

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

September 16, 2008

The minutes of the proceedings 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, County, Oregon.

Those Attending

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

Staff present were City Manager Chuck Freeman, City Attorney Nate McClintock, Agency City Clerk Susanne Baker, Economic and Community Development Manager Joyce Jansen, Public Works and Development Director Jim Hossley, Deputy Finance Director Rae Lea Cousens, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Rodger Craddock.

Approval of the Minutes of September 2, 2008

Board Member Michele Burnette moved to approve the minutes of September 2, 2008 as presented. Board Member Gene Melton seconded the motion which passed with Chair Eck and Board Members Burnette, Daily, Kramer, McKeown, Melton, and Muenchrath voting aye.

Presentation on the "Shop Coos Bay" Campaign

Cindi Miller stated that the "Shop Coos Bay" videos for the commercial campaign have been completed. KCBY worked with Ms. Miller to provide quality commercials featuring the downtown core areas of Empire and Coos Bay, various buildings and sites (Hollering Point and Fireman's memorial). Video shots include a crab walking across the dock in Empire and people waving from a boat in the bay. The commercials theme, "Live here, Come here, Shop here", will be aired on KCBY, KPIC, and KVAL over a four-month period. Mayor McKeown stated that he would like to see a third commercial for our local residents that emphasizes the benefits of shopping locally and how it benefits our community. Board Member Muenchrath stated that the educational component is important for our community to understand. Chuck Freeman will obtain and bring back to the Agency estimates for a third commercial to be aired locally that emphasizes the impacts of purchasing locally. Ms. Miller will provide the schedule and air times of the two completed commercials.

Presentation of the South Coast Development Council's Annual Report by Executive Director Ron Opitz

Ron Opitz provided an update on SCDC's projects and new expenditure accountability reports. Various projects continue to progress and new projects commence which include: Jay Eastwood with ODOT Rail and DSL; Dale Sause property south of museum site to the old red antique machine shop; and the college utilizing a downtown restaurant for their culinary students if the owner moves forward with wind turbine contracts. A prototype has been constructed and modeled to the Dept. of Defense. This project is estimated to provide employment for 70 with a contract for 3 1/2 years; meeting on 9/17 with a technology company from California and lenders to put together venture capital to build a facility locally; Oregon Resources building permits have been approved and they have purchased

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materials to start construction; participation in meetings with Skywest to reestablish air service from North Bend to Portland has also resulted in a campaign to gather promotional dollars with \$104,000 raised from local business to promote flights to the south; working with a Chicago firm to promote air service from the bay area and has \$115,000 in revenue guarantees; the Port of Portland has donated \$100,000 toward promotions; working with Project Green a California company involved in the production of medicine; the Ford Foundation continues to sponsor leadership classes for the Bay Area with over 60 people in the third class; potential in a recent 30 acre property exchange on Ocean Blvd; working with SWOCC and the high schools to transition students into a college trades programs; working with the schools and how their improvements can assist in attracting employers to the area; and the November bond measure will be a great benefit to that end and will be discussed in IBO 9/17.

Mr. Opitz thanked the Agency for past support. At the time of contract signing he felt that the expenditure reporting system was sufficient. Pursuant to Board Member Muenchrath's request for more detailed information on expenditures and discussion with Chuck Freeman, SCDC is changing the format of the reports to include the requested detail. The CPA anticipates having the information together in 30 – 60 days.

Board member Muenchrath stated that he appreciates the additional work for the detailed accounting and he will be able to use this information when asked by citizens what and where the SCDC urban renewal funds are spent. Agency Chair Eck stated that funds from the Urban Renewal Agency have to be spent within the district and the separate accounting will reflect the work completed inside versus outside of the districts. Board member McKeown stated to include a detailed written report, for example, the recent activity where a recruitment to the urban renewal district broke down in negotiations because the property owners would not sell, changed focus to another site located in the district, and subsequently moved outside of the district with a completed sale. The report should provide a detail tracking of the accounting showing how this project progressed and the time spent negotiating.

Public Comments

Steve Pickering, resident of Coos Bay, asked if there is any developable industrial property inside Coos Bay. Chuck Freeman stated that there are developable in-fill parcels and a consultant has been hired to update the Buildable Lands Inventory which will provide a detailed inventory. Board member Daily stated that development includes redevelopment of existing structures. Agency Chair Eck stated that attracting businesses to our area regardless of their eventual commitment directly benefits our community and economic development is a regional issue.

Adjourn

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

Jon Eck, Chair

Attest:

Rae Lea Cousens, Acting Recorder