

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY

January 29, 2002

The minutes of the proceedings of the regular meeting of the City of Coos Bay Urban Renewal Agency, Coos County, Oregon, meeting held at 4 p.m. at the Empire Fire Hall, 189 South Wall, Coos Bay Oregon.

Those Attending

Those present were Chair Kevin Stufflebean and Board Members Joe Benetti, Anna Marie Larson, Jeff McKeown, Don Spangler and Judy Weeks. Board Member Cindi Miller was absent. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, Community Services Director Shanda Shribbs, Planning Administrator Laura Barron.

Site Visit

The Agency members visited various agency-owned properties in the Empire District including 137 South Wasson, property adjacent to the boat ramp, 112 South Empire Blvd., the vacant lot at the corner of Newmark and Wall, 687 Newmark and 757 Newmark.

General Discussion

Chair Stufflebean commented visiting the properties has been helpful for the Agency to see what they own and what condition the buildings are in. Board Member McKeown commented the area has potential but the Agency needs help from design/architectural professionals to develop a plan for improvements. Board Member Spangler reported the urban renewal plan includes the design and theme for the Empire area, however, there is still the issue of using bond proceeds. City Manager Bill Grile reported an opinion from bond counsel on the use of the funds is expected soon and the city attorney will give a report at the February 5th meeting. Community Services Director Shanda Shribbs commented providing grants to property owners is quite common around the state and are generally limited to a certain amount, perhaps \$20,000, and have a set time limit of five years. Chair Stufflebean agreed a plan with conceptual drawings would be helpful to the Agency and property owners in determining further development of the area.

Mr. Grile reported staff will be bringing a draft RFP to the Agency for review for development of a master plan for the Empire waterfront. Ms. Shribbs commented the plan would include landscaping design and is estimated to cost around \$50,000, however, staff will be looking for other funding to pay for the plan. Board member Spangler reported the vision for the area presented several years ago was historic waterfront. Mr. Grile asked the Agency for input on the development of the Crowley property. Board Member McKeown expressed concern that improvements be done in such a way as to bring economic development to the area. Ms. Shribbs commented there are market tech folks who can help the Agency be consistent with their vision as well as meet the design standards. Board Member Spangler suggested board members agree on the vision before proceeding with development plans. Board Member Weeks commented they had an opportunity to work with the Confederated Tribes on an interpretive center for the waterfront area and development of an RV park which would bring in revenues which could be used for maintenance. Board Member McKeown supported the development for the property next to the dock and boat ramp facility, but not for the property next to Cape Arago Highway. He commented this parcel was too valuable and should be used for something that would create economic development. Mr. Grile commented the parcel has a great view and that needs to be considered before making plans for the development of the property.

Urban Renewal Agency Minutes – January 29, 2002
Page 2

Bob Sananoff, member of the Historical Design Committee, commented the opportunity is here, the area is beautiful, but the Agency needs a vision to direct the development of the area and determine what kind of businesses will attract people to the area. There is a lot of vehicular traffic in the area, but there isn't anything that entices people to stop. Board Member Benetti commented the Agency needs to move forward soon and he would like to keep the view on the Bay Club property. He agreed with the possibility of an RV park or light industrial development of the Crowley property and suggested selling the vacant lot or developing as a parking lot. He noted the Mission property has been leased for up to three years. Board Member Larson also agreed with developing an RV park and suggested selling some of the property for development.

Ms. Shribbs commented a professional designer could help the Agency make the pieces mesh together and help determine what to develop first. Board Member McKeown commented a pull-out would not stop that many people and suggested a restaurant might be something that would bring people to the community. Mr. Grile reported staff would bring the RFP to the February 19th meeting for review and approval and it would also include economic development.

Adjourn

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

Kevin Stufflebean, Chair

ATTEST:

Anna Marie Larson, Secretary