

# MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY

February 8, 2001

The minutes of the proceedings of an executive session meeting of the City of Coos Bay Urban Renewal Agency, Coos County, Oregon beginning at 6:30 p.m. in the City Manager's Conference Room at City Hall, 500 Central Avenue, Coos Bay, Oregon.

## Those Attending

Those present were Chair Stufflebean, and Board Members Joe Benetti, Anna Marie Larson, Jeff McKeown, Cindi Miller, Don Spangler. Judy Weeks was absent.

Port Manager Allan Rumbaugh, County Commissioner John Griffith, and Oregon State Economic Development Department Chris Claflin, Melinda Anderson, director of the South Coast Development Council, and Elise Hamner of The World newspaper.

City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, and Community Services Director Shanda Shribbs.

## Executive Session

Pursuant to ORS 192.660 (1) (e) an executive session was held for the purpose of discussing real property negotiations with the Oregon International Port of Coos Bay.

[discussion of purchasing the Central Dock property for the purposed of being used for Aspen Paper Products. Request for the City to partner with the Port and the County in purchasing the property. The Port has property reserve fund in the amount of \$400,000. Block 64 and the old Champion property. Asking if the Agency has an interest in partnering with the port and county in the purchase; \$800,000 est. to purchase. Suggest Port and City each put up \$400,000. Some discussion of possible contaminants. County owns the building, that would be their contribution. Port will buy block 64, go for a loan to improve the property, only make improvements if a lease is signed with a business. Good site for maritime commerce. Aspen Products wants to establish a west coast location, currently in Kansas City. Would begin with 50 employees. Grile noted there is significant value of the property whether Aspen comes here to not. Family wage at \$11.00 an hour. Aspen would hire at \$8.50 for unskilled labor, higher for skilled. 30% over \$10 per hour. Proposed lease \$12,500 per month, which would cover the estimated debt service, with option to purchase the building at year five of the lease. Allan stated the financial still needs to be worked out. Discussion on the estimated cost to purchase the property, make the improvements, and repay the Port, County, and the City. Question as to whether these are the type of jobs we want to bring to Coos Bay. Family wage jobs are more like \$12 to \$15 an hour. Careful of how we develop this particular piece of property because of its value. Port believes Aspen Products' jobs would be good for the area. Grile stated there is a concern about the necessary permits, ODOT permits for access. Grile said time and money to do the traffic study and channelization. Allan confident can get through the ODOT process. Allan said would not be a significant amount of truck traffic in the beginning. Would need employee parking and access concerns. We do have high unemployment. Chris Claflin suggested

engaging Melinda in the process with communicating with Aspen Products. Seems to be some interest from the City. Joe said it is a valuable piece of property, advantageous for the city to own, whether Aspen comes here or not. He liked the equal ownership with the City, Port and County. Grile noted at one time the Brands' had a concept drawing of a hotel facility at this location. The next step, three-party inter-governmental agreement with a board. Spangler said need more discussion, support creating new family wage jobs. Allan said not expecting a decision this evening. McKeown said a great piece of property, in terms of making this work, the Brands/Burnells feel the property is worth a lot and would like to gain back the ownership of Central Dock which was taken by the County due to back taxes. Agree if we are to participate, include all the parcels of property. County owns the building. Spangler asked if an appraisal done; Port said done. Spangler said would offer appraised price. Grile stated would also need to have a Level I assessment. Grile said would need to do a plan amendment if to proceed.

Stufflebean suggested to be on the February 20, 2001 URA meeting.

### **Adjourn**

There being no further business to come before the Agency Chair Stufflebean adjourned the meeting to February 20, 2001 at 7 p.m. in the Council Chambers at City Hall.

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Chair Stufflebean, Chair

ATTEST:

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Anna Marie Larson, Secretary