

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

**March 31, 1998**

The minutes of the proceedings of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held at 7 p.m. in the Council Chambers of City Hall.

**Those Present**

Those present were Board Chair Joe Benetti, and Board Members Cindi Miller, Don Spangler, Kevin Stufflebean, Joanne Verger, and Judy Weeks. Board Member Jeff McKeown was absent due to illness. City staff present were City Manager Bill Grile, Deputy Recorder Joyce Jansen, City Attorney Randall Tosh, Library Director Carol Ventgen, and Community Services Director Bruce Meithof.

**Approval of the Minutes of February 24, 1998**

Board Member Weeks moved to approve the minutes of the February 24, 1998 meeting. Board Member Verger seconded the motion which passed with all members present voting aye.

**Adoption of Resolution 98-1 — Establishing the Design Review Board to Act as an Advisory Body to the Agency**

City Attorney Tosh explained the resolution was prepared at the request to the agency board and would designate the Design Review Board as an advisory board for the Urban Renewal Agency. Board Member Stufflebean suggested the membership include two property owners from the Empire district, one business owner, and one citizen at large. Mr. Tosh noted the citizen at large could be from any part of the city. Board Member Benetti, Miller, and Spangler commented the previous discussion had been for one business owner from Empire; there was further discussion and Board Members Benetti suggested one member from the Empire Business Association be added. Board Member Verger noted corrections in (b) delete the word give, and in (d) correct to no compensation. Board Member Miller moved to adopt Resolution 98-1 with the addition to (b) of a member of the Empire Business Association, and corrections to (b) and (d) wording. Board Member Weeks seconded the motion which passed with all members present voting aye.

**Adoption of Resolution 98-2 — Appointing the Budget Committee for the City of Coos Bay as the Budget Committee for the Urban Renewal Agency**

Board Member Stufflebean moved to adopt Resolution 98-2 appointing the Budget Committee of the City of Coos Bay as the Budget Committee for the Urban Renewal Agency. Board Member Spangler seconded the motion which passed with all member present voting aye.

**Adoption of Resolution 98-3 — Providing for the Payment of Costs of Administrative Services Pursuant to the Intergovernmental Agreement Between the Urban Renewal Agency and the City of Coos Bay**

City Manager Grile explained the budget reflects the Urban Renewal Agency reimburses the City for administrative services in the amount of \$50,000, and at the suggestion of the City's auditor, documentation was needed. Board Member Miller moved to adopt Resolution 98-3 providing for the payment of costs of administrative services. Board Member Weeks seconded the motion which passed with all members present voting aye.

**Review Proposal to Remove Block One Planter Box for Parking**

City Manager Grile reported a request had been received from Tish Midyette to remove a planter box in Block One to provide for additional on-street parking. Mr. Grile commented the recommendation is to remove the east planter box and make a loading zone in front of the smaller planter box. He noted it would cost approximately \$6,000. Board Member Miller moved to approve the removal of the planter box and placement of a loading zone. Board Member Weeks seconded the motion which passed with all members present voting aye.

**Review of Awning Application from Glen Olson/H & R Block Building**

City Manager Grile reported the Design Review Board had approved the application; however some of the Agency members had requested a review of the application. Board Member Stufflebean pointed out metal awnings have been approved for this area before. Board Member Verger commented the program is winding down and it would be difficult to deny the awning when other metal awnings have been approved. Board Member Benetti opinioned metal awnings were not the intent of the program and had been exceptions. Board Member Miller agreed and suggested a vinyl awning be considered. Ken Hargens said the reason for requesting a metal awning is they last a long time and look better than some of the other materials. There was discussion on the use of other materials and Board Member Benetti suggested more information be brought to the Agency before a decision was made. Board Member Spangler moved to continue the matter to April 7, 1998. Board Member Stufflebean seconded the motion which passed with all members present voting aye.

**Review of Proposed Major Plan Amendment and Draft Ordinances to Comply with Ballot Measure 50**

City Manager Grile explained Ballot Measure 50 requires certain decisions by the Urban Renewal Agency and City Council prior to July 1, 1998, in order to continue urban renewal property tax collections. City Attorney Tosh said the purpose of the amendment and ordinances to demonstrate compliance with the good faith requirement of the law. Board Member Verger commended Mr. Grile and Mr. Tosh on putting a very complex matter into an understandable format. Mr. Grile reported the Urban Renewal Agency, City Council, and Coos County will need to meet to discuss the maximum allowable debt and the City's preferred choice for tax collection, and suggested April 8, 1998 for the meeting.

Board Member Benetti moved to establish the maximum indebtedness for the Coos Bay Urban Renewal District at \$45,055,764 and for the Empire Urban Renewal District at \$12,550,011; and Option 1 as the method of collection of property taxes. Board Member Stufflebean seconded the motion which passed with all members present voting aye.

**Update on Library Expansion Project**

City Manager Grile reported Karen Turner has been appointed at the project manager, and the project is off-schedule by three weeks due to Mr. Turi's staffing level. Board Member Verger asked what recourse the City would have if the delays continue. City Attorney Tosh said there is a termination clause in the contract. Mr. Grile expressed his confidence in Mr. Turi; noting his past performance has been very good. Board Member Stufflebean commented there could be an increase in materials due to the delay. Mr. Grile asked if the Agency is capping the project at \$1.5 million and Board Member Spangler responded that was the amount the City asked for voters, so there definitely is a cap. Mr. Grile explained the project will be bid in parts and Mr. Turi has assured the City he could do a quality project for \$1.5 million.

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**Discussion of Empire Gateway Project**

City Manager Grile reported that Earl Hempstead does not want the gateway on his property and stated he had reported this to the City. Mr. Grile commented the Agency had two options; locate the gateway on Mr. Hempstead's property anyway or use the McKay's location. Board Member Spangler suggested moving against Coos Bay Marine. Board Member Verger suggested completing some of the other improvements before installing the gateway, and perhaps that would help gain support for the project. Consensus of the board members to move ahead with the improvements and do the gateway portion later.

**Executive Session**

An executive session was held in accordance to ORS 192.660 (1) (e) for the purpose of consulting with legal counsel regarding property acquisition.

The Agency reconvened in regular session.

**Adjournment**

There being no further business, Chair Benetti adjourned the Urban Renewal Agency meeting.

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Joe Benetti  
Chair of the Urban Renewal District  
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