

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

**March 19, 2013**

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 at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Attending**

Those present were Chair Gene Melton and Board Members Mark Daily, Jennifer Groth, Stephanie Kramer, John Muenchrath, Crystal Shoji, and Mike Vaughan. City staff present were City Manager Rodger Craddock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Economic Revitalization Administrator Joyce Jansen, Public Works and Development Director Jim Hossley, Library Director Sami Pierson, 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 February 19, 2013; 2b: acceptance of the February 2013 URA combined cash report. Board Member Muenchrath moved to approve the consent calendar approving the minutes of February 19, 2013, and accepting the February 2013 URA combined cash report. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Daily, Groth, Kramer, Muenchrath, Shoji, and Vaughan voting aye.

**Approval of the Tax-Exempt Bonds Post-Issuance Compliance Policy**

Finance Director Susanne Baker stated the consideration of the post-issuance compliance policy for tax-exempt bonds was the same as the policy the City Council adopted earlier in the evening. Board Member Groth moved to approve the tax-exempt bonds post-issuance compliance policy. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Daily, Groth, Kramer, Muenchrath, Shoji, and Vaughan voting aye.

**Approval of the City County Insurance Services (CIS) Risk Management Grant – Approval Would Require Adoption of Resolution 13-02**

Finance Director Susanne Baker stated the City of Coos Bay Urban Renewal Agency was awarded a grant by CIS for \$501.65 for a CIS approved risk management project; to upgrade the security system at City Hall with installation of cameras in the front and back lobby area. Ms. Baker noted Resolution 13-02 also included a correction of a previous typographical error in Resolution 13-01 for the new totals of the Downtown Bond Reserve and Empire Bond Reserve funds. Board Member Shoji moved to adopt Resolution 13-02. Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Daily, Groth, Kramer, Muenchrath, Shoji, and Vaughan voting aye.

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### **Consideration of Approval to Bid on a Property Known as the Sunset Pub Located at 165 North Empire Boulevard**

Public Works and Development Director Jim Hossley stated the Sunset Pub was recently acquired by Coos County and would be up for auction. The minimum bid price was \$20,000 and the auction was scheduled for April 13, 2013. The property included a building on .23 acres, was located at 165 N. Empire Boulevard, and was zoned C2. Mr. Hossley noted the property had been a nuisance in the past and the building was currently posted as dangerous. If the URA purchased the property there would be a cost associated with demolition of the existing wood structure building. Estimated cost for abatement included the assumption of hazardous material abatement for both the land and building was \$127,500. Mr. Hossley reported outstanding liens. Board Member Shoji inquired if the Empire Urban Renewal District had capacity to purchase the property whereby City Manager Rodger Craddock advised the Empire district had positive cash flow and was in a position to purchase the property. Mr. Craddock advised one of the purposes of urban renewal was to eliminate blighted property. Board Member Daily was in favor of purchasing the property if Agency agreed to sell the property. Board Member Muenchrath was not in favor of purchasing the property. Board Member Daily moved to buy the Sunset Pub property, to demo the property, and place it up for sale. Board Member Kramer seconded the motion. Discussion continued. A call for the question was made which failed with Board Members Daily and Kramer voting aye and Chair Melton and Board Members Groth, Muenchrath, Shoji, and Vaughan voting nay.

### **Consideration of Approval on a Memorandum of Understanding (MOU) with the International Port of Coos Bay for the Installation and Construction of Fence and Sidewalk Along Bayshore Avenue**

City Manager Rodger Craddock stated the International Port of Coos Bay approached City staff about the need for fencing along the east side of Bayshore Avenue in effort to minimize trespass and promote pedestrian safety related to the Coos Bay Link tracks. The Port proposed to install vinyl coated chain link fence from the south end of the existing railed fence (at Anderson Avenue) south 1200 linear feet to the vicinity of the Rail Museum. City staff expressed concern about the visual impact of a chain-link fence in the downtown in addition to the fence would require those parking on the east side of Bayshore Avenue to walk in the street due to the lack of a sidewalk. The Oregon Department of Transportation (ODOT) and the Port were willing to partner with the City to engineer and construct a sidewalks and install concrete posts to support fence railing from north of the Historic Railroad Museum down to Front Street. The cost to the City for prep work needed for the sidewalks and fencing was estimated at \$85,995 in addition to ODOT's estimated cost of \$145,800. City staff drafted a Memorandum of Understanding (MOU) on behalf of the URA requesting the Port to contribute \$35,500 towards the sidewalk and fencing prep work. Board Member Shoji moved to authorize the Urban Renewal Agency to enter into an agreement with the Port of Coos Bay for the City to complete prep work and for the Port to reimburse the City for up to \$50,000 for the construction and installation of sidewalks and fencing along Bayshore Avenue. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Daily, Groth, Kramer, Muenchrath, Shoji, and Vaughan voting aye.

City Manager Rodger Craddock advised the City proposed fence would include stamped concrete posts and 1940 vintage bridge railings. Board Member Vaughan suggested replicating

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the triangle casting pattern from the McCullough Bridge to the concrete posts for the proposed fencing. It was the consensus of the Agency to recommend Board Member Vaughan's proposed changed to ODOT.

### **Adjourn**

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

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Gene Melton, Chair

Attest:

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Mike Vaughan, Secretary