

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

October 1, 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 Mark Daily and Board Members Jennifer Groth, Stephanie Kramer, Gene Melton, John Muenchrath, Crystal Shoji, and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nathan McClintock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Library Director Sami Pierson, Community Development Director Eric Day, Public Works Director Jim Hossley, Acting Fire Chief Mark Anderson, and Police Sergeant Mike Shaffer.

Public Comments

Geno Landrum, Coos Bay: inquired if he would be allowed to make public comments about agenda items whereby Chair Daily confirmed public comment would be allowed for each agenda item.

Consent Calendar

Chair Daily reviewed the consent calendar which consisted of 2a: approval of the minutes of September 3 and 17, 2013; and 2b: acceptance of the August 2013 URA combined cash report. Board Member Shoji moved to approve the consent calendar approving the minutes of September 3 and 17, 2013 and accepting the August 2013 URA combined cash report. Board Member Kramer seconded the motion which passed with Chair Daily and Board Members Groth, Kramer, Melton, Muenchrath, Shoji, and Vaughan voting aye.

Public Hearing to Consider Surplus of Urban Renewal Owned Property/Redneck Motors and Consideration of Applying for a Vacation of Cedar Street Between N. Broadway Street and Bayshore Drive

City Manager Rodger Craddock stated during the August 20, 2013 Agency meeting the Board discussed the possibility of selling the URA owned lot (TL3600) at the NW corner of Cedar Ave and Bayshore Drive Intersection (former Redneck Motors site). During the meeting Citizen Ray Penny stated he was selling his property located just south of the URA's property; recommended the Agency consider vacating the unimproved street (Cedar Avenue) between the two properties since it was not suitable for a street, which could make the involved properties more desirable. Mr. Craddock noted the property was purchased 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 proposed development was later deemed not viable due to a multitude of issues. Mr. Craddock advised traffic improvements would be costly and were not justified.

In consideration of surplusing the property, Oregon Revised Statute (ORS) 221.725 regulated the sale of publicly owned property. The process to sell publically owned property included:

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Publishing a notice of the proposed sale in a newspaper of general circulation in the City, holding a public hearing concerning the proposed sale, and establishing a reason for the sale and future use of the property. Mr. Craddock stated the URA could not develop the lot as intended. Future use of the property could include a commercial development.

Chair Daily opened the public hearing. Geno Landrum, Coos Bay: suggested the City develop a policy to offer surplus properties to adjacent property owners first; encouraged the Agency to keep the property for future development of Front Street. No further public comments were given and the hearing was closed. Board Member Shoji was in favor of selling the proposed property. Board Member Muenchrath moved to surplus the property, vacate the street, and to forward to the Finance Committee for determination of value and sales price. Board Member Groth seconded the motion. Board Member Shoji questioned if the Agency should consider retaining the property for development of public parking. A call for the question was made which passed with Chair Daily and Board Members Groth, Kramer, Melton, Muenchrath, and Vaughan voting aye and Board Member Shoji voting nay.

Ownership of the Egyptian Theatre

City Manager Rodger Craddock stated the since the time that the URA purchased the Egyptian Theatre the Agency had considered transferring ownership of the Theatre to the Egyptian Theatre Preservation Association (ETPA). During the September 14, 2013 ETPA planning workshop the ETPA group consensus was to own and operate the Theatre and to seek permission to enter into negotiations with the URA in an attempt to identify mutually agreeable terms and conditions for a possible transfer of ownership within three years. The three year window was chosen to give the EPTA time to reopen the Theatre, obtain operational milestones, and to eventually take back the operational and maintenance expenses of the Theatre. Chair Daily was in favor of transferring the property as long as the property would continue to benefit the community. Board Member Muenchrath suggested the Agency look into recouping some of its investment in the Theatre. Geno Landrum, Coos Bay: expressed his support of the Agency transferring the property to the ETPA. It was the consensus of the Agency to direct staff to begin negotiations with the ETPA on an agreement for the future transfer of ownership of the Egyptian Theatre to the ETPA.

Adjourn

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

Mark Daily, Chair

Attest:

Mike Vaughan, Secretary