

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE August 20, 2013	AGENDA ITEM NUMBER
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TO: Vice-Chair Mark Daily and Board Members

FROM: Eric Day, Community Development Director
Through: Rodger Cradock, City Manager *RC*

ISSUE: Consideration of a Façade Grant for Rich Gallagher
920 Newmark Avenue, Coos Bay (T.25, R.13, S20BA-Tax Lot #8600)

BACKGROUND

Rich Gallagher, owner of the above described property, has submitted a façade improvement grant application. Mr. Gallagher is proposing to make façade improvements to repair the stucco, paint the exterior of the building (including new roll-up doors), and replace the concrete driveway on the west side of the building. The proposed color scheme for the building is "Sand" for the body and "Dark Brown" for the trim and roll-up doors.

The eligible improvements for the façade grant include "repair and replacement of sidewalks if the sidewalk is part of an overall façade improvement project". When staff and the Design Review Committee (DRC) initially reviewed the grant proposal, the applicant was told that the driveway would be eligible for the grant as it was part of the façade improvement. It is staff's understanding that the Urban Renewal Agency (URA) has the ability to have some leeway in determining if a particular proposal meets the eligibility requirements, and it is staff's advice that this proposal meets the purpose of the program.

The building was constructed prior to 1968, and it is located on the northeast corner of Newmark Avenue and North Main. In 2007, the previous owner received a Façade Improvement Grant to paint the exterior of the building. In June of 2012, the building's Interior/exterior was damaged in a fire. Since his purchase of the property in February of 2013, Mr. Gallagher has completed roof repairs, replacement or enclosure of the windows, and installation of new roll-up doors.

On April 29, 2013, the Design Review Committee reviewed Mr. Gallagher's request and recommended approval as submitted.

As required by the program, Mr. Gallagher has obtained three bids for the façade project. The bids were from local contractors. The façade improvement bids were \$6,900, \$9,750 and \$13,800. The bids to replace the driveway on the west side of the building were \$7,000, \$10,000 and \$11,335. Subject to approval by the Urban Renewal Agency, the façade improvement program provides up to 50 percent of the project cost with a maximum of \$25,000.

ADVANTAGE

The façade grant will enable Mr. Gallagher to make improvements to the property located at 920 Newmark Avenue. The goal of the Empire Urban Renewal Plan is to provide a more attractive

living, working, and shopping environment in the commercial area of Empire.

DISADVANTAGE

None identified.

BUDGET IMPLICATIONS

Funding for the proposed improvements would be from the Empire Urban Renewal District / Façade Improvement Grant #58-945-520-2415 in the amount of \$6,950, which is 50% of the lowest bids that Mr. Gallagher obtained for the project.

ACTION REQUESTED

Staff is requesting the Agency award a Façade Improvement Grant for \$6,950 to Rich Gallagher for the proposed façade improvements of stucco repair, painting the exterior of the building; and replacement of the concrete driveway on west side of the building at 920 Newmark Avenue, Coos Bay, Oregon.

Attachments: Façade photos of July 30, 2013
Façade grant application
Driveway paving plan
Location map

FAÇADE IMPROVEMENT GRANT APPLICATION
920 Newmark Avenue – Rich Gallagher
Photograph Taken July 30, 2013



View of South Elevation facing Newmark Avenue



View of West Elevation facing North Main Street



View of North Elevation



View of East Elevation facing off-street parking lot



City of Coos Bay

Façade Improvement Grant Program Application

RECEIVED JUL 18 2013

Name of applicant Rich Gallagher
Name of business Gallagher Construction
How many years in business

Address of business storefront or building to be rehabilitated
920 Newmark Coos Bay

Phone number 541-756-2255 E-mail address

Type of business Construction Leasing

Applicant is the Property Owner Business Owner Other

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

If yes, Expiration Date: If no, explain:

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

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:

Paint exterior of Building & Trim
per spec sheet
Color main Body Sand - trim dark Brown
Replace driveway per drawing

Estimated cost of project _____

Proposed start date August 15th

Time line/estimated completion date for project Sept 30th

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

Brief explanation of factors contributing to the critical timing of this project: _____

Rain

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:

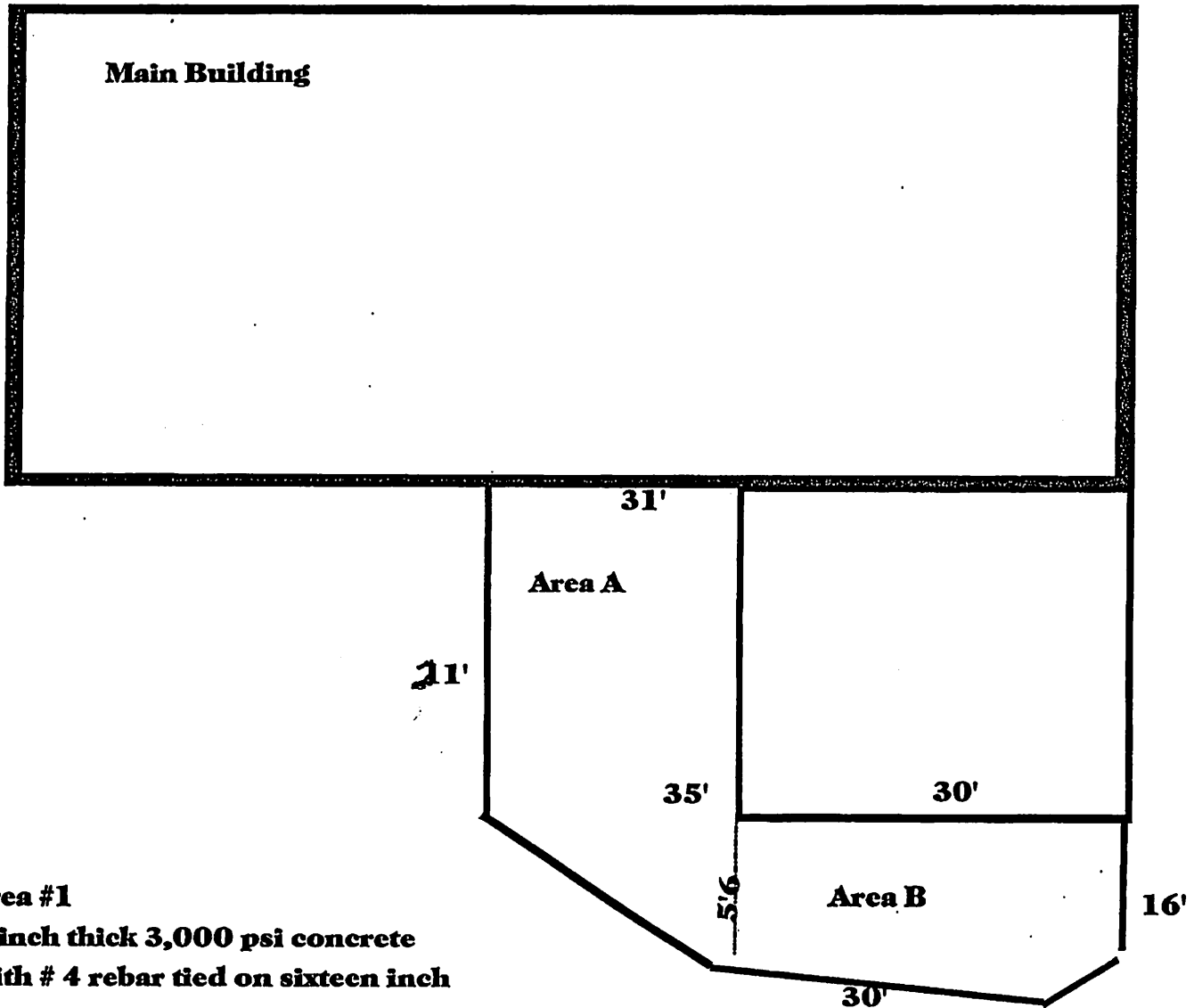
**COOS BAY URBAN RENEWAL AGENCY
Economic Revitalization Administrator
500 Central Avenue
Coos Bay, OR 97420
(541) 269-8924**

Gallagher Construction

2265 Hayes Street North Bend OR 97459

541-756-2255

Cell 541-297-5444



area #1
6 inch thick 3,000 psi concrete
with # 4 rebar tied on sixteen inch
centers

