

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 8:30 p.m.

Commissioners Present: Herzig, Warr, Mellin, LaMear, and Mayor Van Dusen

Staff Present: City Manager Benoit, Planner Johnson, 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:** None

**REGULAR AGENDA ITEMS:**

**Item 6(a): Authorization to Purchase the Parking Lot at the 1600 Block of 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 staffs 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.

**Commission Action:** Motion by Commissioner Warr, seconded by Commissioner Mellin, to authorize Chairman Van Dusen 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, LaMear, Herzig and Mellin, and Mayor Van Dusen. Nays: None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:33 p.m. and the Executive Session of the Astoria City Council was convened.

**ATTEST:**

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Secretary

**APPROVED:**

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City Manager