

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
April 16, 2013	

TO: Chair Gene Melton and Board Members

FROM: Joyce Jansen, Economic Development Administrator

Through: Rodger Craddock, City Manager *REC*

ISSUE Consideration of a Façade Grant for the Ford Building, 245 South 2nd Street

BACKGROUND

David Ford has submitted a façade improvement grant application for his building located at 245 South 2nd Street. The building is located in the core downtown business district next door to the Coos Art Museum and abutting the 4th and Curtis public parking lots. The building was constructed in 1947 and two additions were constructed in later years. The construction and age of the building, as well as being located in the flood plain present some challenges in renovating the building. Mr. Ford is working with Oregon Energy Trust and Sol Coast Design to include energy efficient and green technology throughout the building.

To date extensive renovations have been done to the interior, including replacing electrical and water systems, installing a new heating/cooling system, adding insulation throughout the building, addressing flood plain issues, and adding energy efficient and green technology. Mr. Ford has contracted with Sol Coast Design to manage the project. Both the owner, David Ford, and Sol Coast Design representative, Perry St. John, will be at the Urban Renewal Agency's meeting on April 16th. The cost of the renovations is considerable partially due to the age of the building and significantly due to all four sides of the structure being visible from the downtown streets. Due to the amount of work necessary to renovate the facade of the building, the project will be done in two phases. The first phase of the project will replace and/or relocate windows and doors, repairing and painting the exterior, and replacement of the sidewalk on the north side of the building. Phase 2 will add architectural features and awnings.

The façade improvement program is a 50/50 matching grant with a maximum grant award of \$25,000. Grants are based on the low bid and funds are disbursed upon completion of the project and inspection by City staff. Mr. Ford has met all requirements of the grant application. The Design Review Committee has reviewed the proposed project and recommends the Urban Renewal Agency approve the project for grant funding. The low bid for the project is \$58,735 and if approved, the grant would be for \$25,000.

ADVANTAGES

The Façade Improvement Grant Program is designed to provide financial assistance to property owners and tenants of commercial properties to promote the revitalization of Coos Bay's Urban Renewal Districts. Repurposing the 1947 structure will greatly enhance the downtown business district and meets the intent of urban renewal to remove blighted areas. In the past year a

Façade Grant Report – The Ford Building
April 16, 2013 – Page 2

number of façade improvements have been made to buildings in the downtown core area including the Coos Art Museum, City Hall, Memories of Time, and the old Bank Building on Central Avenue.

DISADVANTAGES

None identified.

BUDGET IMPLICATIONS

Funding for the proposed project would be from the Downtown Urban Renewal Capital Projects Façade Program, line item 57-940-520-2415.

ACTION REQUESTED

Staff is requesting the Agency award a façade improvement grant for \$25,000 to David Ford to renovate property located at 245 South 2nd Street, Coos Bay.

Attachment: Façade grant application



City of Coos Bay

Façade Improvement Grant Program Application

Name of applicant DAVID FORD

Name of business FORD BUILDING MANAGEMENT, LLC

How many years in business _____

Address of business storefront or building to be rehabilitated 245 S 2ND ST. COOS BAY

Phone number 541-888-6871 E-mail address DFORD.COOS@GMAIL.COM

Type of business COMMERCIAL BUILDING MANAGEMENT

Applicant is the ☒ Property Owner ☐ Business Owner ☐ Other _____

If not owner of property, does applicant have lease: yes ☐ no ☐

If yes, Expiration Date: NA If no, explain: _____

Property owner or property manager's name (if different from applicant), address and phone number _____

NA

PROPOSED FAÇADE IMPROVEMENTS

Please describe the proposed improvements to the property. Include three copies and one original color photograph that show existing conditions of façade proposed for renovation. Photos may be submitted electronically to jjansen@coosbay.org Describe completely proposed improvements:

REPLACE AND/OR RELOCATE WINDOWS AND DOORS TO
IMPROVE ENERGY PERFORMANCE, APPEARANCE & TO REFLECT
NEW OCCUPANCY USE. IN-FILL RESULTING VOIDS AT
ABANDONED FENESTRATION LOCATIONS. PAINT EXTERIOR OF
THE BUILDING. REPLACE SIDEWALKS ON NORTH

Estimated cost of project \$58,735

Proposed start date MAY 2013

Time line/estimated completion date for project 60-90 DAYS

If this is a time critical project, please state latest date that applicant can be notified of grant funding approval MAY, 2013.

