

# Staff Report

For the Meeting of December 28, 2015

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item :

**Resolution No. 2012**

**SUBJECT:**

**Ridgeway Site Selection**

## Subject

Ridgeway Site selection for the Harkenrider Center

## **Background:**

Council has taken a series of actions to support the acquisition and development of the Harkenrider Center which will include the Hermiston Senior Center program as the primary use. These actions have included a development and operation agreement with the Senior Board, a grant acceptance, and naming of the center. Other related actions include:

Resolution No. 1952 – Agreement between the City and Senior Board	Passed February 24, 2014
Resolution No. 1972 - Accepting a \$2M grant from CDBG	Passed January 7, 2015
Resolution No. 1980 - Adopting the Aspen Site for the center	Passed April 27, 2015
Resolution No. 1981 – Naming the facility Harkenrider Center	Passed April 27, 2015
Resolution No. 1994 – Fair Housing Resolution	Passed July 27, 2015
Resolution No. 1995 – Ascent Architect Selection	Passed August 24, 2015

## **Summary:**

Council has approved Resolution No. 1980 authorizing the City Manager to purchase the Aspen property at fair market value. A \$200,000 offer was presented by the City's Grant Administrator in early November. The offer was recently rejected by the owners who represented that the appraised value was understated by a significant amount.

To keep the project on schedule, it is imperative that the alternative site be secured as soon as possible. The Ridgeway site located north of the library was determined to be the next best site by the Senior Advisory Committee followed by the Goodwill site. The Ridgeway site is a combination of 1-acre owned by the City and 1-acre owned by the Hermiston School District. The school district had pledged their portion to the project through a long-term, low cost lease of the property.

The school district must approve a lease to secure the property for the project as soon as possible. The Ridgeway site will make a significant impact on the City's downtown revitalization efforts and will contribute to a campus of public services with the library and City Hall.

## **Recommendation:**

Approve Resolution No. 2012 establishing the Ridgeway Site as the preferred site for the Harkenrider Center.

**Department Head-** Larry Fetter, Parks and Recreation Director



**City Manager Approval-** Byron D. Smith, City Manager



**RESOLUTION NO 2012**

A RESOLUTION OF THE CITY OF HERMISTON TO ESTABLISH THE RIDGEWAY SITE AS THE LOCATION FOR THE HARKENRIDER CENTER.

**WHEREAS**, City Council recognizes the value of an independent senior center to the citizens of Hermiston and supports the efforts of the Hermiston Senior Board to construct a new facility and

**WHEREAS**, City Council approved Resolution No. 1952 to execute an agreement between the Hermiston Senior Board to apply for funding and jointly manage a new facility, and

**WHEREAS**, the City approved Resolution No. 1972 accepting \$2 Million from Business of Oregon Infrastructure Finance Authority for the construction of a new Senior Activity Center, and

**WHEREAS**, City Council passed Resolution No. 1981, naming the new senior center as the Harkenrider Center, and

**WHEREAS**, City Council approved Resolution No. 1980 establishing the Aspen Site as the preferred location of the new senior center,

**WHEREAS**, the owners of the Aspen site have rejected the City's offer to purchase the property at fair market value, and therefore the City must now consider the alternate site known as the Ridgeway site as the preferred location of the Harkenrider Center, and

**WHEREAS**, the Senior Center Advisory Committee has previously ranked the primary sites as #1 Aspen, #2 Ridgeway, and #3 Goodwill, and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Hermiston, Oregon, as follows:

That the City shall proceed with acquisition, planning and development of a new Senior Activity Center on the Ridgeway site.

PASSED by the Common Council this 28<sup>th</sup> day of December, 2015.

Signed by the Mayor this 28<sup>th</sup> day of December, 2015.

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MAYOR

ATTEST:

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ASSISTANT CITY RECORDER