013

## ADC JOURNAL OF PROCEEDINGS

A regular meeting of the Astoria Development Commission (ADC) 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, Police Chief Curzon, Parks and Recreation Director Cosby, Finance Director Carlson, Fire Chief Ames, Planner Johnson, Community Development Director Estes, Library Director Tucker, and Public Works Director Cook. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

### REPORTS OF COMMISSIONERS:

### CHANGES TO AGENDA:

### CONSENT CALENDAR:

The following items were submitted on the Consent Calendar:

- 5(a) ADC Minutes of 5/20/13
- 5(b) ADC Minutes of 6/3/13

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

### REGULAR AGENDA ITEMS:

**Item 6(a): Agreement to Transfer 1829 Exchange Street Real Property to Columbia Memorial Hospital (City Manager/Community Development)**

In 2008, the Astoria Development Commission (ADC) acquired real property located at 1829 Exchange Street from Clatsop Community College (CCC) for a purchase price of \$187,825. The property had been acquired by CCC in anticipation of the possibility of constructing new campus facilities at John Warren Field. After a lengthy process, CCC refocused their efforts on making improvements to the existing Jerome Street campus.

The ADC acquired the property in order to support future development of John Warren Field. While there were no definitive plans for development, it was known that Columbia Memorial Hospital was exploring opportunities for development and expansion of their campus.

At this time, the City, Astoria School District, and Columbia Memorial Hospital (CMH) are working cooperatively to develop an athletic facility at the former landfill on Williamsport Road. Through this project, CMH will acquire John Warren Field to secure their future and support campus development; the Astoria School District and citizens of Astoria will have a new, all weather sports complex; and the City of Astoria will have effectively met its responsibilities to the Oregon Department of Environmental Quality to cap and close the former Astoria landfill site. It should be noted that the resulting savings to the City are significant. Absent this CMH project, the City would have had full and independent responsibility to construct a cap and water drainage system over the entire landfill site. The cost for this work was estimated at well in excess of \$500,000.

In recognition of the strong and mutually beneficial partnership, the advantages to Astoria relative to landfill closure, and to support and promote the continued development of essential medical services by CMH, it is proposed that the ADC consider a no-cost transfer of the 1829 Exchange Street property to CMH. Upon completion of the sports complex, the School District will transfer title to John Warren Field and to the adjacent bus barn property to CMH.

Currently, the 1829 Exchange property is leased to Clatsop Community Action (CCA) for use as a residential rental property for their clients. Should the ADC approve the transfer, CMH would agree to continue the relationship with CCA until such time that they have need to redevelop the site.

It is recommended that the ADC authorize a no-cost transfer of the real property located at 1829 Exchange Street to Columbia Memorial Hospital. Should the ADC so direct, transfer documents will be drafted by the City Attorney for approval at a future meeting.

Mayor Van Dusen confirmed there were no questions from the Commission. Hearing none, he asked if any member of the audience would like to address the Astoria Development Commission on this land transfer. There were none.

Commissioner Warr encouraged the Astoria Development Commission to recommend that Columbia Memorial Hospital continue to lease the property to CCA until the hospital needs to use the property.

**Commission Action:** Motion by Commissioner LaMear, seconded by Commissioner Mellin, to authorize a no-cost transfer of the real property located at 1829 Exchange Street to Columbia Memorial Hospital. Motion carried unanimously. Ayes: Commissioners Warr, LaMear, Herzig and Mellin, and Mayor Van Dusen. Nays: None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 7:07 p.m. to convene the Astoria City Council meeting.

**ATTEST:**

**APPROVED:**

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Secretary

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City Manager