

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

September 18, 2012

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 Library Meeting Room, 525 Anderson Avenue, Coos Bay, Coos County, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Jennifer Groth, Jon Hanson, Stephanie Kramer, John Muenchrath, and Mike Vaughan. Board Member Crystal Shoji was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Economic Revitalization Administrator Joyce Jansen, Library Director Sami Pierson, Public Works and Development Director Jim Hossley, Fire Chief Stan Gibson, and Police Chief Gary McCullough.

Public Comments

No comments were given.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of August 21, 2012; and 2b: acceptance of the August 2012 URA combined cash report. Board Member Groth moved to approve the consent calendar approving the minutes of August 21, 2012, and accepting the August 2012 combined cash report. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Groth, Hanson, Kramer, Muenchrath, and Vaughan voting aye. Board Member Shoji was absent.

Approval of Refinancing the Downtown and Empire 2003 Umpqua Bank Loans – Approval Would Require Adoption of Resolutions 12-08 and 12-09

Finance Director Susanne Baker stated in 2003 the Coos Bay Urban Renewal Agency authorized the issuance of bonds for the Downtown District in the amount of \$5,700,000 and \$2,600,000 for the Empire District. The terms of the Series 2003 bonds each required two annual payments, with terms of 15 years, and interest rates of 4.5%. Staff contacted several financial institutions specializing in municipal financing and conferred with the City/Agency's Financial Advisor, Western Mercantile Group, and determined current market conditions were favorable to seek a lower interest rate and refund (refinance) both of the Series 2003 bonds. Ms. Baker advised the existing contracts did not have prepayment penalties and the loan balances were \$2,530,741 for the Downtown and \$1,154,373 for Empire. Staff proposed preparing a Request for Proposal (RFP) for consideration by local and other financial institutions for rate quotes. The scope of the RFP would retain the existing term of the loan and obtain a lower interest rate. If rate terms were favorable enough to produce an adequate debt service savings, then staff would proceed with the refunding. Board Member Muenchrath moved to approve authorization to soliciting an RFP for refinancing of the Urban Renewal bonds. Board Member Kramer seconded the motion. Board Member revised his motion to include approving authorizing solicitation of an RFP, to approve staff to select a financial institution if a proposal provided an adequate debt service savings, to proceed with the refunding, and adopt Resolution

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12-08 and 12-09. Board Member Kramer re-seconded the motion which passed with Chair Melton and Board Members Groth, Hanson, Kramer, Muenchrath, and Vaughan voting aye. Board Member Shoji was absent.

Discussion on Future Uses of the Pedway

City Manager Rodger Craddock provided an overview of the minor enhancements and the various concept design plans which had been considered for the Pedway over the past several years. The most recent proposal was presented by Board Member Vaughan in July 2012 to construct an obelisk near the east end of the plaza. The Agency did not accept the obelisk as a project but Board Member Vaughan was in process of securing donated services and materials to construct the obelisk which could be used as a fundraising thermometer for the Egyptian Theatre restoration project. Mr. Craddock advised the proposal was reviewed by the Egyptian Theatre Restoration Steering Committee, Egyptian Theatre Preservation Association, and the Coos Bay Downtown Association. General consensus of the three groups was the visual obelisk or pyramid fundraising thermometer concept was good, but suggested rather than constructing the obelisk or pyramid, one could be painted on the wall of the building located on the south side of the plaza. The August 30th Egyptian Theatre Fundraising Committee meeting found no support for constructing the piece but they did support and encourage painting an obelisk or pyramid on the south wall of the plaza.

Board Member Muenchrath inquired if there were funds available in the Downtown District for non specific use. Mr. Craddock advised unallocated funds were reserved for future years. Board Member Kramer was in favor of incorporating the Prefontaine mural in the Pedway. Board Member Vaughan suggested incorporating an artistic context to the proposed fundraising mural. Greg Rueger, Coos Bay: stated he served on the board for the Egyptian Theatre Preservation Association and noted the association supported painting the obelisk or pyramid fundraising thermometer concept. Board Member Vaughan suggested the fundraising mural could be painted with little to no costs through volunteer work and donations. It was the consensus of the Agency to move forward with a fundraising mural, for Board Member Vaughan to design a conceptual plan, and to authorize the Egyptian Theatre Preservation Association to choose the final design.

Adjourn

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

Gene Melton, Chair

Attest:

Jennifer Groth, Secretary