

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE October 1, 2013	AGENDA ITEM NUMBER
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TO: Chair Daily and Board Members

FROM: Rodger Craddock, City Manager

ISSUE SALE OF URA OWNED PROPERTY

BACKGROUND

During the URA meeting on August 20, 2013, the Board discussed the possibility of selling the URA owned lot (TL3600) at the NW corner of Cedar Ave / Bayshore Drive intersection (former Redneck Motors site). During the discussion, Ray Penny advised the Board that he owned the property (777 Bayshore Dr.) just south of the former Redneck Motors lot which he currently had listed for sale. Mr. Penny suggested that if the URA was interested in selling (TL3600) the property that it might be advantageous to vacate the unimproved street (Cedar Ave.) between the two properties as it was not suitable for a street, and it might make the involved properties more desirable.

The URA purchased the property in 1998 at a cost of \$80,000 for future development of an access route to the Front Street Redevelopment Project and as part of the Front Street Master Plan. The conceptual design included an off ramp from Broadway (HWY 101 South) onto Cedar Avenue intersecting with Bayshore Drive (HWY 101 North) or over Bayshore Drive (see the attached renderings). Ultimately, the proposed off ramp or exit off of Broadway was deemed not viable due to the following issues:

- Elevation Issues (Eastside of south bound lane)
- Car Stacking (If the ramp were to be there it would create stacking on US Hwy 101 on a hill, thus creating vision clearance issues and the potential of rear end collisions)
- Required Radius (off ramps require a minimum radius; it does not appear this meets the requirement.)
- Additional Land Acquisition (Additional land along the eastside of the road would be needed to construct sufficient retaining wall of 50'.)

Upon review, it is the consensus of staff that proposed traffic improvement options would be very expensive to construct due to all of the above listed obstacles. The cost may not be justified given that Alder Avenue is approximately 500' south of this location, and it does provide access to Front Street.

In regards to surplusing the property, ORS 221.725 regulates the sale of publicly owned property. The process to sell publicly owned property includes the following:

- Publish a notice of the proposed sale in a newspaper of general circulation in the City.
- Hold a public hearing concerning the proposed sale.

- Establish a reason for the sale and future use of the property. (The URA cannot develop the lot as it was intended when purchased. The future use of the property could include a commercial development.)

ADVANTAGES

The proposed sale of the property would put the property back on the tax rolls and would make the property available for future commercial development.

