

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

July 20, 2004

The minutes of the proceedings of a meeting of the City of Coos Bay Urban Renewal Agency, held immediately following the City Council meeting beginning 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, and Cindi Miller. Board Member Jeff McKeown was absent. Staff present were City Manager Chuck Knight, City Attorney Nathan McClintock, Deputy Recorder Joyce Jansen, Fire Chief Stan Gibson, Finance Director Janell Howard, Library Director Carol Ventgen, and Police Chief Eura Washburn.

Approval of the Minutes of June 15, 2004

Board Member Eck moved to approve the minutes of the June 15, 2004 meeting as submitted. Board Member Larson seconded the motion which passed with all board members present voting aye.

**Update on the Bay Crossing Project by Operations
Administrator Steve Doty**

Steve Doty reported the project to run two lines from wastewater treatment plant II to the North Spit has been in the works since February, and in a recent discussion with Hinkles and McCoy it was estimated the cost for the project would be \$1.4 million. The original estimate had been lower and when questioned, Hinkles and McCoy responded the lower price for the Water Board was due to the larger size of the Northwest Natural Gas project. Mr. Doty reported local entities have committed \$600,000 for the project and staff is also seeking grant funds. Board Member Gould commented Hinkles and McCoy are taking advantage of the circumstances and he recommended finding someone else for the project.

Board Member Benetti commented doing the lines at the same time as the Northwest Natural project was to save money and seemed possible with funding commitments from the Port of Coos Bay, Charleston Sanitary District, and Coos County. Board Member Gould inquired if the City of North Bend was involved and Board Member Benetti stated they were not. Board Member Benetti expressed disappointment in not being able to proceed immediately with the project and commented the additional sewer lines to the North Spit would benefit the whole community. Mr. Doty reported staff will continue looking for funding and for other contractors for the project.

**Consideration of Additional Funding for the Sun Building
Repair Project**

Steve Doty reported an additional \$20,000 would be necessary to complete the repairs to the Sun Building. Dry rot was found in the south and west walls of the building after the repairs had begun, and the condition was not known before the project was started. Board Member Larson stated she would not support additional funding for the repairs. Mr. Doty reported \$50,000 has already been spent to renovate the building and replace the windows. There was further discussion regarding the repairs to the historic building. Board Member Gould moved to authorize additional funds in the amount of \$20,000 to complete the repairs to the Sun Building. Board Member Eck seconded the motion which passed with Board Members Benetti, Eck, Gould, and Stufflebean voting aye and Board Member Larson voting no.

Presentation from the Concerned Citizens of Empire
By June Est-Pundt

June Est-Pundt reported she and her husband are property owners on Newmark Avenue and she commented on shopping with her grandmother in the Empire area as a child. Ms. Pundt stated the Empire area has been ignored and requested an accounting of the expenditure of Empire urban renewal funds be done. She further commented citizens cannot see where the funds have been spent and she has found no citizens who were in favor of using the funds for the Newmark Improvement Project. Board Member Benetti explained public hearings were held and there was citizen support for the Newmark project, as well as for other improvement projects in the Empire area.

Ms. Pundt commented it has been rumored that the Bay Front and Crowley Marine properties are for sale. Chair Stufflebean reported the Agency has not put the property up for sale. Board Member Larson commented the property should be sold. Chair Stufflebean briefly explained the history and purpose of the Empire Urban Renewal Plan. He further reviewed the improvements made using the plan, such as the Newmark streetscape, repaving of Cammann and Marple, installation of sidewalks, property purchases, and the Newmark Improvement Project. Chair Stufflebean and board members also commented that the Agency takes direction from the citizens on the use of urban renewal funds.

Finance Director Howard explained funds are used to pay bonds and there is a balance of \$260,000 in the district with \$100,000 of that committed to the Bay Crossing project. She commented there are 13 years left to pay on the bonds. Board Member Gould commented there have been shifts in Empire as to what the citizens want done, and the current citizen group has other ideas. He suggested everyone not be concerned about why things were done in the past and move forward. John Pundt asked the agency to find funding for improving the waterfront property and requested the Agency not sell the waterfront property. Chair Stufflebean repeated that the property is not for sale. Board member Benetti reported Steve Skinner is exploring establishing the property as a state park. There was further discussion regarding the Agency's purchase of various properties in Empire.

Public Comments

Steve Skinner, North Bend, reported a plan had been developed for the waterfront property which was developed utilizing a great deal of public input and coordinated by a professional design team. Mr. Skinner commented he is currently looking for funding for the project at the state level and he has also looked at a plan to triagulate the Empire waterfront with the Downtown and North Bend waterfronts. Mr. Skinner stated he would continue looking for funding, and although the city is short staffed, he would appreciate their assistance. Board Member Gould commented it is important to develop a place where people like to come and be; Empire has a good location for this, and the design for the historic museum addressed this as well. Mr. Skinner commented he would report back to the Agency on his progress.

Executive Session

An executive session was held pursuant to ORS 192.660(2)(f) for the purpose of discussing records that are exempt from public disclosure.

The agency reconvened into regular session.

Adjourn

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

Kevin Stufflebean, Chair

ATTEST:

Anna Marie Larson, Secretary