Brief explanation of factors contributing to the critical timing of this project: SEQUENCING OF
TENANT UPFIT WORK AFTER THIS WORK IS COMPLETE. OWNER
NEEDS THE BUILDING TO START GENERATING INCOME.

The expected processing time from submission of application to final commitment of funds is 4-6 weeks.

REQUIRED SUBMITTALS

The following items must be with the application form:

1. Three (3) detailed, itemized competitive bids from licensed contractors for the proposed work. The grant award is based on the low bid, however, an applicant may use his/her choice of contractor and pay the difference.
2. Evidence of property ownership. A copy of property tax record (available from the county assessor's webpage) may be used. For tenant business applicants, written and signed permission from the property owner is required.
3. Evidence that all city taxes, licenses and fees are current. For taxes, a copy of property tax information from the Assessor's webpage. For licenses, a photocopy of current business license may be submitted.
4. Proof in the form of documentation from the applicant's bank or lending institution demonstrating financial ability to complete the project. This document would be similar to a letter of recommendation from your banker.
5. One copy of a location map. May be obtained from the Public Works Engineering Department.
6. If architectural changes are being made to the façade of the structure:
 - a. A site plan drawn to scale indicating property lines, existing and adjacent structures and existing landscaping is required.
 - b. 12 copies of building elevation(s) drawn to scale indicating all existing as well as proposed design and structural changes and building materials and colors. The elevation drawing(s) should also include the size and location on the building of any sign modifications or awning changes.
 - c. If the project is repair/replacement of siding, repair/replacement of existing architectural features, and painting, color digital pictures shall be submitted and a site plan drawing is not required.
7. 12 copies of materials and color samples

NOTE: If required information is not submitted with the application, application will be returned to Applicant for completion prior to review by the Design Review Committee.

The applicant understands that the proposed exterior storefront improvements must be evaluated and approved by the Coos Bay Urban Renewal Agency as well as other local agencies. Certain changes or modifications may be required by these agencies or by the Coos Bay Urban Renewal Agency prior to final approval for funding.

Improvements will be evaluated on the criteria listed in the guideline section of the Façade Improvement Grant Program description.

Grant funds are considered taxable income by the Internal Revenue Service. A W-9 form must be submitted to the City of Coos Bay if grant funds are awarded to the applicant.


CERTIFICATION BY APPLICANT

The Applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of obtaining a grant, and is true and complete to the best of the Applicant's knowledge and belief.

If the Applicant is not the owner of the property to be rehabilitated, or if the Applicant is an organization rather than an individual, the Applicant certifies that her/she has the authority to sign and enter into an agreement to perform the rehabilitation work on the property. Evidence of this authority must be attached.

Verification of any of the information contained in this application may be obtained from any source named herein.


