

MINUTES OF THE PROCEEDINGS OF THE CITY COUNCIL

November 28, 2017

The minutes of the proceedings of a City Council and Urban Renewal work session of the City of Coos Bay, Coos County, Oregon, held at 4:30 pm in Fire Station No. 1 Conference Room - 450 Elrod Avenue, Coos Bay, Oregon.

Those Attending

Those present were Mayor Joe Benetti and Councilors Lucinda DiNovo, Jennifer Groth, Stephanie Kilmer, Stephanie Kramer, and Phil Marler. Councilor Drew Farmer was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Public Works and Community Development Director Jim Hossley, Library Director Sami Pierson, and Police Chief Gary McCullough

Review of the Following Council/URA Agenda for December 5, 2017

Review / Update of the Empire Urban Renewal Plan

The Agency's Urban Renewal Consultants, Elaine Howard and Scott Vanden Bos, reviewed the current Plan which included a discussion on established goals and projects as well as what was accomplished to date. Elaine Howard will provide the calculation on how much the maximum indebtedness could be increased without starting a new plan. Mr. Vanden Bos stated the original plan was adopted August 1995 with an original maximum indebtedness of \$12,550,011 and listed categories of projects, summarized as follows:

Primary Commercial Area: Create a distinct identity or theme, improve the physical and visual environment; provide pedestrian linkages; provide adequate parking; redevelop key properties, and assist businesses with improving their building.

Waterfront Area: Provide pedestrian walkway; improve the boat ramp; provide additional public open space; and develop interpretive structures.

Empire Blvd and Bayfront: Coordinate with Oregon Department of Transportation (ODOT), provide a viewing platform, restrooms, and interpretive structures.

General Commercial and Residential Areas: Where necessary, construct replace utility systems; abate blight; develop or redevelop vacant and underutilized property; provide pavement, curbs, and sidewalks, identify location where small parks or open spaces could be developed, and establish a low interest revolving loan fund for housing rehabilitation.

General District Objectives: Replace and repair utility systems; replace and build new streets, curbs, sidewalks, bike lanes, and street lighting fixtures; develop or redevelop vacant and underutilized property for resale or redevelopment.

Phase I

Gateway - Remove
Street improvements

Empire Theme
Construction of public facilities and utilities

Waterfront development of major open space/park and monument attraction
Housing rehabilitation - Remove

Phase II

Waterfront - Remove Street Improvements

Phase III

Waterfront - Remove Street improvements
Information kiosk and small garden - Remove
Planned improvements to Newmark and Michigan between Empire Blvd and the waterfront
Tourist facilities - Remove Bay viewing and day use site
Facade improvements
Business recruitment and retention
Assistance to Dolphin Theatre Association

Financial capacity:

Five year growth rate = 2.78% Eight year growth rate = 2.83%
\$800,000 du jour financing FYE 18 budget = \$1,256,000
Capacity to borrow of \$6,000,000, 3% interest, 20 year term

Potential new project could be the Library land purchase, demo of existing structures, and possible grant assistance (\$1 - \$1.25 million), Hollering Place (\$1.2 million), and public safety (police/fire substation in the new Library), facade program (\$50,000 per year for 10 years), and Street projects. Discussion ensued on seeking public input on the project list and the process to extend the plan. Anticipated a public meeting in January to provide time for the Agency to view the street conditions and to prepare for a second meeting in February to make final decisions.

Adjourn

There being no further items for discussion, Mayor Benetti adjourned the work session. The next regular Council meeting was scheduled for December 5, 2017 in the Council Chambers at City Hall.

Joe Benetti, Mayor

Attest: _____
Susanne Baker, City Recorder