

**MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY
OF THE CITY OF COOS BAY**

December 4, 1997

The proceedings of a work session held on December 4, 1997 at 6 p.m. in the Manager's Conference Room at City Hall, Coos Bay, Oregon.

Those Present

Those present were board members Joe Benetti, Jeff McKeown, Cindi Miller, Don Spangler, Kevin Stufflebean, and Joanne Verger. Judy Weeks was absent due to illness. Staff members present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, and Community Services Director Bruce Meithof.

New Requirements for Urban Renewal Plans Resulting from the 1997 Legislative Session

City Attorney Randall Tosh reported the Agency needs to complete three items to meet the requirements imposed by Measure 50 if the City is to keep urban renewal funding. Mr. Tosh explained both urban renewal plans need to be reviewed and the maximum indebtedness to occur under each plan be established. He noted projects may not be added to the plans, but could be dropped from the plan. Mr. Tosh referred to his memo to explain the requirements, which is attached. City Manager Bill Grile reported staff would bring project costs and information to the Agency for review.

Mr. Tosh explained the second step would be to look at each project in terms of scope, cost, and anticipated date of completion; all consideration of the urban renewal districts must be a good faith effort, and he suggested a statement of the amounts already spent on projects be included in the report. Don Spangler inquired about the rule that urban renewal agencies must be in debt to exist and Mr. Tosh responded that urban renewal districts must have some amount of debt.

The third item the Agency must address is to select an option for collecting the tax increment levy; and Mr. Tosh explained the three options. Option 1 is the status quo, the same way taxes are being collected at this time; Option 2 imposes a special urban renewal levy, which taxes properties both in and outside the urban renewal area; and Option 3 is a combination of Option 1 and 2. Mr. Tosh explained that once the option is selected, the Agency must meet with other taxing districts that would be affected. Mr. Tosh reported the option should be selected by February 1st.

Mr. Grile reported after meeting with Charles Kupper, an urban renewal consultant, he feels confident that staff can perform most of the work to comply with the legislative requirements, and suggested using the consultant only for the financial aspect. Consensus of the Agency board to authorize staff to begin compiling information and hire Charles Kupper for the financial portion of the report.

Adjourn

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

Joe Benetti, Chair
of the Urban Renewal Agency
City of Coos Bay, Coos County, Oregon

Don Spangler, Secretary
of the Urban Renewal Agency
City of Coos Bay, Coos County, Oregon