

MINUTES OF THE URBAN RENEWAL AGENCY

January 21, 2003

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

Those Attending

Those present were Chair Kevin Stufflebean and Board Members Joe Benetti, Jon Eck, Roger Gould, Anna Marie Larson, Jeff McKeown, and Cindi Miller. Staff present were City Attorney Nathan McClintock, Deputy Recorder Joyce Jansen, Community Services Director Shanda Shribbs, Fire Chief Stan Gibson, Police Chief Chuck Knight, Finance Director Janell Howard, and Library Director Carol Ventgen.

Executive Session

An executive session was held pursuant to ORS 162.660 (1) (f) to consider records that are exempt from public disclosure and (1) (e) real property negotiations. City Attorney McClintock explained the session was being held to discuss a confidential memorandum from legal counsel to the Agency Board. Andrew Sirocchi of The World newspaper challenged whether the subject matter met ORS criteria for an executive session. Board Member Gould agreed and Agency members briefly discussed the issue. Chair Stufflebean commented the board member and staff requesting this item be discussed in executive session were not in attendance. Board Member Gould moved the Agency convene in regular session for the discussion. Board Member McKeown seconded the motion which passed with all board members present voting aye. The Agency convened in regular session.

Potential Development of Property Located on Front Street and Central Dock

Community Services Director Shanda Shribbs explained that an SCDC subcommittee has been working on development of property located along Front Street and Central Dock. At this time staff needs direction from the Agency before continuing on the project and also wished to make the Agency aware of the project before it goes public. Ms. Shribbs briefly reviewed proposed plans for development of the property which could be leased and bring income into the city. Board Member McKeown inquired if continuation of the concept would require a plan amendment and Ms. Shribbs reported urban renewal dollars can be used for planning without an amendment to the plan. Chair Stufflebean expressed support for moving forward with development of the project but would like to receive a report showing the amount of dollars that would go back into the city's general fund and to the school district if urban renewal was discontinued. The finance director will prepare the report for consideration during the budget process. Ms. Shribbs reported this project would be one to two years in development.

Board Member Larson inquired if the railroad would be a problem and Ms. Shribbs reported the railroad is to one side of Front Street and the committee would be discussing the project with them. Board Member McKeown commented if urban renewal is continued, it should be done in a manner that develops jobs, such as this project. Chair Stufflebean inquired if it is the consensus of the Board is to move forward with developing the project and Board Members Benetti, Eck, Gould, McKeown, and Miller agreed; Board Member Larson was not in favor.

Adjourn

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

Kevin Stufflebean, Chair

ATTEST:

Anna Marie Larson, Secretary