

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE March 19, 2013	AGENDA ITEM NUMBER
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TO: Chair Melton and Board Members

FROM: Jim Hossley, Public Works and Development Director

Through: Rodger Craddock, City Manager



ISSUE: Consideration of Bidding to Purchase Property Known as the Sunset Pub at 165 North Empire Blvd

BACKGROUND:

The subject property is approximately 0.23 acre and includes the building known as the Sunset Pub Building. The property is located at 165 North Empire Avenue. The property is zoned C2 and has been most recently used as a pub and auto repair shop on the first floor and residential on the second floor. The property has been acquired by Coos County and is now up for auction. The minimum bid price is \$20,000. The date of the auction is April 13, 2013. Note that the Real Market Value for the property from the last certified tax roll of Coos County is \$141,700.

This property has been a nuisance in the past and the building is currently posted as dangerous. Previous code enforcement issues regarding Sunset Pub were:

- Accumulation of Junk
- Unauthorized Storage on the Public Right of Way
- Report made to Building Official of Unsecured Structure

All code violations (except the dangerous building posting) have been addressed and there are currently no "open or pending cases" in Code Enforcement relating to the property located at 169 N Empire Blvd.

If the URA Board was to purchase the property, there would also be cost associated with demolition of the existing 85' X 75' wood structure building. The cost estimate includes the assumption of hazard materials abatement, both in the building and on site. The Sunset Building had several previous uses; bar/pub, auto paint shop and apartment complex. Therefore there would be an environmental concurrence requirement with/through DEQ. The estimate to demolish the building, remove debris and address environmental issues is \$127,500.

ADVANTAGES:

This would address a blight issue. Per the goals and objectives of the Empire Urban Renewal Plan, one of the primary objectives is to eliminate existing blight and blighting influences. Additionally, demolition and cleanup of the property would also address life safety issues.

DISADVANTAGES:

Cost

BUDGET IMPLICATIONS:

The total cost is unknown pending actual purchase price and demolition costs. In addition, there could be outstanding liens on the property that are unknown at the time of this report. Staff will have a title report for the property prior to the URA meeting. The title report should reveal liens on the property.

ACTION REQUESTED:

If it pleases the Chair and Board Members, authorize the City Manager to submit a bid to Coos County to purchase the Sunset Pub Property at 165 N. Empire Boulevard in Coos Bay for the price to be determined in an Executive Session.

ATTACHMENTS:

None