

# College discusses possible South Tongue Point sale

Land is near the MERTS property

By EDWARD STRATTON  
The Daily Astorian

The appraisal for possible auction of 55 acres at South Tongue Point by the Oregon Department of State Lands is one of the topics of the Clatsop Community College Board of Directors' Tuesday meeting. The appraisal came more than two years after Warrenton Fiber Company's application to buy the land, and a year after it came before the State Land Board.

On Feb. 11, 2014, DSL initiated a review of the possible sale or exchange of three tax lots equaling 55 acres on the bottom two-thirds of South Tongue Point. Warrenton Fiber had applied to buy it Dec. 6, 2012, triggering the review of the land for a possible competitive sale.

The State Land Board, which decides whether the property would be put up for auction, won't make a decision until December,

said Assistant Director Jim Paul of the Common School Fund Property Program. The soonest it could be auctioned, he said, is the spring 2016.

The DSL manages lands statewide for the benefit of the state's Common School Fund and for preservation. South Tongue Point, said Paul, is one of 85 reviews the DSL is undertaking statewide.

South Tongue Point was created between the mid-1940s through the '70s by dredge spoils along a deep-water channel of the Columbia River. Two-thirds of the way up, it is dissected by Liberty Lane, coming down from U.S. Highway 30.

To the north of the road sits CCC's 7-acre Marine and Environmental Research and Training Station (MERTS) campus, along with a dock for the college's training vessel Forerunner. The U.S. Coast Guard owns a dock and office on the property, according to DSL, and salmon net pens next to the dock are on leased land for the Clatsop County Economic Development Council.

The west side of the property is bounded by the

**COLLEGE BOARD MEETING:**  
The CCC Board of Directors meets at 6:30 p.m. Tuesday in Columbia Hall, Room 219, on the main campus at 1651 Lexington Ave.

railroad, and on the bottom two-thirds are three tax lots comprising the 55 acres under review.

The land was originally transferred from federal to state ownership in the mid-1990s with the intent of it being developed as a port, Paul said at the Feb. 11, 2014, meeting of the land board. State Lands had determined it improbable that an industrial tenant would want to develop the land while only leasing it.

Dave Nygaard, a co-owner of Warrenton Fiber, came before the land board to say the company's immediate interest in the property was for log storage and a possible dock site. The company has been looking at the state property for years and would prefer to own the land rather than lease it, he said.

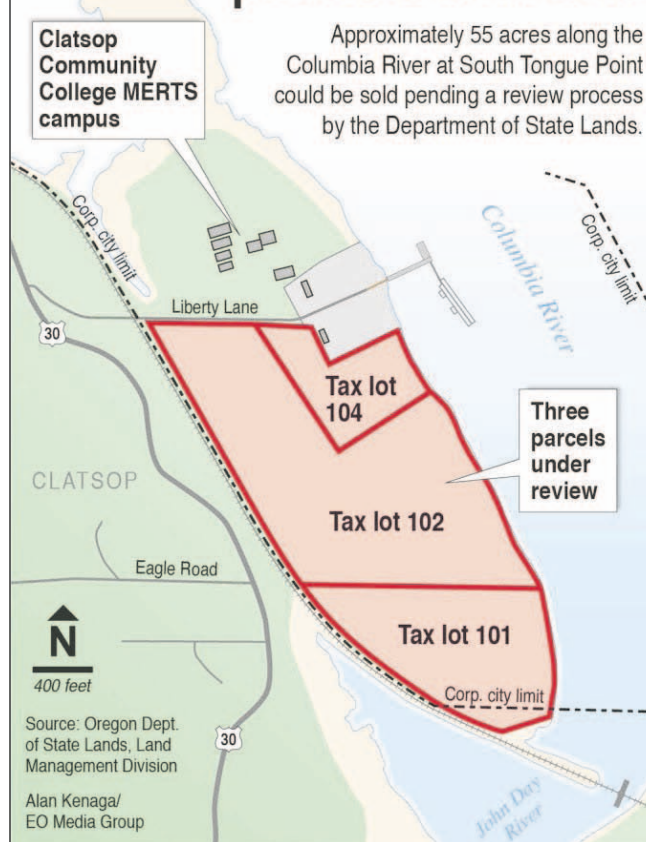
Warrenton Fiber, which mostly produces wood chips for paper mills, leases 43 acres of Tansy Point,

which it's been trying to acquire from the city of Warrenton in exchange for 20 acres and a new Public Works facility on Dolphin Avenue.

The DSL review of properties for potential sale includes an appraisal of the tax parcels, surveys of potentially endangered plants and animals and analysis of wetlands on the property. DSL sends letters to adjacent landowners and lessees; notifies local, state and federal agencies and tribal interests to provide information; and evaluates their concerns.