Applicant Signature


Date

Applicant Signature

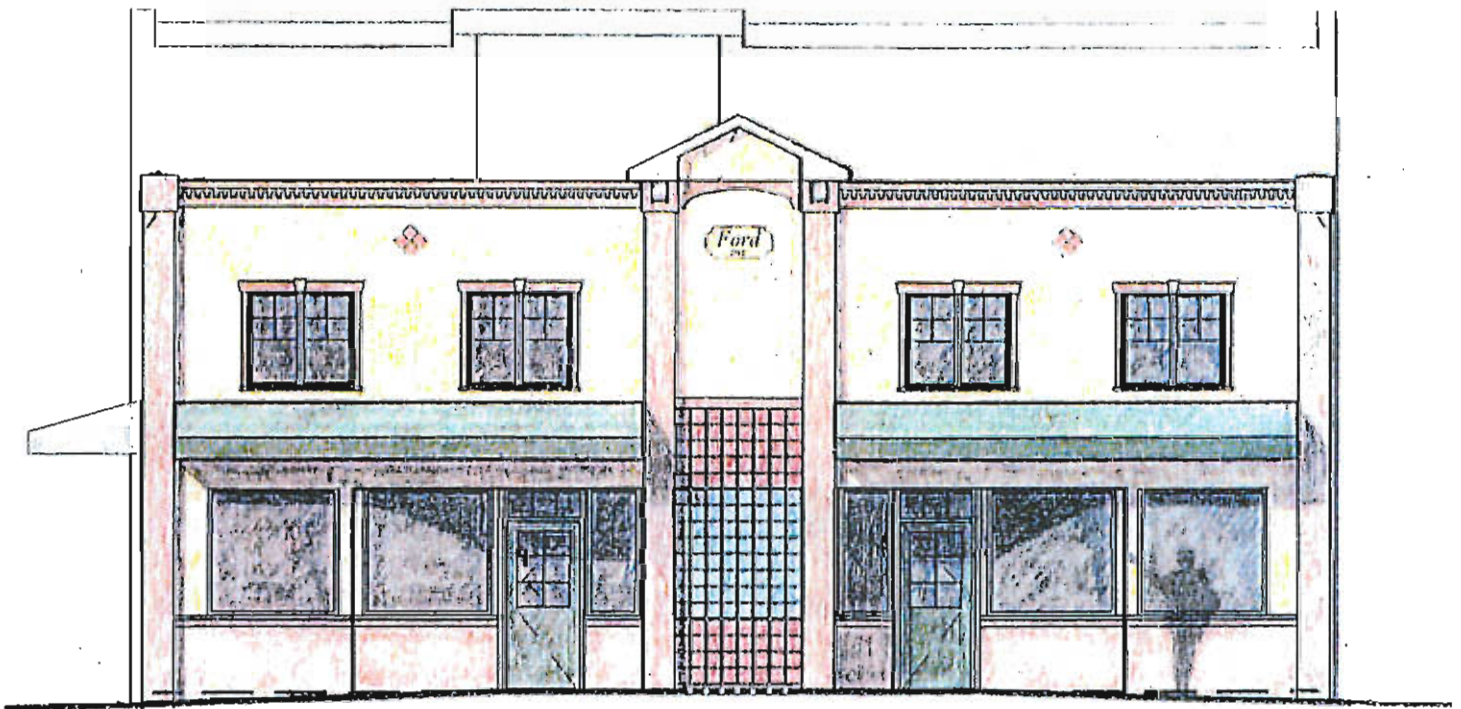
Date

Return Application to:

COOS BAY URBAN RENEWAL AGENCY
Economic Revitalization Administrator
500 Central Avenue
Coos Bay, OR 97420
(541) 269-8924

\\cityman-sv1\home\jansen\my documents\Facade program\application for grant-2012-august.doc

City of Coos Bay
Façade Improvement Grant Program
Application (Phase I)



