

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

August 15, 2017

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held at 7:18 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Chair Stephanie Kramer and Board Members Joe Benetti, Drew Farmer, Jennifer Groth, Stephanie Kilmer, and Phil Marler. Board Member Lucinda DiNovo was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Community Development Administrator Tom Dixon, Operations Administrator Randy Dixon, and Police Chief Gary McCullough.

Public Comments

No public comments were given.

Consent Calendar

Chair Kramer reviewed the consent calendar which consisted of:

2a: Approval of the minutes of July 18, 2017

City Manager Rodger Craddock requested the Urban Renewal Agency Board to add consideration of property sale as a new agenda item.

Board Member Benetti moved to approve the consent calendar as presented. Board Member Groth seconded the motion which carried. Ayes: Benetti, Farmer, Groth, Kilmer, Kramer, Marler. Absent: DiNovo.

Consideration of Approval for a Façade Improvement Grant for the Location of 737 N. Front Street

Community Development Administrator Tom Dixon stated the applicant requested a facade improvement grant to remove existing exterior materials; replace existing windows and doors at the main entry; install period-style gooseneck lighting on street elevations; replace siding with galvanized metal siding, flashing, trim and bevel wood siding; repair/replace existing areas of stucco; repaint; replace gutters as needed; repair exterior stairway/concrete; new security locks for doors/gate; and professional design expenses.

The Design Assistance Team (DAT) met on June 21, 2017 to review the pre-application submittal and again on July 13, 2017 to review the final submittal. The DAT discussed the project and recommended approval as submitted. A public hearing before the Planning Commission was held on August 8, 2017 and the applicant's architectural design review application was approved. Mr. Hossley noted the application was required because the property was located in the Waterfront Heritage District (WH). The property was also located in the floodplain; therefore, the project would be monitored to

verify continued compliance with the City's Flood Damage Prevention Ordinance (CBMC 17.347). The restoration and preservation of the structure would provide aesthetic appeal to visitors and aid in the redevelopment of Front Street subject to approval by the Urban Renewal Agency, the facade improvement program provided a 50/50 grant (based on the lowest bid) with a maximum grant award of \$25,000 per fiscal year. As required by the program, three bids for the facade project were obtained. The bids for the proposed improvements were \$68,500, \$70,000, and \$75,500.

Board Member Benetti moved to award a façade improvement grant for \$25,000 to the property owner of 737 North Front Street. Board Member Groth seconded the motion which carried. Ayes: Benetti, Farmer, Groth, Kilmer, Kramer, Marler. Absent: DiNovo.

Property Sale of Vacant Lot on North Bayshore

City Manager Rodger Craddock stated the Urban Renewal Agency approved listing the vacant lot on North Bayshore located next to All State Real Estate. The City/Agency's realtor of record received a full price offer of \$99,000. Staff recommended accepting the \$99,000 list price offer.

Board Member Groth moved to approve the offer of \$99,000 for the North Bayshore property and to direct the City Manager to proceed with the necessary documents for the sale. Board Member Kilmer seconded the motion which carried. Ayes: Benetti, Farmer, Groth, Kilmer, Kramer, Marler. Absent: DiNovo.

Adjourn

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

Attest: 

Drew Farmer, Secretary


Stephanie Kramer, Chair