

ASTORIA DEVELOPMENT COMMISSION

City Council Chambers

May 4, 2015

ADC JOURNAL OF PROCEEDINGS

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 8:53 pm.

Commissioners Present: Price, Herzig, Warr, Nemlowill, Mayor LaMear

Commissioners Excused: None

Staff Present: City Manager Estes, Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Interim Planner Morgan, 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:

The following item was presented on the Consent Calendar:

5(a) ADC Minutes of 3/2/2015

Councilor Herzig noted the minutes erroneously stated that Police Chief Curzon and Finance Director Carlson were present.

Commission Action: Motion by Commissioner Warr, seconded by Commissioner Price, that the Astoria Development Commission approve the Consent Calendar, as amended. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

REGULAR AGENDA ITEMS:

Item 6(a): Astor East Urban Renewal District – Grant for Columbia Memorial Hospital Cancer Center (Community Development)

Columbia Memorial Hospital (CMH) has been serving the needs of cancer patients in the Columbia Pacific Region. A new clinic has been proposed to increase treatment facilities for those patients. The locations being considered for the new clinic are within the Astor-East Urban Renewal District (at the southeastern corner of Exchange and 22nd Streets, west of the Pavilion Building, or alternatively south of Exchange Street at the intersection of 18th Street.) Representatives from the Astoria Development Commission (ADC) have been in discussion with CMH representatives with regard to financial participation through the Astor-East Urban Renewal District (AEURD). A grant of \$25,000 is proposed.

The proposed project would provide new and expanded medical services to the area that are not currently available. CMH's cancer center would increase employment in the community and would provide year-round jobs. Furthermore, areas that are presently used as a parking lot, or alternatively an area of the former football field, would be redeveloped to have a new use. All of these improvements will make the Astor- East Urban Renewal District more vibrant and economically viable. Should the Development Commission approve the grant, a grant agreement will be prepared by Jeannette Launer, Astoria Development Commission legal counsel. The agreement would be brought back to the Commission for approval. It is recommended that the Astoria Development Commission consider the attached resolution supporting a grant in the amount of \$25,000 to Columbia Memorial Hospital for construction of a new cancer center and authorize Staff to prepare a grant agreement.

Commissioner Nemlowill asked who proposed the amount of \$25,000. City Manager Estes said a slightly higher range was discussed by hospital staff and the Development Commission and everyone agreed \$25,000 would be an appropriate amount.

Commissioner Nemlowill asked how the grant funds would comply with the Urban Renewal District Plan. City Manager Estes said the Development Commission has the ability to provide development and redevelopment assistance, is authorized to participate, through loans, grants, or both, in assisting the development of new public and private buildings in the area, and promote redevelopment through new construction. This resolution would promote redevelopment through new construction and certain components of the Urban Renewal District Plan would be reviewed. The plan states the project must act as a catalyst to bring developers and redevelopers together to achieve new uses and economically sound enterprises consistent with the City's Comprehensive Plan and provide a service to the community that establishes a diversification of needed year-round employment activities. The economic development goals state that Astoria must work towards improving and diversifying the area's economy and increase local employment opportunities. The cancer center would increase employment in the community, provide year-round jobs, and meet the City's Urban Renewal goals.

Commissioner Nemlowill said she was glad to hear the grant would meet the goals of the plan. She spoke with Paul Mitchell of Columbia Memorial Hospital, who estimated eight to ten new jobs would be created, three of which would be providers. The hospital estimates about \$1 million goes into the economy from local purchases and added staff in about 18 months. These jobs are part of a ripple effect on the local economy and she believed this was a good investment.

Commissioner Price asked for an update on the current financial status of the AEURD. She also wanted to know if Staff had any ideas for potential future uses of the funds in addition to the cancer center. City Manager Estes said the budget for the AEURD for the next fiscal year accounted for some projects that began in the current fiscal year and may continue into the next fiscal year. The \$25,000 grant would not negatively affect the next fiscal year's budget because Staff projected a buffer for the current fiscal year. Staff has discussed using Astor East Urban Renewal funds for Heritage Square redevelopment, so Staff might hire a consultant, as discussed during that night's City Council meeting, Regular Agenda Item 8(i): City Council Goals for FY2015-2016. He roughly estimated it would cost about \$50,000 to conduct the study. There are other projects being considered, but none are ready to be presented to the Development Commission.

Commissioner Herzig asked how much money was currently in the AEURD. City Manager Estes believed the funds were around \$400,000. He clarified that Astoria is still paying debt service on Heritage Square.

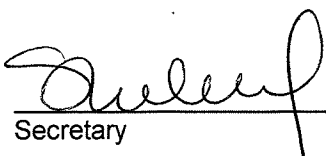
Mayor LaMear urged the Commissioners to vote in favor of the resolution. CMH has been an amazing partner in the landfill project and development of the sports complex for the students. Bringing this kind of center to Astoria is an amazing accomplishment. Astoria is a city of 10,000 people and it is amazing to have the kind of health care the community currently has, plus an Oregon Health and Science University (OHSU) Knight Cancer Center. She believed the City would want to be involved in making this a reality.

Commission Action: Motion by Commissioner Nemlowill, seconded by Commissioner Warr, that the Astoria Development Commission approve the resolution supporting a grant in the amount of \$25,000 to Columbia Memorial Hospital for construction of a new cancer center and authorize staff to prepare a grant agreement. Motion carried unanimously. Ayes: Commissioners Warr, Nemlowill, Herzig and Price, and Mayor LaMear. Nays: None.

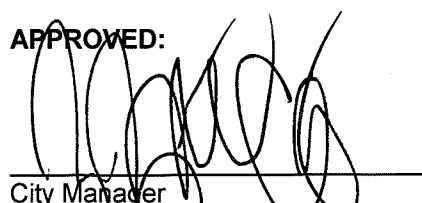
ADJOURNMENT:

There being no further business, the meeting was adjourned at 9:05 pm to convene the Executive Session of the City Council meeting.

ATTEST:


Secretary

APPROVED:


City Manager