

Nehalem Bay Health District
Special Board Meeting
December 29, 2021 6:00 pm on Zoom

The meeting was called to order at 6:03 pm by Chairman, Marc Johnson.

Attendance:

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

Food Bank Board Members: Tom Ayres, Jenny Greenleaf, Bill Wright, Dave Orman, David Boone, Jackie McCrady and Gerald Wineinger.

Staff/Contractors: Jeff Slamal (Health District CEO), Jennie Meyers (Recording Clerk)

Tom Ayres, Chairman of the Food Bank Board, requested the opportunity to present a statement on behalf of the Food Bank Board. Marc granted permission to proceed with the statement.

Tom gave a short history of the evolution of the Purchase and Sales agreement that is the focus of this meeting. He reported that his Board has approved a motion to execute the Food Pantry's right under section 7.0 of the Purchase and Sales agreement to extend the 12/31/21 closing date by 30 days. The extension is due to the time necessary to prepare and finalize all documents and funds for closing. He noted that it is not the Food Bank Board's intention to extend.

Tom noted that the Food Bank is very much committed to working with the Health District and feels that having the Food Bank on the campus is a real advantage to the community and the anticipated projects of the Health District.

He stated that the space the Food Bank is currently in, and has been in for many years, is inadequate and virtually unsafe. Tom pointed out that senior citizens make up most of the volunteer force of the Food Bank. He claimed that, due to poor storage areas, requirements to lift heavy boxes and move food stuffs along the long hallways, strains and discomfort have been experienced by the volunteers. He further claimed that the space is barely functioning now, and it is not practical to save the old building.

Tom stated that plans for the new Food Bank building are in place, and the Purchase and Sales agreement was established 18 months ago. He claimed that a great deal of time, donations, energy and professional assistance have gone into preparation for the new building plans, and that all prerequisites have been met. Tom stated that the Food Bank Board feels they cannot put the project off any longer than the requested 30-day extension. He further claimed that they feel there is no clear-cut indication that any one of the three site diagrams is any better than the others.

Tom reiterated that the Food Bank Board understands that work force housing is essential and that partnering with other entities was ~~as~~ part of the Strategic Plan created several years ago.

Tom asked for the Health District to move forward and close in 30 days.

Members of the Health District Board asked for additional information regarding the alleged safety concerns at the Food Bank's current location.

Tom stated that the Food Bank's attorney sent a letter dated 7/29/2021 to the Health District's attorney stating that requirements for closing were in place and the Food Bank was prepared to close. Tom read the letter verbatim.

Marc reported that a letter was sent to their attorney in response acknowledging that the agreement did exist, that an RFP was issued for site planning and the Food Bank agreed to enter into a collaboration to determine the highest and best use of the property.

Anupam asked whether the Food Bank had received documented partition approval from Tillamook County Department of Development. Tom said he didn't have that information at hand was unable to say the document had been received.

Debbie asked about the projected timing for the new building to be in use. Tom noted that \$700,000 funds are in-hand but more will be need to be raised which is expected to take several months. He said that the Food Bank was looking into a Community Development Block Grant which had to be put on hold until the Food Bank has ownership of the land. According to Tom the Food Bank anticipates being ready to break ground in 6-12 months with construction lasting another 6-12 months all contingent on ownership of the land.

Debbie asked if the concept of collaborative fund raising with the Health District had been considered. Would the Food Bank work with the Health District and Rinehart Clinic and the Care Center to secure a holistic plan, not only configuration but also funding?

Tom noted that partnering with EVCNB would be beneficial in applying for certain grants, but they have been advised of dangers in spreading partnership too far. He said the Food Bank has been warned against getting too many entities involved.

Lynda noted that sometimes greater opportunities are missed by not pausing to consider more fully. She said she feels that during this long process, lots of hard work and feelings were involved but we could not have had all the answers to all the opportunities and needs. Lynda pointed out that the offer of sale was well below the market price.

She stated that the Food Bank, Rinehart Clinic, Health District, Care Center and potential future housing are all at a crossroads. There is a potential of a holistic design for the good of the community. She urges the Food Bank to meet the Health District ~~is~~ in this moment of extreme need for the best use of this precious land. She cautioned that it's essential that we pause and reflect on what the community needs are, and it is believed we will have served a greater purpose and could make a radical difference in the future with a pause to consider all options.

Jacki thanked Tom for coming to this meeting, sharing the decisions of the Food Bank board, and providing insight into their reasoning.

Tom asked for elaboration on what would be gained by including the Food Bank site into the rather vague thoughts that the Health District Board has. How will it be a better solution if the project is moved a year or two down the road? Is there a detriment to actually doing something now?

Lynda mentioned that at the beginning of the potential plans to expand the use of the upper site she had made the point of a full property design/concept to make sure we thoughtfully placed various components in the best places on the property. Prioritizing one over another will impact future design plans of the space, limiting future potential for placement of other components. It is her suggestion to give the community a chance to have input into where they may live and what amenities would fit into the space. We cannot limit and define how future work force housing is configured without doing due diligence with the people who will be living in the buildings.

Tom said he certainly understands the concept that Lynda speaks about but believes closing the sale with the Food Bank now would not foreclose on any of the proposed plans. He encourages partnering with the Food Bank that has means to move ahead and help with food security.

Marc agreed with Lynda's comments about a more comprehensive evaluation of the best use of the property and commented that the Health District's request for an extension was due to the fact that the Hwy 101 property had been acquired which added a whole new concept to potential placement and best use of both properties.

Jenny Greenleaf said she supports the concept of work force housing. However, she said moving forward with the Food Bank plan would help to gain momentum in the project, would indicate forward movement and be an encouragement to the community. She said she looks

forward to the Food Bank being a part of the neighborhood and hopes to have residents as clients, volunteers and friends.

There was a motion by Jacki with second from Debbie to adjourn the Special Session of the Board to enter Executive Session under ORS192.660. (2) (e). The motion passed unanimously.

The Executive Session was adjourned at 7:55 pm.

By motion from Anupam and second from Debbie to reconvene the Special Session. The motion passed unanimously.

The Special Session of the Board of Nehalem Bay Health District was reconvened at 7:56 pm.

There was unanimous consent of the Health District Board members to approve Jeff to follow up with Tom and/or the Food Bank Board to request a copy of the approval of partition from the Tillamook County Department of Community Development.

The meeting was adjourned at 7:57 pm.

Respectfully submitted,

Jennie Meyers, Recording Clerk