One thing to keep in consideration is the approximately \$600,000 in wetland restoration Denise Lofman of the Columbia River Estuary Study Taskforce (CREST) said has been done on the property. The work was primarily financed by the Bonneville Power Administration, with some help from the Oregon Watershed

## State Land Board mulls possible land sale



Enhancement Board. Lofman, who will speak about South Tongue Point Tuesday at Tuesday's college meeting.

# Seaside electronics store unfazed by Radio Shack bankruptcy

By MIKE WILLIAMS  
EO Media Group

SEASIDE — It's business as usual at Kennell's Electronics in Seaside, despite Radio Shack's decision to file for bankruptcy protection.

The Radio Shack franchise store will continue to have everyday electronics needs, said Nate Keck, assistant manager.

Radio Shack filed Chapter 11 in bankruptcy court Wednesday. The Seaside store was fielding calls from concerned customers Thursday.

The folks at Kennell said the writing was on the wall long before the bankruptcy filing.

The store is owned by Dan Kennell and operated with help from Keck; his mother, retired school teacher Nancy Kennell; and his father, Van Kennell.

They've been ordering some merchandise from third-party vendors for years. They're not alone.

"Most franchises have been getting third-party because the margin's better," Nancy Kennell said.

The Kennells have a laundry list of complaints with Radio Shack's operations, including its insistence that they carry certain products when they first bought the

store nine years ago. The merchandise just didn't fit the community, Nancy Kennell said.

"We're not Portland; we're not a big city," she said. "We match our products to our community. We're going to stock what our community needs."

She declined to say exactly what products Radio Shack pushed on the store, but said the upscale items didn't fit in with what the community wanted.

"I finally put my foot down," she said.

Over the next few weeks the familiar Radio Shack logo will start disappearing from the store at 1219 S. Roosevelt Drive as signs are replaced and Radio Shack merchandise sells out.

The store is having an Early Spring Cleaning Sale to move out the Radio Shack branded products. They'll be replaced with merchandise from other vendors, Keck said.

As for the diodes, transistors and other small electronic parts that built Radio Shack's brand decades ago, Kennell's has plenty in stock, and Dan Kennell is confident he's found a supplier to keep the parts drawers full.

Regular customers will notice very little, Keck said. Most of it will be behind-



Nate Keck, assistant manager at Kennell's Electronics in Seaside, helps customers Thursday. The store is making the transition from Radio Shack franchise to electronics store.

Mike Williams  
EO Media Group

the-scenes issues of changing the business license, ordering and other things customers don't see.

"It's going to be a very smooth transition."

The store will continue to be a full-service Verizon Wireless store. They're also happy to offer assistance with electronics from other service providers.

Nancy Kennell said they can help with gadgets needing new batteries as well. She recently replaced the batteries in a Montgomery Ward garage door opener for a 100-year-old customer. Montgomery Ward closed its doors in 2000.

Business in the store Thursday was brisk, with customers seeking cellphone accessories, small electronics parts and other supplies. The Kennells are already

making the transition to the new brand.

Nancy Kennell was struggling a little to remember to answer the phone, "Kennell's Electronics," instead

of "Radio Shack." It's worth it, she said.

"At first I was thinking, 'What are we going to do?'" she said. "Now I'm thinking we'll do better."

## Alameda Avenue closed for sewer work

Portions of Alameda Avenue will be closed today through Feb. 20 for sewer work.

A contractor for the U.S. Coast Guard will be working on a sanitary sewer ex-

tension on Alameda Avenue from Hyten Court/Waldorf Circle to West Klaskanine Avenue.

Additional work by the contractor — Integrity Structures, LLC. — from Feb. 21

to Feb. 27 will involve intermittent daytime closures only, according to the city.

Residents with questions can call the Astoria Engineering Division at 503-338-5173.

Talk with Councilor Cindy Price

The February Salonical (political salon) to exchange ideas and information, ask questions and express concerns about city politics with Astoria Ward 3 City Councilor Cindy Price, is from 4 to 5:45 p.m. Thursday in the Flag Room of the Astoria Library, 450 10th St. All are welcome to attend.

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For Members: Dinner & Lecture: \$30 ea. Lecture only: no charge  
For Non-Members: Dinner & Lecture: \$40 ea. Lecture only: \$15 ea.  
Appetizers will be available at 6 p.m.  
Dinner will be served at 6:30 p.m.  
The speaker will begin after the dinner service is complete and non-dinner members and guests of the audience take their seats.  
Forum to be held at the CMH Community Center at 2021 Exchange St., Astoria.

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