

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

**January 15, 1998**

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, at 6 p.m. in the Council Chambers following on-site visits to the Empire Urban Renewal District and the Front Street project development beginning at 4 p.m.

**On-Site Visits to Empire Urban Renewal District and  
Front Street Redevelopment Project**

The Urban Renewal Agency Board met on-site to review sites for placement of the Empire Gateway in the Empire Urban Renewal District . The Board also visited the proposed redevelopment project on Front Street.

**Those Present**

Those present were Board Chair Joe Benetti, and Board Members Jeff McKeown, Cindi Miller, Don Spangler, Kevin Stufflebean, and Joanne Verger. Board Member Judy Weeks was not present due to a conflicting meeting. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Community Services Director Bruce Meithof, Library Director Carol Ventgen, and Assistant Library Director Michele Caldwell.

**Approval of the Minutes of November 18, 1997 and December 4, 1997 Meetings**

Board Member Cindi Miller moved to approve the November 18, 1997 and December 4, 1997 minutes as submitted. Board Member Kevin Stufflebean seconded the motion with passed with all board members present voting aye.

**Update on the Downtown Awning Program**

City Manager Bill Grile explained the issue is whether the decisions of the design review board should be given to the Agency for review. Board Member McKeown expressed it is important that the awnings be reviewed before final approval. There was further discussion on the responsibility of the design review board. Board Member Spangler commented that the program has been in operation for quite some time and it seemed rather late to change the approval process now; and further, the awning program is due to end soon. Board Member Benetti said the city manager's review had been established only from a financial concern, not of a design concern. City Manager Grile said he did not wish to substitute his judgement for that of the design review board. Board Member McKeown moved that awning application will be reviewed by the Urban Renewal Agency. Board Member Stufflebean seconded the motion. The motion passed with Board Members Benetti, McKeown, Miller, Stufflebean, and Verger voting aye, and Board Member Spangler voting nay.

**Update on the Library Project by City Staff**

City Manager Bill Grile reported it was recently learned that the architect has set the timetable back two months and there is concern the timetable for the library expansion project. Mr. Grile said it will be looked into and a report given to the Board.

**Direction Concerning the Empire Gateway Placement**

Board Chair Benetti reported the consensus of the Board was to place the gateway at the Y with an alternate location further down the highway close the McKay's Market. Board Member Verger expressed concern that Coos Bay Marine does not support the gateway being placed in front of their building. Board Member Miller moved to establish the entry and median at the Y. Board Member Stufflebean seconded the motion. Board Member Spangler suggested a second choice be included. There was further discussion on McKay's Market site as second choice and consensus of the Board was to place the gateway at the Y only if Coos Bay Marine agrees. The motion failed for lack of a majority vote. Board Member Verger suggested McKay's Market have input on the placement of the gateway. Board Member Spangler supported placement of the gateway at the Y and opinioned it would not have a big impact on the business at Coos Bay Marine. Community Services Director Bruce Meithof noted an amendment to the agreement would be necessary if changes are made. City Manager Bill Grile said he would be willing to accompany Mr. Meithof and talk with the businesses about the placement of the gateway. Board Member McKeown moved that a median be placed at the Y and the gateway be placed in the area near McKay's Market. Board Member Spangler seconded the motion. The motion passed with Board Members Benetti, McKeown, Miller, Spangler, and Verger voting aye; Board Member Stufflebean voted no.

**Authorize Promissory Notes for Urban Renewal Debt**

City Attorney Randall Tosh explained the necessity of executing promissory notes to establish the existence of the urban renewal obligation, and establish documentation within the urban renewal files. Mr. Tosh presented promissory notes for the Front Street and Ingersoll Reconstruction, Empire Gateway, Streetscape and Newmark Upgrade, and Library Expansion projects. Board Member Miller moved to authorize execution of the promissory notes. Board Member Spangler seconded the motion which passed with all Board Members present voting aye.

**Consider Establishing the Design Review Board as an Advisory Committee to the Urban Renewal Agency**

City Manager Bill Grile recommended the design review board be reconstructed to become an advisory committee to the urban renewal agency. Board Member Spangler commented the ordinance as written has the design review board doing more with the awning program, and does not have a board member from the west part of the city. He further noted the Empire Business Association should also have a member on the board. City Attorney Tosh reported the ordinance would need to be repealed and the new board would be established by resolution. Board Member Verger moved to establish the design review board as an advisory committee to the urban renewal agency. Board Member Miller seconded the motion which passed with all Board Members present voting aye.

**Transfer Title of the Coos Art Museum to the City of Coos Bay**

City Attorney Randall Tosh explained that urban renewal projects involving real property must have a deed transferring the property to the City, and this action has not taken place regarding the Coos Art Museum building. Board Member Spangler moved to transfer the property to the City. Board Member Miller seconded the motion passed with all Board Members present voting aye.

**Progress Report on Ballot Measure 50 Plan Amendment Work**

City Manager Bill Grile reported he and Community Services Director Bruce Meithof have prepared a list of all the urban renewal projects which was distributed to the board members. Mr. Grile explained it is the obligation of the urban renewal agency to make a good faith estimate of the costs of the projects, and the agency will need to review the list and determine which projects the agency would be doing. He suggested the building facade revolving loan program be dropped as it was not being used. Mr. Grile explained when the choices of projects has been made the information will be given to Charles Kupper to run an analysis. The next step would be for the City Council to decide on the choice of levy option. Mr. Grile noted there are three options and he is leaning towards the status quo option because any levy above what the city already receives would push the city into compression, and would affect all other districts and the city's general fund.

Chair Benetti asked if staff wanted the project list prioritized and Mr. Grile suggested the board review the list and prioritize the projects at the next meeting. Board Member McKeown recommended establishing a time frame and an estimate of the possible funding available. Mr. Grile noted once the list is prioritized, Mr. Kupper would run the figures for the projects. Board Member Spangler asked what would happen if the library expansion project is not completed within the projection date. City Attorney Tosh said there would not be a penalty because we would have made a good faith estimate. Chair Benetti asked if new projects could be added and Mr. Tosh said no. Consensus of the board to prioritize the projects and schedule another meeting in two weeks.

### **Executive Session**

Pursuant to ORS 192.660 (1) (e) an executive session was held for the purpose of discussing real property acquisition issues.

### **Reconvene in Regular Session**

The Urban Renewal Agency reconvened in regular session.

### **Adjourn**

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

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

ATTEST:

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