

Nehalem Bay Health District  
December 17, 2021 2:00 pm  
Zoom  
Work Session

Call to Order at 2:02 pm by Chairman, Marc Johnson.

Attendance:

Board Members: Marc Johnson, Debbie Moberly, Jacki Hinton, Lynda Chick and Anupam Narayan

CEO: Jeff Slamal

SEA: Haley Purdy and Lisa McClellan

CEO Nehalem Bay Health Clinic and Pharmacy: Gail Nelson

CEO North County Food Bank: Tom Ayres

Mayors of Wheeler and Manzanita: Doug Honeycutt and Mike Scott

County Commissioner: Erin Skaar

Others on various Boards and interests: Tom Mock, David Oman, Jerry Spegman, Jackie McCrady, Mary Johnson, Yvana Lobino, Dave Flemming, Dianne Bloom, Patricia Johnson, William Wright, Gerald Wineinger, Jenny Greenleaf, Mark Roberts, Pat Arcady, Barbara Edwardson, Kathryn Stock, C Bash.

Marc Johnson made initial introductions and a short outline of the purpose of the work session. It was noted that there would be no decisions made at this time as this is a meeting for information and questions only. Comment was also made concerning the recent news of the closing of Nehalem Bay House in Bayside Gardens and Kilchis House in Tillamook and that it presents challenges to the community and may provide opportunities to work forward together. The primary focus of the Health District is three-fold: Affordable and accessible Health Care for the community, enhancing our partnerships with focus on Food Security, and Work Force Housing to help address healthcare staffing shortages.

SEA (Scott Edwards Architecture) was hired to assess the highest and best use of the two properties, i.e., Hwy 101 and the Upper Site that currently houses the Care Center, The Clinic, The Food Bank and the Old Hospital Building.

Lisa McClellan and Haley Purdy, of SEA, began the Power Point presentation. Slides of information were shared with explanation for each slide. Questions and concerns were addressed. The following is a short summary of the recommendations that have come from extensive study of the project, the locations and after discussions with key partners.

#### Lower Site Summary:

The Site is suitable for the future Nehalem Bay Health Center and Pharmacy

There are two options for the siting of the Health Center

The Health Center should be built as a two-story medical office building

The site is not well suited for the future North County Food Bank in addition to the Health Center or for Housing

The site access is best located along Hospital Road

#### Upper Site Summary:

The site is best used for the existing Care Center, future North County Food Bank and future Housing

There are three options for the location of the Food Bank

Each Food Bank Option has varying impacts on a housing development

There are two options for the location of housing. Each option has varying degrees of success at getting funded

Construction phasing of each option will impact all stakeholders on the site to varying degrees

It was pointed out that parking allocation for each site is a driving force that may dictate placement and configuration of the projects.

The architect team is working on the request for a drive-thru pharmacy.

Energy efficiency is primary in the design of the building.

Signage on the building or on the lot was discussed.

Possible housing units on the upper lot consisted of up to 18 units in either multi-family or duplex form.

Rezoning may be required to accommodate multi-family units or triplex units

Construction parking and staging was outlined.

Gail Nelson spoke about the Health Center's strategic plan and the updated mission statement and vision for the future to deliver high quality health care at affordable costs and improve lives

in the community. She emphasized the need for a larger pharmacy and introduced the idea to include dental care. The increase in size of the new Health Center & Pharmacy from the current 5,400 square feet to a potential 19,500 square feet would provide space for other services as well. She thanked the Nehalem Bay Health District Board members and the SEA staff for the fine work that has been done and with anticipation that a new larger and up to date Health Center is on the horizon.

Mayor Honeycutt commented that he believes the plan is a good start to present for public opinion and the housing piece is a plus.

Commission Skarr noted that duplexes may be aesthetically better for Wheeler and that she appreciates the fully developed nature of the project and offered thanks for the steadfast advocacy for housing.

Housing is a crisis situation now so hopefully all community leaders think broadly to keep open minds and support this project.

Anupam commented that we all have the same objective and need to work together to help solve the housing crisis.

Debbie noted that in response to the need that we understand for healthcare accessibility and staffing issues we have an opportunity come together as a community. She hopes we can continue on the path we are on to continue to take the next step and build momentum to overcome challenges to solve this important housing issue.

Tom Ayres gave a short timeline of his efforts to get a building designed for the Food Bank. He asked the Health District to close on the Land Deal. He stated that by going ahead with the Food Bank building project it will send a message to the community that something is happening and moving forward.

Marc Johnson said that a special meeting of the NBHD Board may be called before the end of the year that would speak specifically to the location of the Food Bank.

The meeting was adjourned at 4:13 pm.

Respectfully submitted,

Jennie Meyers, Recording Clerk