

## **MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY**

**July 31, 2001**

The minutes of the proceedings of the work session of the City of Coos Bay Urban Renewal Agency, Coos County, Oregon, held at 6:30 p.m. in the Manager's Conference Room 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, Don Spangler and Judy Weeks. City staff present were City Manager Bill Grile, Clerical Assistant Stacey Babb, Community Services Director Shanda Shribbs and Fire Chief Stan Gibson.

### **Discussion of the Empire Facade Program**

City Manager Bill Grile reported staff had previously had a discussion with Board Member Spangler and formed an idea to send out a notice of intent asking property owners if they are interested in the facade program. Community Services Director Shanda Shribbs commented the Agency would need to determine if only the front facade or all the visible facade would be included. Further discussion included whether grants or loans would be available and whether or not easements could affect an owner's mortgage. Mr. Grile commented the amount of investment would be up to the Agency.

Board Member Spangler commented the facade program is the main component to improving the Empire area and the key component to stimulating the economy. Board Member McKeown commented he would like to move forward with the facade program but does not think the owners need to participate financially. Board Member Larson commented Empire looks just fine and she does not support the facade program but would support low interest loans for painting, fixing roofs and building a kids park. Board Member Miller supported sending a letter of intent and commented in order for the program to be successful, it would need the support and interest of the property owners. Board Members Benetti and Weeks were also supportive of the program and the letter of intent with participation from the property owners. Board Member Benetti expressed concern the program would lose its impact if too large of an area is covered. He further commented urban renewal funds could also go towards improving the fire hall and building more parks. Chair Stufflebean also agreed with sending a letter of intent to ascertain the interest of property owners in the facade program. Mr. Grile commented staff would draft a letter of intent and bring it back to the agency for approval.

Steve Clay, architect, commented the Historic Preservation League of Oregon and other agencies have programs for property owners to help them obtain low interest loans. Tom Shoddy, Star of Hope, commented people would need to understand what they are agreeing to if they agree to an easement. Alan Kinney, Certified Auto, supported the facade program and would like to see it move forward. He expressed concern on the cost to improve his building and inquired if building owners would be responsible for the maintenance of the facade. Mr. Kinney inquired if he participates in the program to the fullest extent and the next-door building was painted, how would that impact a mortgage. Frances Cooley, Coos Bay, distributed pictures of facades of buildings in Langley, Washington and Florence, Oregon and commented when they visited Langley, there were many people in the area. Adolf Mink, Coos Bay, reported he improved his building in Empire and it now rents with no problem, and suggested with a little effort in making improvements, tourists will come.

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**Adjourn**

There being no further business to come before the Agency Chair Stufflebean adjourned the work session.

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Kevin Stufflebean, Chair

ATTEST:

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Anna Marie Larson, Secretary