

**MINUTES OF THE PROCEEDINGS OF THE
CITY OF COOS BAY URBAN RENEWAL AGENCY**

July 15, 2014

The minutes of the proceedings of the City of Coos Bay Urban Renewal Agency, held at 7 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Chair Mark Daily and Board Members Brian Bowers, Jennifer Groth, Stephanie Kramer, Thomas Leahy, Crystal Shoji, and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Library Director Sami Pierson, Community Development Director Eric Day, Public Works Director Jim Hossley, Wastewater Project Engineer Jennifer Wirsing, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

Flag Salute

Chair Daily opened the meeting and asked North Bend City Councilor Timm Slater to lead the Agency and assembly in the salute to the flag.

Public Comments

Ralph Mohr, Coos Bay: expressed support for the Council's recent no smoking ban at the Coos Bay Public Library.

Consent Calendar

Chair Daily reviewed the consent calendar which consisted of 3a: approval of the minutes of June 3, 2014; 3b: acceptance of the May 2014 URA combined cash report, and 3c: acceptance of the June 2014 URA combined cash report. Board Member Shoji moved to approve the consent calendar approving the minutes of June 3, 2014, and accepting the May and June 2014 combined cash reports. Board Member Groth seconded the motion which passed with Chair Daily and Board Members Bowers, Groth, Kramer, Leahy, Shoji, and Vaughan voting aye.

New Business

Chair Daily requested "New Business" be added to the agenda for all future Urban Renewal Agency meetings also requested the Agency regularly meet on the first and third Tuesdays of each month. It was the consensus of the Agency to add "New Business" as an agenda item and for the Agency to meet regularly on the first and third Tuesday of each month.

Hollering Place Disposition and Development Agreement

City Manager Rodger Craddock provided the Agency with a brief history on the Hollering Place property. On October 15, 2013, the Agency authorized the City Manager to enter into negotiations with the Confederated Tribe of Coos, Lower Umpqua and Siuslaw Indians (Tribe) regarding their proposal to build a three story resort with guest rooms, upscale restaurant, meeting rooms, conference facilities, spa, and a parking area on the lower portion of the property along with a visitor's center/cultural museum on the bluff-top portion of the property,

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and a pedestrian promenade linking the bluff-top portion to the building below. In December 2013, the Agency approved an Exclusive Negotiations Agreement with the Tribe. Since that time city staff along with Jeannette Launer, an attorney specializing in urban renewal related Disposition and Development Agreements (DDA) had been negotiating with the Tribe's negotiations team.

The results of the negotiations produced tentative terms and conditions for transfer of the Hollering Place property and construction and operation of the Project which were incorporated in the proposed DDA. Highlights of the negotiated agreement included: The Tribe would invest at least \$15,000,000 to construct the Project described in the DDA; the Tribe would keep the development in property tax free status for at least twenty years from completion of construction; the Tribe would collect and remit to the State and the City the required transient (hotel/motel) occupancy tax revenues for as long as the development stayed in fee status; the Tribe would maintain the improvements made to the Hollering Place Wayside. In return the URA would agree to sell the involved properties to the Tribe for \$10,000 and would repay the Tribe up to \$1,500,000 plus interest for offsite public improvements which would be determined through the planning process. City Manager Craddock stated the development would be contingent upon a number of factors as described in full in Sections 1.7.1 and 1.7.2 of the DDA. Given the combined time involved in the land use process, environmental evaluation, permitting, and securing financing, the DDA listed a closing date on or before March 31, 2016; start of construction on or before October 1, 2016 and projected substantial completion on or before April 1, 2018.

City Manager Rodger Craddock advised the Tribal Council approved the proposed agreement this past Sunday. Board Member Groth asked if the \$1.5 million in funds would be all URA funds whereby City Manager Craddock affirmed but noted there were contingencies in place for reimbursement of the funds. Mark Ingersoll: stated he was the Vice Chair for the Tribal Council; noted the Tribe approved the proposed agreement and urged the Agency's support of the project. Board Member Kramer moved to authorize the City Manager to sign the proposed Hollering Place Disposition and Development Agreement. Board Member Groth seconded the motion. Chair Daily thought development of the Hollering Place would be good for the community. A call for the question was made which passed with Chair Daily and Board Members Bowers, Groth, Kramer, Leahy, Shoji, and Vaughan voting aye.

Adjourn

There being no further business to come before the Agency, Chair Daily adjourned the meeting.

Attest:


Mike Vaughan, Secretary


Mark Daily, Chair