

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

October 19, 2010

A regular meeting was held by the City of Coos Bay Urban Renewal Agency immediately following the City Council meeting held at 7 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Mark Daily, Jon Eck, Joanie Johnson, Stephanie Kramer, Jeff McKeown and John Pundt. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Rae Lea Cousens, Deputy Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Operations Administrator Randy Dixon, Fire Chief Stan Gibson, and Acting Police Chief Gary McCullough.

Consent Calendar

Board Member Pundt moved to approve consent calendar which consisted of 1a: the minutes of the October 5, 2010 Urban Renewal Meeting and 1b: adoption of Resolution 10-05 amending the Downtown Urban Renewal District Plan. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Approval of Intergovernmental Agreement (IGA)
To Authorize Short Term Loan – Approval Would
Require Adoption of Resolution 10-06**

City Manager Rodger Craddock stated the proposed IGA between the City of Coos Bay and the Urban Renewal Agency would appropriate \$2,295,000 in Du Jour financing. This action would provide the debt mechanism necessary to convert tax increment revenues (carryover) into spendable debt proceeds for expenditure by the Urban Renewal Agency. The financing would provide resources for budgeted plan projects up to \$795,000 in the Empire District and up to \$1,500,000 in the Downtown District. Board Member Kramer moved to adopt Resolution 10-06 approving an IGA between City of Coos Bay and the Coos Bay Urban Renewal Agency and authorizing up to \$2,295,000 of Du Jour loans from to finance projects up to \$795,000 in the Empire District and up to \$1,500,000 million in the Downtown District. Board Member Eck seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Economic Revitalization's Quarterly Report by Economic
Revitalization Administrator Joyce Jansen**

Economic Revitalization Administrator Joyce Jansen reported on progress in business retention, projects, noted the private purchase of buildings, new businesses, relocations, and interest in the façade program. Ms. Jansen noted the successful grand opening of the new Visitor Information Center and the significant increase in visitors. Ms. Jansen stated progress continues on the Coos Bay Boat Building Center, the Hollering Place, Egyptian Theatre, and the Oregon Coast Historic Railway. Ms. Jansen stated the key to economic development was to

focus on the work and keep progressing. Economic development was a team sport with its success involving the Agency, community partners, and dedicated staff to implement the goals.

South Coast Development Council's Quarterly Report by Director Sandra Messerle

Sandra Messerle, Director of the South Coast Development Council (SCDC) stated the City of Coos Bay and SCDC have developed a great partnership. Ms. Messerle stated the Sustainable Design Assessment Team (SDAT) Communities by Design program was a success with the final recommendations forthcoming in the next week. The final report would highlight strengths and weaknesses of the community with regard to sustainability, along with opportunities and obstacles to change. The SDAT committee will be meeting to implement the final recommendations. Ms. Messerle stated the bay area has gained the attention of the State and she was contacted by Senator Merkely to discuss the opportunities in our area. Ms. Messerle continues developing community partnerships and is actively involved in the recruitment of new business opportunities in both the Empire and Downtown area such as procuring a tenant for the Hollering Place, looking for businesses to fill the vacant office buildings, looking at northern California businesses who may be interested in relocating, working on broadening transportation options for seafood shipments from our area, and assisting Oregon Resources in procuring the extension of their enterprise zone application. Board Member Kramer thanked Ms. Messerle for the detailed report.

Award of Bid for the Downtown Street Lighting Energy Savings Project

Public Works and Development Director Jim Hossley stated the Oregon Department of Energy (ODOE) awarded the City a grant to change ballasts and install reduced wattage bulbs for the street lights. The in-kind match requires the use of the City's bucket truck, an operator, and personnel for traffic control with a contractor installing new ballasts and bulbs. Bids were advertised with only one bid received, Kyle Electric for \$140,476, which was \$2,343 higher than the estimate and grant award. Board Member Daily questioned if the electric cost savings could be realized in the Urban Renewal fund wherein Board Member McKeown suggested the Urban Renewal Agency's mission was to rehabilitate the district's infrastructure by funding capital projects. City Attorney Nate McClintock stated Agency funds cannot be used to fund operation expenses. Board Member McKeown moved to award the bid for the Downtown Street Lighting Energy Savings Project to Kyle Electric for \$140,746 plus a contingency of \$14,000 for a total project of \$154,746. Board Member Johnson seconded the motion. Board Member Daily stated the mission of the Agency was to benefit the districts and not the entire City and General Fund. The motion passed with Chair Melton and Board Members Eck, Johnson, McKeown and Pundt voting aye. Board Members Daily and Kramer voting no.

Public Comments

Mike Vaughan, Coos Bay: Congratulated Mr. Craddock for his open session performance evaluation and was impressed with Mr. Craddock. Gino Landrum, Coos Bay: Stated he was pleased with award of the street lighting grant, complimented the Agency for partnering with the Boat Building Center, noted over 700 were in attendance at the recent political forum at the Egyptian Theatre, was pleased the performance evaluation was held in open session for

Urban Renewal Agency Minutes – October 19, 2010

transparency, and thanked Mayor McKeown for his service. Steve Pickering, Coos Bay: Stated he was pleased with the service provided by Mr. Craddock. Sandy Messerle, Coos Bay: Noted the Farmer's Market continues through October.

Agency Comments

Board Member Johnson: Stated she was disappointed the additional \$5,000 to complete the Pedway master plan was not approved and would be requesting the item be placed on a future agenda. Chair Melton: Thanked Board Member McKeown for his service over the last three years, support, and the progress accomplished.

Adjourn

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


Gene Melton, Chair

Attest:


Mark Daily, Secretary