The Ford Building
245 S. 2nd Street
Coos Bay, Oregon

The Ford Building
245 South 2nd Street, Coos Bay OR



East and north sides of the building



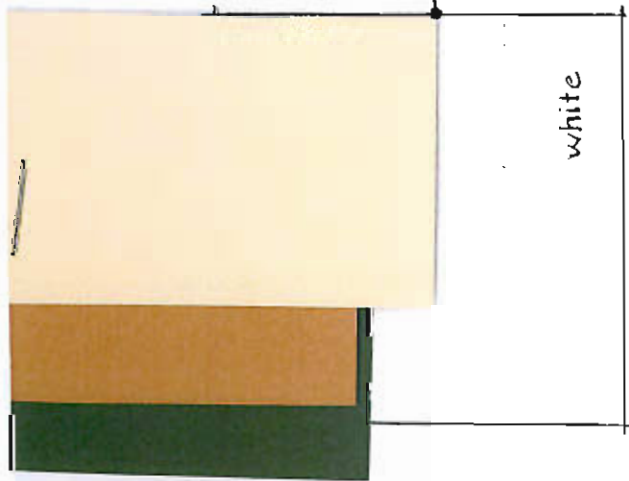
West and partial south view



South side of building adjacent to 2nd and Curtis public parking lot

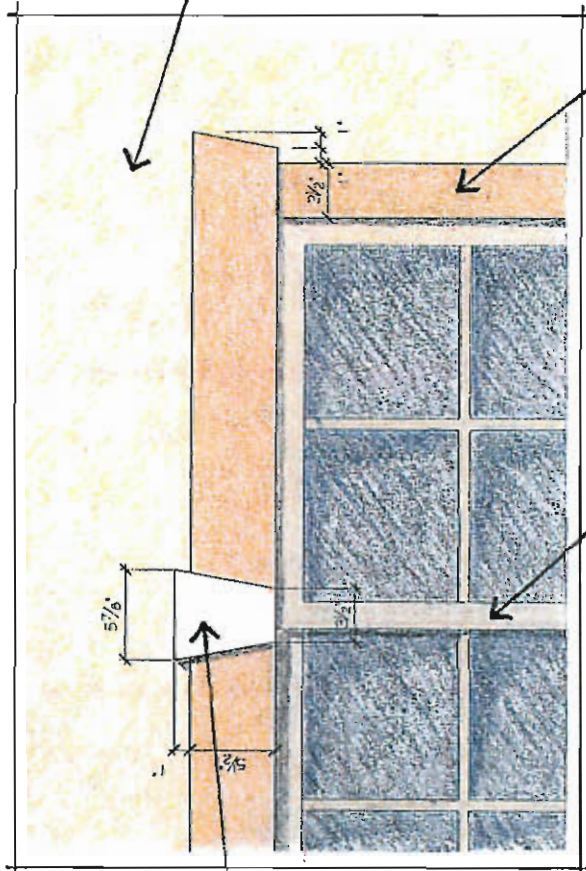


West side of building

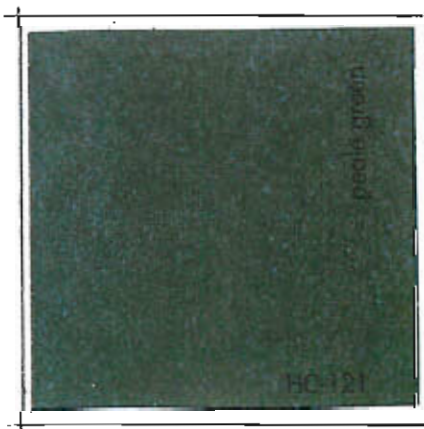


white

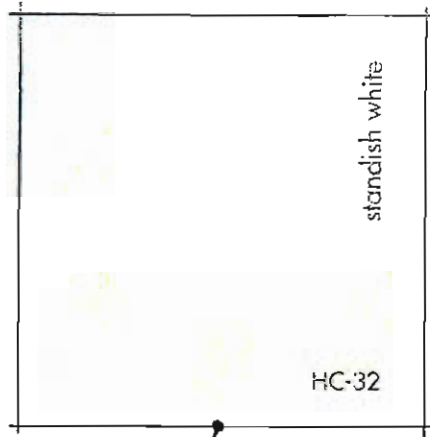
ACCENTS



WINDOW DETAIL



DOORS & AWNINGS



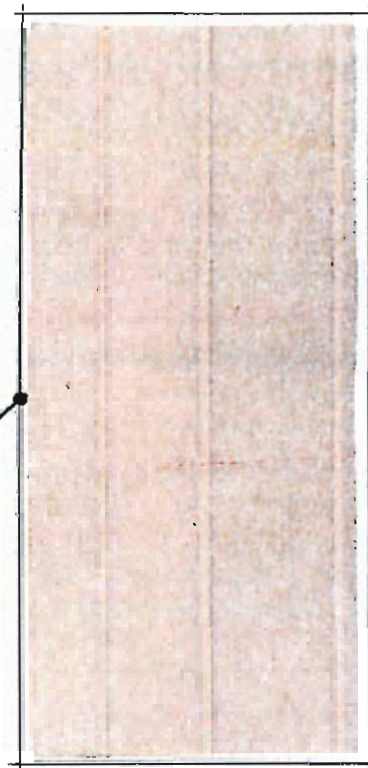
standish white

FIELD



richmond gold

TRIM



VINYL WINDOWS

C1

Exterior Colors

LOGO	SS	DOWN UP	PS
COLOR	AS NOTED	WINDOW	AS NOTED
SCALE	AS NOTED	DATE	3-25-2013

PROJECT

FORD BUILDING REMODEL
Phase I Facade Grant Application
245 S. 2nd Street
Coos Bay, OR

General Notes





Sol Coast Consulting & Design, LLC
Sustainable Building Resources for Performance Consulting
Our Mission is to Support Strategic growth, responsible development, and sustainable living on the Southern Oregon coast.
LICENSED, LICENSED, & INSURED: CCB 16438
65431 Millcove Ln., Coos Bay, OR 97420
541-266-0877 www.solcoast.com

