

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

**September 5, 2000**

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held in the Council Chambers of City Hall, 500 Central Avenue, Coos Bay immediately following the City Council meeting.

## **Those Present**

Those present were Board Chair Joe Benetti, and Board Members Don Spangler, Kevin Stufflebean, Joanne Verger, and Judy Weeks. Councilors Cindi Miller and Jeff McKeown were absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Deputy Fire Chief Mark Anderson, and Police Chief Chuck Knight.

## **Approval of the Minutes from July 5, July 18 and August 1, 2000 Meetings**

Board Member Weeks noted a correction to the August 1st meeting that she did not make the motion to go into executive session. Board Member Stufflebean moved to approve the minutes as corrected. Board Member Spangler seconded the motion which passed with all board members present voting aye.

## **Award of Contract for the North Front Street Paving Project**

City Manager Bill Grile reported the item will be carried forward to September 19th meeting to give staff time to contact the railroad company about the paving project and improvements to the rails.

## **Review of Draft Scenic Easement for the Empire Design Theme**

City Manager Bill Grile reported the Planning Commission will be bringing design standards for the Empire District to the Agency for adoption. A program for improving building facades would be developed by using urban renewal funds. The city would obtain the services for an architect of record who would be available for the property owners interested in improving their buildings. The design would be developed within the context of the design standards and would be reviewed by the Design Review Board. At that point, the property owner would request approval of the plan. The easement would make it lawful for the Agency to fund the facade improvements. Board Member Joanne Verger inquired if the application for funding would be a 50-50 partnership. Mr. Grile commented the program could be for 100% funding and recommended the city hire the contractor for making the improvements for better control. Board Member Judy Weeks inquired about responsibility for maintenance and Mr. Grile responded the facade program did not work in the downtown area because there was not enough incentive to make it work; a 100% grant would be a shot in the arm for the Empire District.

Board Member Kevin Stufflebean agreed with the concept of the easement and 100% grant and suggested a limit be placed on the amount of the grant. Chair Joe Benetti recommended a formula for figuring the amount of the grant. Mr. Grile commented if the Agency likes the program concept, the next step would be for staff to put the mechanics of the program together for the Agency to review and adopt. Board Member Spangler commented the property owners who pay into urban renewal will benefit from the program. Chair Joe Benetti commented the concept is good and the consensus of the Agency to move forward with

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developing the program.

**Executive Session**

Board Member Stufflebean moved to go into executive session pursuant to ORS 192.660 (1) (e) for the purpose of discussing real property negotiations. Board Member Spangler seconded the motion which passed with all board members present voting aye.

The Agency reconvened into regular session.

**Adjournment**

There being no further business, Chair Benetti adjourned the Urban Renewal Agency meeting.

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Joe Benetti, Chair  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon

ATTEST:

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Don Spangler, Secretary  
Urban Renewal Agency of the City of Coos Bay  
Coos County, Oregon