

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY

May 15, 2001

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

Those Attending

Those present were Chair Kevin Stufflebean and Board Members Joe Benetti, Anna Marie Larson, Jeff McKeown, Cindi Miller and Don Spangler. Judy Weeks was absent due to illness. City staff present were City Manager Bill Grile, City Attorney Randall Tosh, Clerical Assistant Stacey Babb, Community Services Director Shanda Shribbs, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Chuck Knight.

Approval of the Memorandum of Understanding with the Oregon Coast Chapter of the National Railway Historical Society

The memorandum of understanding clarifies the responsibilities for the development of the site prior to and subsequent to the placement of the Engine No. 104. The Society will have primary responsibility for obtaining all funds necessary for construction of the museum building. The City will be responsible for providing water service to the site and reimburse up to \$50 per month for utility costs during the development phase of the museum. Responsibilities for the Urban Renewal Agency will be to provide a sign declaring the site the "Future Home of the Oregon Coast Historical Railway and Museum", and any permit fees required for the development of the museum. The sign is estimated at \$600 and permits are estimated at under \$15,000 total. Board Member Spangler moved to approve the memorandum of understanding and authorize expenditure of urban renewal funds up to \$15,000 for permits and fees and \$600 for completion of the sign. Board Member McKeown seconded the motion which passed with Board Member Larson voting no and all other board members present voting aye.

Update of the Sportsman Plaza Project

Architect Lon Samuels reported finding two walls was not anticipated and the newly exposed wall of the Bay Appliance building needs to be sealed. A structural engineer inspected the other wall and recommended replacing the loose concrete for an estimated cost of \$47,000. Board Member Spangler asked if the entire wall needs to be replaced, would the other property owner share the cost. Board Member McKeown inquired about the city's responsibility for the wall and City Attorney Randall Tosh reported the wall is half on the property line of each property owner. Board Member McKeown commented the wall is the dominant feature of the plaza and it should have an attractive appearance. Mr. Samuels reported a stucco style coat would be applied to the surface and then painted a color of the Agency's choosing. Consensus of the Agency members to move forward as cost effectively as possible.

Public Comments

Frances Cooley displayed pictures of storefronts that would be acceptable for the buildings in Empire. Chair Stufflebean noted this is the style recently approved by the Agency.

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Executive Session

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

The Agency reconvened into regular session.

Adjourn

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

Kevin Stufflebean, Chair

ATTEST:

Anna Marie Larson, Secretary