SINCE 1983

Agenda Item #3

DATA	Q3 (1816)	PM	25%	75%	max/min
Q1	PM 10:15-11:00	PM 12:30-1:00 20-25	PM 4:15-4:45	12:15	10:15-11:00
Q2	PM 11:00-11:30	PM 12:30-1:00	PM 4:45-5:15	2:15	11:00-11:30
Q3	PM 11:30-12:00	PM 12:30-1:00	PM 5:15-5:45	3:15	11:30-12:00

Sol Coast Consulting & Design, LLC
 10000 Highway 1, Suite 100, Jacksonville, FL 32217
 Our mission is to support the state's growth,
 investment, development, and sustainable living
 in the Southeastern region.
 Licensed, insured, & available for in-person
 654.311.2222 or 654.311.2223
 www.solcoast.com

NAME	DATE	TYPE	STATUS	CLASS
	$4' \times 4'$	1/2" / 1/2"	1/2" / 1/2"	1
	$4' \times 4'$	1/2" / 1/2"	1/2" / 1/2"	1
	$4' \times 4'$	1/2" / 1/2"	1/2" / 1/2"	1
	$4' \times 4'$	1/2" / 1/2"	1/2" / 1/2"	1

2. **Plans to change for Synthetic Stereo Ink system (SIS)** is **Optical Outlines (OO) System, Option 1**. Approved manufacturers include **Dynaprinting, Inc.**, **Medco Products, Inc.**, **Quercus (a B&B company)** and **SID Industries**.

DATE	4/2/2016	PG	1
NAME	ANAND K C	DATE	4/2/2016
AGE	27	DATE	4/2/2016
SEX	M	DATE	4/2/2016
HT	170	DATE	4/2/2016



A5

Project	Ford Building Remodel
Location	Scott Kent Ferry
Address	245 S. 2nd Street Coos Bay, Oregon
Architect	David Ford David Ford and Associates
Permit	2/20/13
As Needed	2/13/13

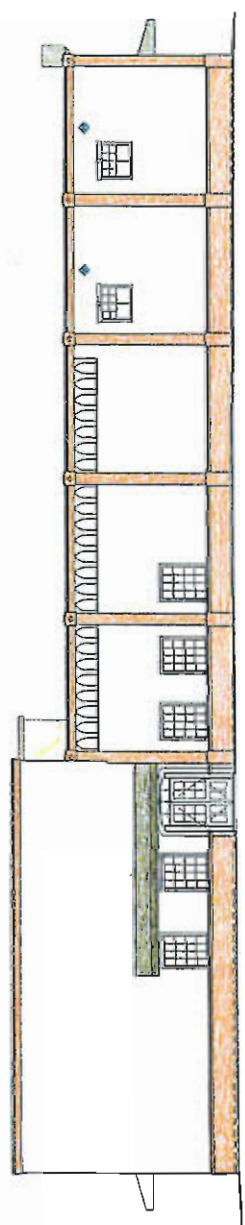
David Ford
245 S. 2nd Street
Coos Bay, Oregon

FACADE GRANT PHASE II FUTURE

General Notes

SINCE 2002

Soi Coast Consulting & Design, LLC
Our mission is to support strategic growth,
regenerate development, and maximize quality
of the building design process.
LICENSED ARCHITECT & INTERIOR DESIGNER
64431 MILLCREEK LN., COOS BAY, OR 97420
541-266-0277 www.soicoast.com



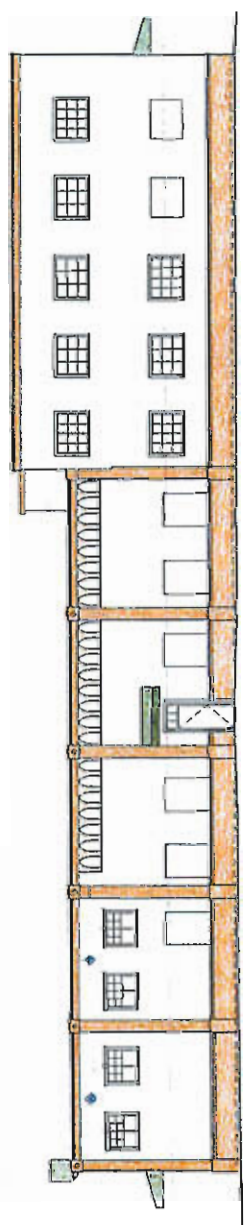
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

PHASE II