

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

February 20, 2001

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 held at 7 p.m.

Those Present

Those present were Board Chair Kevin Stufflebean and Board Members Anna Marie Larson, Jeff McKeown, Cindi Miller, Don Spangler, and Judy Weeks. Board Member Joe Benetti absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Finance Director Janell Howard, Fire Chief Stan Gibson, Police Captain Eura Washburn, and Community Services Director Shanda Shribbs.

Approval of the Minutes of December 5 and 19, 2000

Board Member Weeks moved to approve the minutes of December 5 and 19, 2000 as presented. Board Member Miller seconded the motion which passed with all members present voting aye.

Report from the Oregon Coast Chapter of the National Railway Historical Society

Art Poole, Treasurer of the Oregon Coast Chapter of the National Railway Society, expressed appreciation to the Urban Renewal Agency for purchasing the property for the rail museum. He reported there are 25 members in their organization and they are in the process of completing the restoration of Engine No. 104. If the engine can be restored to operational status, the Railway Society would like to run the train between Coos Bay and North Bend. Mr. Poole commented that 100 yards of rock have been donated by Main Rock and also 100 yards from Lee Webster to used in preparing the site for placement of Engine No. 104.

Board Member McKeown commented the Historical Society feels the rail museum ties in very well with the historical museum. Board Member Spangler expressed appreciation for the partnership between the City and the railway society on the rail museum project. Board Members Miller and Weeks commented the rail museum will also be a good tourist attraction.

Discussion on the Procedure for Amending Urban Renewal Plans

Chair Stufflebean reported the issue of amending urban renewal plans had been brought up at the previous meeting and City Attorney Tosh has prepared a memo explaining the procedure for minor and major plan amendments. Board Member Spangler commented amendments should include going back to the Planning Commission, reviewing the original intent of the plan, notifying all affected property owners, and notifying other taxing districts. Mr. Tosh reported consulting with taxing districts is not necessary for amendments to the plan. Chair Stufflebean commented there are differences between the Downtown and Empire Plans. Board Member Weeks suggested care be given to making major amendments when doing major projects. Mr. Tosh noted he takes a conservative approach in making amendments to the plan.

Proposed Urban Renewal Agency Rules

Urban Renewal Agency Minutes – February 20, 2001
Page 2

Chair Stufflebean distributed copies of proposed Urban Renewal Agency Rules to the Agency members and noted the rules will be on the March 6th agenda for consideration of adoption.

Public Comments

Frances Cooley, Coos Bay, reported Steve Skinner had spoken to the Agency previously about the development of the property at the end of Newmark Avenue and she suggested using money from the hotel/motel tax revenue to fund the project. Ms. Cooley commented there are five RV parks, bed and breakfast establishments and one motel in the Empire District and up to now, Empire has not benefited from the hotel/motel taxes paid. Chair Stufflebean noted the Urban Renewal Agency can spend only Urban Renewal dollars and the City Council has the authority for spending hotel/motel tax funds. Chair Spangler inquired the status of the project and Mr. Grile reported planning the project has not yet begun as there are a number of other projects on hold.

Executive Session – Pursuant with ORS 192.660 (1) (e) for the Purpose of Discussing Real Property Negotiations

Board Member Miller moved to go into an 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 unanimously.

The Agency reconvened into regular session.

Board Member Weeks moved to authorize the city manager to proceed with an appraisal for certain property with the Port and County sharing in the cost of the appraisal. Board Member Miller seconded the motion which passed with Board Member Spangler voting no and all other Board Members present voting aye.

Adjournment

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

Kevin Stufflebean, Chair
Urban Renewal Agency of the City of Coos Bay
Coos County, Oregon

ATTEST:

Anna Marie Larson, Secretary
Urban Renewal Agency of the City of Coos Bay