

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY

August 7, 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 Vice-Chair Cindi Miller and Board Members Joe Benetti, Anna Marie Larson and Don Spangler. Chair Kevin Stufflebean and Board Members Jeff McKeown and Judy Weeks were absent. 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.

Proposal for Improvements to the Boardwalk Aquarium

Community Services Director Shanda Shribbs presented a power point presentation on a proposal for improvements to the boardwalk aquarium. Ms. Shribbs commented logos of the Confederated Tribes, City of Coos Bay and Oregon Department of Fish and Wildlife, the primary providers, would be on the side of the aquarium. The improvements would feature the story of the fish returning to Blossom Gulch and the artwork is estimated to cost \$4300. The aquarium would also be painted a darker color to blend with the boardwalk. Board Member Spangler moved to direct staff to move forward with the improvements to the boardwalk aquarium. Board Member Benetti seconded the motion, which passed with all members present voting aye. Chair Stufflebean and Board Members McKeown and Weeks were absent. Frances Somday commented Tribe members are happy to do these projects and are also looking into developing sights south of Coos Bay.

Authorization to Proceed with Newmark Banner Arms Project

Community Services Director Shanda Shribbs reported a request had been made for three options to retrofit the poles on Newmark Avenue and if approved, the project would provide the Empire area with a look consistent with downtown for an estimated cost of \$30,000. Vice-Chair Miller commented this is an exciting project and she supports moving forward with it. Board Member Spangler commented people have been noticing the banners in the downtown area and he asked if it would be possible to use the banner arms for Christmas decorations. Ms. Shribbs reported staff would look at whether lights could be placed on the banner arms. City Manager Bill Grile commented the banner arms can be purchased with Urban Renewal dollars but the replacements cannot.

Board Member Benetti asked if the City would have all five banners. Ms. Shribbs said the Christmas banners could be purchased initially to test how well they withstand the weather in the Empire area considering the weather is somewhat different than in the downtown area, which have fared quite well. Board Member Benetti moved to proceed with the Newmark Banner Arms Project. Board Member Spangler seconded the motion which passed with all members present voting aye. Chair Stufflebean and Board Members McKeown and Weeks were absent.

Proposal by the Bay Area Rescue Mission Concerning

Purchase of Real Property

Bill Parham, director, reported the Bay Area Rescue Mission is able to house only 16 men, which is not enough room to address the needs of the community. He commented the question is how to go about moving from their present location and selling the Mission property to the Urban Renewal Agency would be a win-win situation. Mr. Parham reported the Bay Area Rescue Mission Board is in negotiations to purchase a building and the paperwork is being prepared in Eugene. Mr. Parham commented many local people are on the brink of financial disaster and state agencies are now coming to the Bay Area Rescue Mission because of their success in returning alcoholics and drug addicts back into productive citizens. Most of the people helped at the Mission are local citizens. Mr. Parham requested the Agency purchase the Bay Area Rescue Mission properties and then lease the property back to them for a period of 36 months. Leasing would give the Mission time to raise funds to purchase the new property. Board Member Spangler asked if they are requesting up to 36 months and Mr. Parham said yes. Board Member Larson commented the Mission is doing a fine job and she is supportive of their efforts.

Jim Young, Mission board member, reported the Mission has a place to go and three years will get them there. They are looking for \$1.25 million and the first quarter million has already been raised. Mr. Young commented their fundraising executive, John Frank, believes in three years the Mission will be able to buy the building and also have operating expenses in the bank. Mr. Young commented this is not the Bay Area Rescue Mission of the past and is now named the South Coast Gospel Mission with a new director and a new board. The board includes Howard Forte, Paul Trimm, Frank Hanson, and Dr. Allan Inouye.

Board Member Benetti asked what guarantee is there that the Mission would be ready to move in three years. Mr. Young requested the Agency trust the Mission Board and their two-year track record, and also trust in the Lord that it will happen. Board Member Benetti said he does not want the Agency to be in the position of asking the BARM to leave in the event that it does not happen, and suggested they put up some collateral. Mr. Young said the board has already decided they will close if they are unable to accomplish this in three years. Board Member Benetti asked what buildings the Mission wants to lease. Mr. Young reported one building is the dorm, kitchen and thrift shop, and one building is the office. Mr. Grile explained the lease to the mission would be \$1200 per month for the first building and \$1.00 per year for the office space. The purchase price would be \$255,000 based on an appraisal completed one year ago.

Vice-Chair Miller stated she has nothing but respect for the new Mission Board and Bill Parham and their commitment and involvement has done nothing but improve the area. She believes this can happen in less than three years and agrees it is a win-win situation, and further stated support for purchasing the building and entering into a three-year lease. Vice-Chair Miller moved to authorize purchase of the property and approve the option for a three-year lease. Mr. Spangler seconded the motion. The motion passed with all board members present voting aye; Board Members McKeown and Weeks were absent.

Mr. Grile said it is appropriate to say the subject property does require a discretionary zoning approval that would come before the City Planning Commission and would allow the public to come forward and express opinions. Mr. Grile recommended the City retain the services of an independent hearings officer so the agency would remain neutral.

Julia Spangler, Coos Bay, on behalf of the Empire Community Association thanked the BARM for being a good neighbor. The Association has seen a positive change in the attitude of the residents and of the outward

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appearance of both the residents and the BARM facility since Mr. Parham has come on board. The Association supports the efforts of the Bay Area Rescue Mission to relocate and because of their dedication of really doing the Lord's work they will succeed.

Public Comments

There were no public comments.

Adjourn

There being no further business to come before the Agency Vice Chair Miller adjourned the meeting.

Kevin Stufflebean, Chair

ATTEST:

Anna Marie Larson, Secretary