

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

**March 18, 2008**

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

### **Those Attending**

Those present were Chair Jon Eck and Board Members Michele Burnette, Mark Daily, Jeff McKeown, Gene Melton and John Muenchrath. Board Member Stephanie Kramer was absent.

City Staff present were City Manager Chuck Freeman, City Attorney Nate McClintock, City Clerk Vicki English, Fire Chief Stan Gibson, Finance Director Janell Howard, Public Works and Development Director Jim Hossley, Assistant City Manager Joyce Jansen, Library director Carol Ventgen, Police Captain Rodger Craddock.

### **Approval of the minutes of March 4, 2008**

Board Member Burnette moved to approve the minutes of March 4, 2008 as presented. Board Member Daily seconded the motion which passed with Chair Eck and Board Members Burnette, Daily, McKeown, Melton and Muenchrath voting aye.

### **South Coast Development Council Second Quarterly Report**

Ron Opitz, Executive Director of South Coast Development Council (SCDC) gave his second quarterly report. He stated that Oregon Resources Corporation is moving ahead and will start constructing their plant. The estimated cost of this plant is \$45 million. They will also start a process of hiring 70 full-time jobs with living wages and benefits. Oregon Resources Corporation has already donated thousands dollars to the Boys and Girls Club. In addition, the County can gain royalties from mineral rights. Although he can't name the company, Mr. Opitz also reported that this week they entered into the contract phase for 27 acres in the City of Coos Bay. This will be a \$20 million investment in Coos Bay with 170 jobs. All but 10 of these will be full-time with benefits. SCDC has also been acting as a clearing house for Coos County Airport District. They are collecting and distributing over \$80,000 that was committed to new air service; Bandon Dunes donated \$37,500, Sause Bros. donated \$25,000, the Mill Casino donated \$10,000, and Menasha has pledged \$5,000. Sky West will be starting flights before June between here and San Francisco. The \$80,000 will be used to promote the airline flights between Coos Bay and San Francisco. SCDC also received a \$5,000 grant from the Ford Foundation to continue the leadership training between Coos Bay, North Bend, and Charleston. As SCDC gets further along in property transactions, Mr. Opitz said that he will be reporting back. He said we are really solid in looking at 240 jobs in the Bay Area. Mr. Opitz said he was disappointed that Home Depot backed out of the deal with CEDCO. Chair Eck asked if SCDC would be taking a part in keeping Horizon at the Coos County Airport. Mr. Opitz said Horizon is doing well here and would like to expand and have larger planes. Board Member Muenchrath said this is all good news. However, he is concerned that this is the Urban Renewal Agency and this report is an update on the funds appropriated from Urban Renewal. Board Member Muenchrath asked what the Urban Renewal District is getting for the funds they paid to SCDC.

He also asked how Mr. Opitz tracks his time so that we know that the money is being spent in the Urban Renewal District. Mr. Opitz said the 27 acres is in the City of Coos Bay and is in the Urban Renewal District. Board Member Daily also asked to confirm that the 27 acres was in the Urban Renewal District. Mr. Opitz again said yes. Mr. Daily then asked if there were any other projects being worked on for the Urban Renewal District. Mr. Opitz said yes, that is why the 27 acre project is happening. This company wasn't on the map until he began working with them and put the right people together. Board Member McKeown also said SCDC has been working on the Central Dock property and with Corp on the rail issue. Chair Eck asked if there was anything to report on South Town. Ron stated no; there is nothing happening on that property because the property is not for sale.

### **Downtown Urban Renewal Expansion Request**

Public Works and Development Director Jim Hossley reported that Frank and Sandra Maciejewski, the owners of property at 890 Central Avenue have submitted a request asking the Agency Board Members to consider extending the boundaries of the Downtown Urban Renewal District to include their property on the northeast corner of 9th Street and Central Avenue. Mr. Hossley stated that the reason for including the property in the District is to take advantage of the Façade Improvement Program. Public Works Standing Committee requested staff to include the existing and future skateboard park area as an addition to the district as well. Mr. Hossley commented that currently the Downtown Urban Renewal District can add approximately seven acres before reaching the 1%. He said, to include the property at 890 Central Avenue would add 0.84 acres to the district and to include the future skateboard park area would be approximately an additional one acre. Mr. Hossley stated that taking in these properties would limit the Agency's flexibility to expand in the future. Councilor Muenchrath asked that the significance of the 1% be explained to the Agency and public. Finance Director Janell Howard addressed the Council on the significance of the 1% and stated that there are two different things that would happen if we were to exceed the 1%. Ms. Howard stated we would not be able to levy the special levy and without the ability to access the special levy, we would not get as favorable rates on bonds. Ms. Howard clarified that the special levy is levied across all tax payers in the City of Coos Bay and not exclusive to the Urban Renewal District, however it must be spent in the Urban Renewal District. Board Member McKeown stated that by increasing the boundary as requested it would be benefiting only one piece of property and we are not adding any jobs. Board Member Daily stated that coming East on Central and approaching Downtown, the business district starts at 10th Street and it seems appropriate to maintain the look with a facade. City Manager Chuck Freeman commented that the area north on Highway 101 have very narrow parcels and if we were to enlarge and revitalize that area we may want to give some opportunities to those businesses. Mr. Freeman added that we can exceed the 1% but we would not get the revenue and we need to proceed cautiously and generate jobs where we can. Board Member Daily stated that the skate park could bring events to the community and that a skate park would be a benefit to whole community. Board Member Muenchrath stated that he would be more comfortable if we were looking at this with an over all plan. He added that the point of the Urban Renewal District is to upgrade blighted areas and that he did not consider this area as blighted. Board Member McKeown said that he wasn't sure if we can afford to give up our flexibility and miss an opportunity to create jobs and business that we need to attract to our community. He stated that before we move forward, he felt we needed a plan. Chair Eck stated that maybe staff needs to look at the Urban Renewal Agency as a whole and come back to us with a recommendation. Chair Eck said that he would be reluctant to approve this now because

he feels he does not have enough information to see what the future may bring us in the next five or ten years. There was no action taken at this time.

**Discussion on the Hollering Place master Plan Proposals**

City Manager Chuck Freeman reported that the City published request for proposals in December. They are from the Oregon Downtown Development Association (ODDA), Alpha Community Development, and Crow/Clay & Associates. All three proposals meet the requirements. City Manager Freeman requested that staff have more time to review the proposals and possibly have them each do a presentation. There was consensus from the Agency to table this until staff has more time to review and we are able to schedule times for presentations.

**Public Comments**

Geno Landrum of Coos Bay said he is still waiting on the Ped Way to be named. He proposed that it be named the Egyptian Ped Way. At the time he made the request six months ago, the Council was waiting on the retreat to be completed and a report from ODDA. He asked where we are with his request. City Manager Chuck Freeman stated that his request was not here in time to make the agenda. Board Member McKeown said he believed the time to name it would be after the design was completed. Board Member Daily said that some sketches have been submitted by Vicki Dugger of ODDA. Board Member Burnette said that we need to wait to name the Ped Way. Board Member Muenchrath thanked Mr. Landrum for bringing this to the Agency's attention again. He said that we need to move forward on with a plan, a design, and look at naming the Ped Way.

**Adjourn**

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

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Jon Eck, Chair

Attest:

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Mark Daily, Secretary