

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

**January 15, 2002**

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, Don Spangler and Judy Weeks. City staff present were City Manager Bill Grile and City Attorney Randall Tosh, Deputy Recorder Joyce Jansen, Community Services Director Shanda Shribbs, Fire Chief Stan Gibson and Police Chief Chuck Knight.

### **Progress Report on the Sportsman Pedway**

Community Services Director Shanda Shribbs reported a structural engineer reviewed the common wall owned by the City and Glen Olson, and developed two options to address public safety concerns. The first option would be to construct a 5' x 80' footing along the wall, however, it would take a year for the concrete to cure. The second option would be to construct upright standards of concrete to support the wall in the event of an earthquake. Board Member Spangler commented the whole town would fall down during an earthquake and asked if the Agency were to do nothing to the wall, would they be violating any rules. Project Architect Lon Samuels reported by removing the Sportsman building, the Agency has created a place for the wall to fall and the Agency needs to do something to secure the wall.

Chair Stufflebean inquired if beams between the buildings, similar to a trellis, would work. Mr. Samuels commented the Bay Appliance building would need to be structurally sound and it would also require an easement. Board Member McKeown inquired about the cost to construct the supports and Mr. Samuels responded the project is estimated at \$40,000 to \$65,000. City Manager Bill Grile expressed concern about the risk to the city should the wall fall down. Mr. Samuels explained they had planned to go into Mr. Olson's building and tie the wall back into the building for a cost of around \$12,000. Board Member Benetti commented in the beginning it was thought that the wall was self-sustaining and it was discovered after the Sportsman building was removed, that the wall had deteriorated. He noted the Agency owns half of the wall and suggested they go back in and tie the wall into Olson's building. City Attorney Randall Tosh explained the Agency would need an easement from Mr. Olson and he is not willing to give an easement to the Agency.

Board Member Spangler suggested if the wall is a danger and Mr. Olson will not grant an easement, there should be a legal remedy to make the wall safe. Chair Stufflebean commented if the building is unsafe, the City should not allow occupancy of the building. Mr. Tosh recommended reopening negotiations with Mr. Olson or exercise eminent domain. Consensus of the board members to move forward quickly to complete the project and proceed with eminent domain if necessary. Chair Stufflebean commented the Agency needs to be committed to taking harsh action if required.

### **Summary of Urban Renewal Projects Status – Oral**

**Report by City Manager Bill Grile**

City Manager Bill Grile distributed a summary report of Empire and Downtown urban renewal projects which is attached. He noted the downtown projects have progressed well and the loan program and gateway projects in Empire are on hold. He commented the Historic Design Review Committee has looked at the welcome sign and monument designs and they are not completely satisfied with the designs. Mr. Grile suggested approaching the federal government about exchanging the Topits property for the Empire House. The Topits property has some value; however the Empire House should probably be demolished due to its condition. He inquired if the Agency would like to have the Mission thrift store and dorm evaluated for demolition or remodel.

Board Member Spangler commented the Agency does not have a vision for the area and recommended they have a work session to review the area. He noted at one time the vision was historical waterfront. Board Members McKeown and Stufflebean agreed with a site visit and work session. Board Member Benetti suggested Mr. Tosh explore the idea of exchanging the Topits property for the Empire House. Mr. Grile reported the Empire House wouldn't sell because of its condition and the Mission property needs improvements before it could be sold. Staff will contact board members to schedule the site visit and work session.

**Public Comments**

There were no public comments.

**Adjourn**

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

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Kevin Stufflebean, Chair

ATTEST:

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Anna Marie Larson, Secretary