DISADVANTAGES

None identified

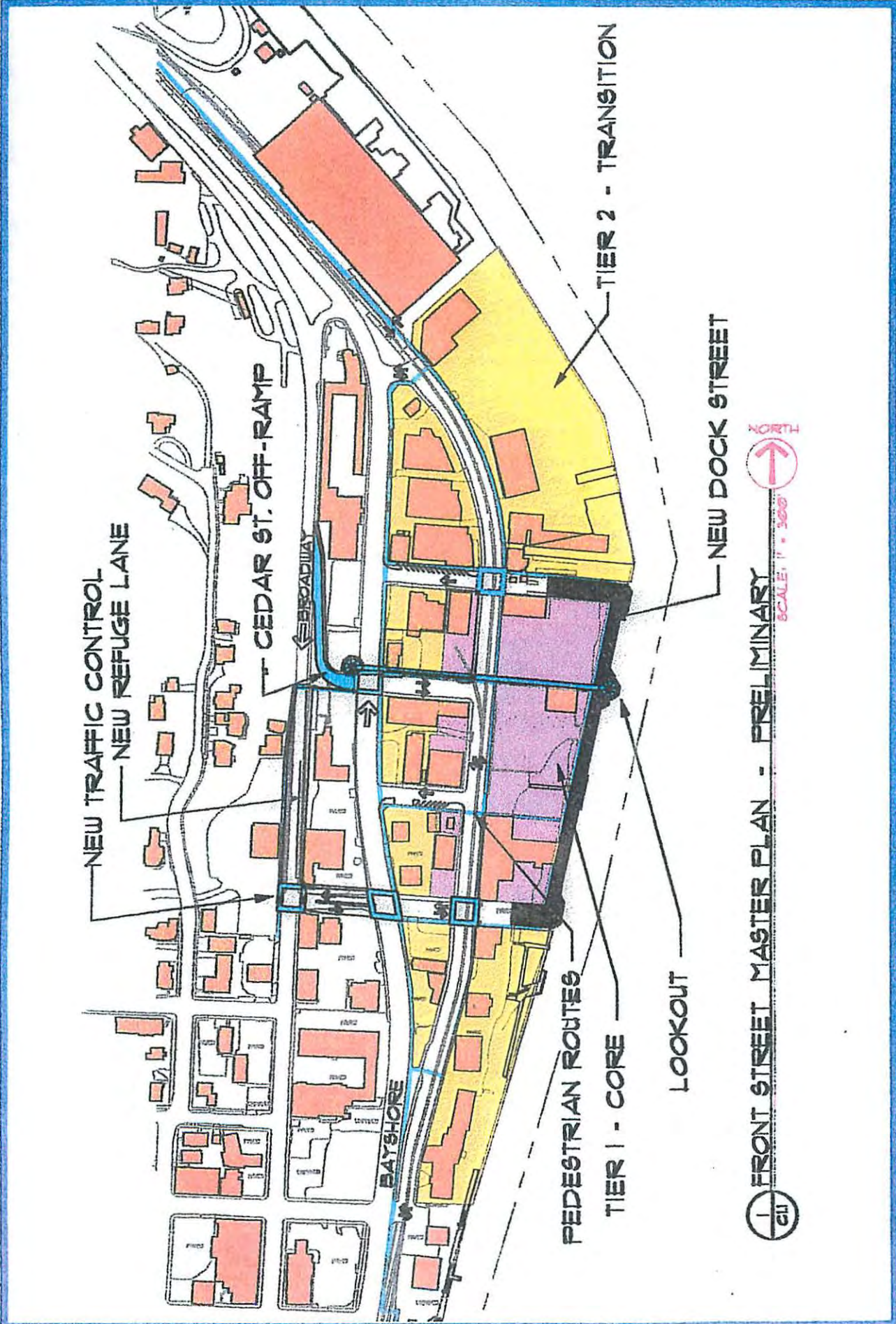
BUDGET

The exact impact (positive and negative) is yet unknown. Staff suggests determining the fair market value of the property before any possible sale should the URA decide after the public hearing to surplus the property. Determining the fair market value might require an appraisal.

RECOMMENDATION

After holding the public hearing and if it pleases the URA, direct staff to do the following:

1. Apply to the City for vacation of Cedar Avenue adjacent to TL3600 and between Broadway and Bayshore Blvd.
2. Determine the fair market value of the lot, and make it available for purchase to the highest bidder at or above the fair market value.



 NORTH
 SCALE: 1" = 500'
 FRONT STREET MASTER PLAN - PRELIMINARY

ARCHITECTS and PLANNERS


 M.S.W. & W.C.

PROJECT TITLE:
 FRONT STREET
 MASTER PLAN

SHEET TITLE:
 OWNERSHIP MAP

DATES:
 1973

PROJECT #
 973

C1.



