
AGENDA

ASTORIA DEVELOPMENT COMMISSION MEETING

December 2, 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) Authorization to Purchase the Parking Lot at the 1600 Block Duane Street Adjacent to the Astoria Armory (Community Development)

<p>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.</p>



CITY OF ASTORIA

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November 27, 2013

MEMORANDUM

TO: ASTORIA DEVELOPMENT COMMISSION (ADC)

FROM:  PAUL BENOIT, CITY MANAGER

SUBJECT: ASTORIA DEVELOPMENT COMMISSION (ADC) MEETING OF DECEMBER 2, 2013

REGULAR AGENDA ITEMS

Item 6(a): Authorization to Purchase the Parking Lot at the 1600 Block Duane Street Adjacent to the Astoria Armory (Community Development)

At the October 7, 2013 Astoria Development Commission (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). ADC and Craft3 staff have developed a set of draft terms to facilitate this transaction as noted below:

- ADC and City of Astoria will implement the terms below with the Columbia River Maritime Museum (CRMM) regarding the Armory and adjacent parking lot. The purchase price is \$250,000 plus closing costs which are estimated at approximately \$2,500. Under the plan, Craft3 will pay the \$250,000 and ADC will pay closing costs. In addition to the \$250,000, the draft terms for the purchase include a transfer of approximately 167 feet 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 167 feet of ADC land and vacated portion of Duane Street right-of-way will be transferred to CRMM.
- ADC will acquire title of the parking lot and will instruct CRMM and the closing escrow agent that title to the Armory will be transferred to Craft3.
- Craft3 will deposit \$250,000 (agreed upon cash purchase amount) into a closing escrow account.

- Should the Astoria City Council approve a Memorandum of Understanding with Craft3 at their December 2, 2013 meeting, the City will pledge Revolving Loan funds as security to share equally in any loss associated with the resale of the Armory. Conversely, should there be a profit in the resale, such profit would be shared equally with the City.
- Craft3 will offer the Armory for sale to the Friends of the Astoria Armory for a price not to exceed \$250,000 plus closing costs to be executed within 120 days from Craft3 acquiring the Astoria Armory.
- In the event that Craft3 and Friends of the Astoria Armory are unable to reach a mutually acceptable sales agreement, Craft3 shall be entitled to sell the Armory to any third party on terms acceptable to Craft3.
- Craft3 will agree that the terms of any offer of sale to the Friends of the Astoria Armory will be designed in a best manner to ensure that the Armory is maintained for public activities, that the Friends are able to meet its financial responsibilities in the sale and that expenses incurred by Craft3, ADC, or City in the acquisition and sale of the Astoria Armory are reimbursed.

As noted in the attached memo, the terms of the property transaction including the ADC land transfer to CRMM, the easements, and the street vacation are progressing. To proceed with the purchase of the Armory and parking lot properties, the ADC should authorize the Chair to sign the Bargain and Sale Deed for purchase of the parking lot property. It is recommended that the ADC authorize Chairman Van Dusen to sign the Bargain and Sale Deed for purchase of the parking lot at the 1600 Block Duane Street.



CITY OF ASTORIA

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COMMUNITY DEVELOPMENT

November 21, 2013

TO: ASTORIA DEVELOPMENT COMMISSION

FROM:  PAUL BENOIT, MANAGER

SUBJECT: PURCHASE THE PARKING LOT AT THE 1600 BLOCK DUANE STREET
ADJACENT TO THE ASTORIA ARMORY

DISCUSSION / ANALYSIS

At the October 7, 2013 Astoria Development Commission (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).

Craft3, a non-profit community development financial institution, is assisting the Astoria Development Commission in this matter. ADC and Craft3 staff have developed a set of draft terms to facilitate this transaction as noted below:

- ADC and City of Astoria will implement the terms below with the Columbia River Maritime Museum (CRMM) regarding the Armory and adjacent parking lot. The purchase price is \$250,000 plus closing costs which are estimated at approximately \$2,500. Under the plan, Craft3 will pay the \$250,000 and ADC will pay closing costs. In addition to the \$250,000, the draft terms for the purchase include a transfer of approximately 167 feet 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 167 feet of ADC land and vacated portion of Duane Street right-of-way will be transferred to CRMM.
- ADC will acquire title of the parking lot and will instruct CRMM and the closing escrow agent that title to the Armory will be transferred to Craft3.
- Craft3 will deposit \$250,000 (agreed upon cash purchase amount) into a closing escrow account.
- Should the Astoria City Council approve a Memorandum of Understanding with Craft3 at their December 2, 2013 meeting, the City will pledge Revolving Loan funds as security to share equally in any loss associated with the resale of the Armory. Conversely, should there be a profit in the resale, such profit would be shared equally with the City.

- Craft3 will offer the Armory for sale to the Friends of the Astoria Armory for a price not to exceed \$250,000 plus closing costs to be executed within 120 days from Craft3 acquiring the Astoria Armory.
- In the event that Craft3 and Friends of the Astoria Armory are unable to reach a mutually acceptable sales agreement, Craft3 shall be entitled to sell the Armory to any third party on terms acceptable to Craft3.
- Craft3 will agree that the terms of any offer of sale to the Friends of the Astoria Armory will be designed in a best manner to ensure that the Armory is maintained for public activities, that the Friends are able to meet its financial responsibilities in the sale and that expenses incurred by Craft3, ADC, or City in the acquisition and sale of the Astoria Armory are reimbursed.

At its November 18, 2013 meeting, the ADC authorized the Chair to sign the land transfer documents for the 167 foot property and accepted required easements associated with this transaction. The proposed vacation of Duane Street was presented to the City Council at their November 18, 2013 meeting for public hearing. The City Council held a first reading of the Ordinance to vacate the right-of-way with the instructions that the City Attorney would work with the Moose Lodge and CRMM on a negotiated agreement to assure that the Moose would have continued access to their property. The second reading and adoption is scheduled for the December 2, 2013 City Council meeting.

As noted above, the terms of the property transaction including the ADC land transfer to CRMM, the easements, and the street vacation are progressing. To proceed with the purchase of the Armory and parking lot properties, the ADC should authorize the Chair to sign the Bargain and Sale Deed for purchase of the parking lot property.

The recently approved Eleventh Plan Amendment specifically included text relevant to the purchase of this property. Text added as a part of the amendment is provided below:

Section 650 – PROPOSED URBAN RENEWAL PROJECTS

L. Site Acquisition

- “4. Acquisition of the Armory Building at 1636 Exchange Street and the adjacent vacant 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."

Additionally, as noted in the Report on the Eleventh Amendment to the Astor-East Urban Renewal Plan, the property is strategically located and acquisition 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;"

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;"

RECOMMENDATION

It is recommended that the ADC authorize Chairman Van Dusen to sign the Bargain and Sale Deed for purchase of the parking lot at the 1600 Block Duane Street. (Note: Should ADC authorize Chairman Van Dusen to sign the Deed, City Attorney Henningsgaard will prepare those documents.)

By:



Rosemary Johnson, Planner

Through:



Brett Estes, Community Development Director

EXHIBIT 7 – PROPERTY ACQUISITION
1636 EXCHANGE STREET and 1600 BLOCK DUANE STREET
(Exhibit 7 added 10-7-13 by Resolution ADC 13-05)