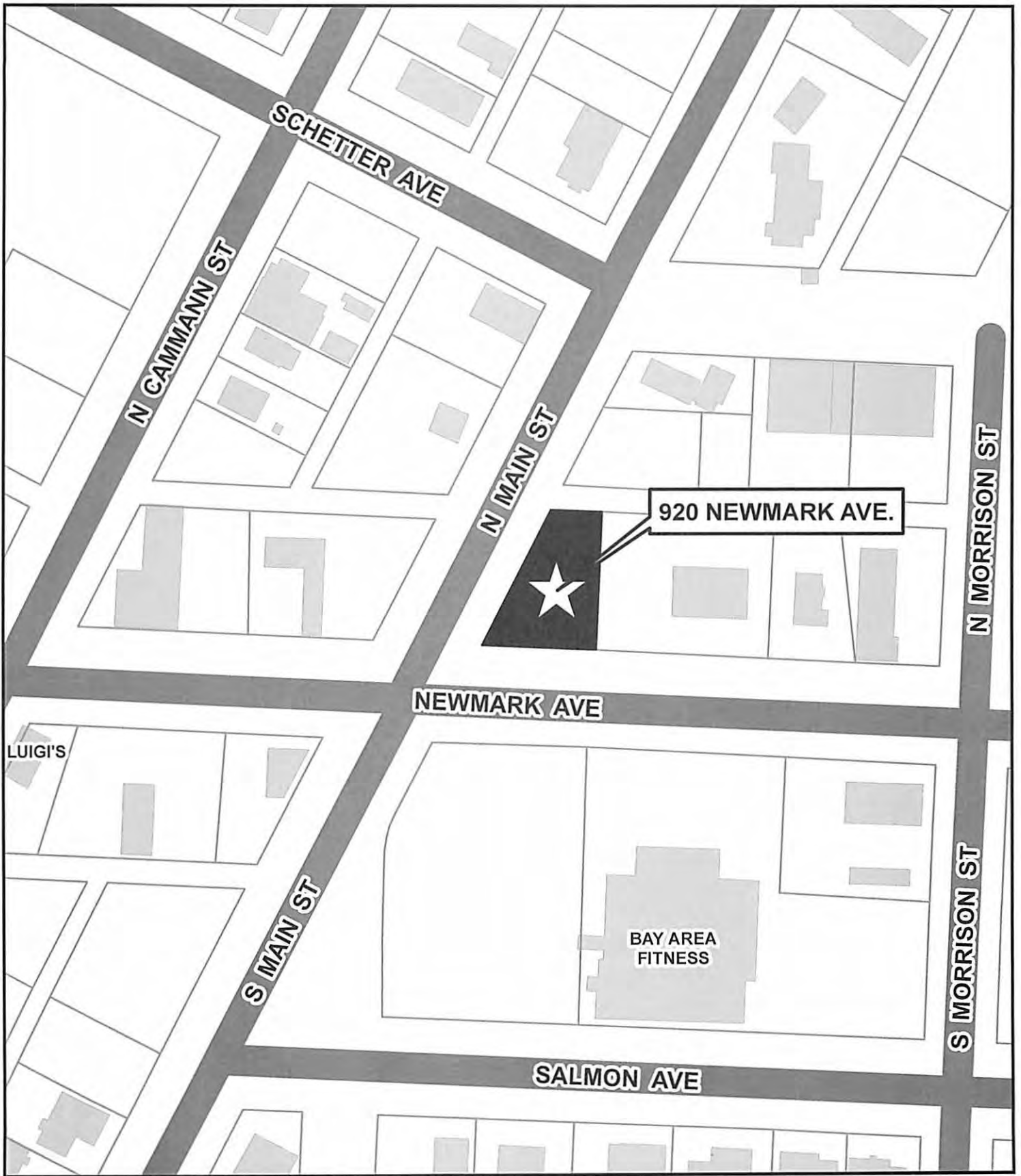
area # B
4 inch concret no rebar

All areas to be compacted to grade
no concrete to be wash into the
street,
On completion of job all debri is to
be removed

Not to Scale

Recd

Agenda Item #4



LOCATION MAP



1 inch = 100 feet