PROJECT TITLE:
FRONT STREET
MASTER PLAN
Coos Bay, Oregon



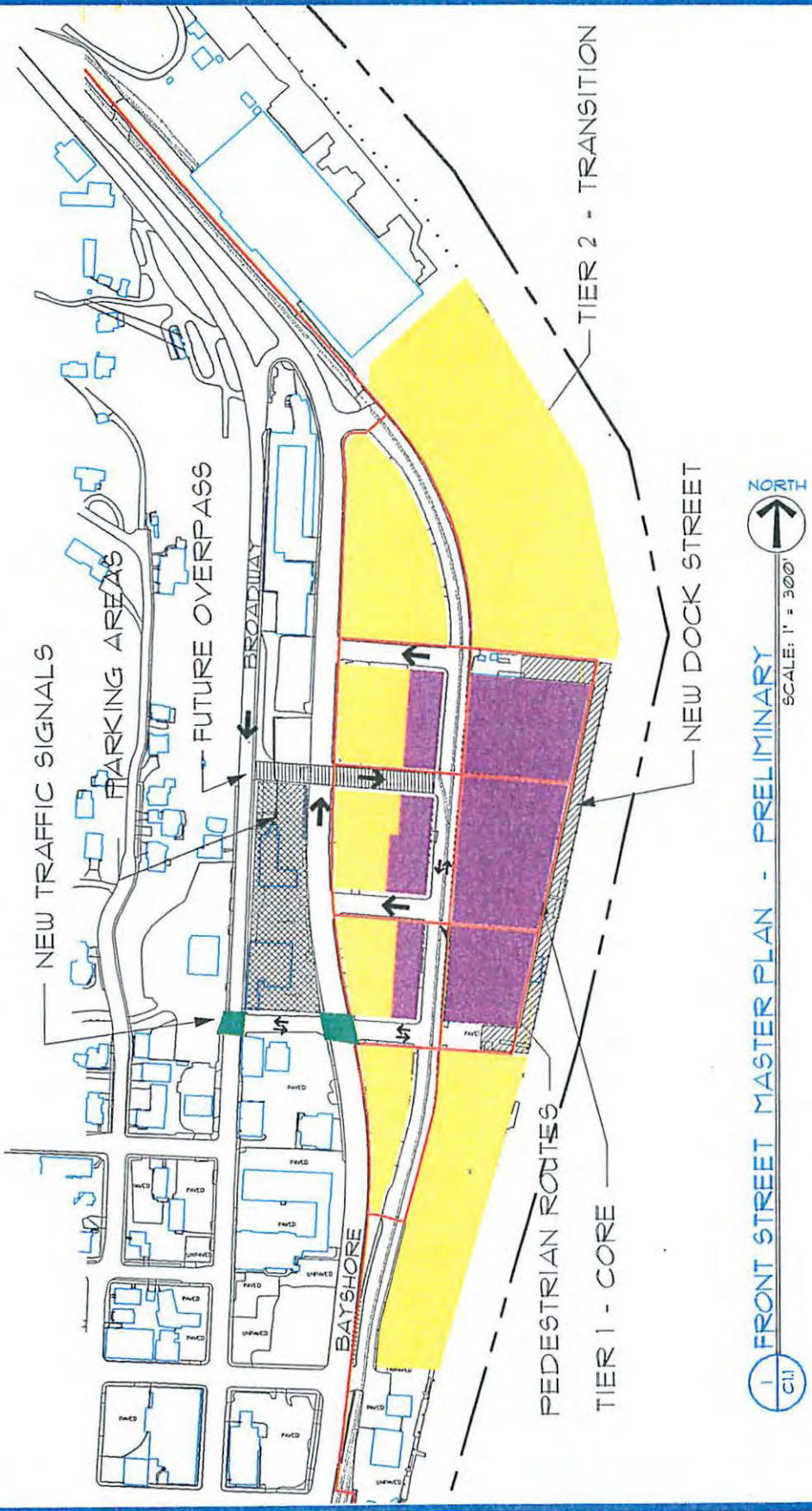
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SHEET TITLE:
OWNERSHIP MAP

DATES:	12-16-97
PLAN REVIEW	
ISSUE/REV	
CONST. SET	
REVISION	
REVISION	
REVISION	

PROJECT #
9734

C1.1



SCALE: 1" = 300'

1 FRONT STREET MASTER PLAN - PRELIMINARY



Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USGS, AEX, Getmapping, Geoport, IGN, IGP, swisstopo, and the GIS User Community



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Date: 8/27/2013



1 inch = 60 feet

