

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

**August 19, 2014**

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 Brian Bowers, Jennifer Groth, Stephanie Kramer, Thomas Leahy, Crystal Shoji, and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Intermediate Accountant Debbie Frankenberger, Community Development Director Eric Day, Public Works Director Jim Hossley, Fire Chief Mark Anderson, and Police Chief Gary McCullough.

**Public Comments**

No comments were given.

**Consent Calendar**

Chair Daily reviewed the consent calendar which consisted of 2a: approval of the minutes of August 5, 2014; and 2b: acceptance of the July 2014 URA combined cash report. Board Member Shoji moved to approve the consent calendar approving the minutes of August 5, 2014, and accepting the July 2014 combined cash report. Board Member Groth seconded the motion which passed with Chair Daily and Board Members Bowers, Groth, Kramer, Leahy, Shoji, and Vaughan voting aye.

**New Urban Renewal Business**

Board Member Groth stated an Urban Renewal Advisory Board was created, training was provided, a new member was recently appointed to an open position, and the Agency should move forward with the group. City Manager Craddock responded it was a perfect time for the Board to look at the Agency plan to determine if it should be updated; the proposed budget could be submitted to the Board during budgeting season; and any new projects not in the plan could be submitted for suggestions.

Chair Daily stated the Promotions Committee looked at creating a Bay-Front zone along Highway 101 from the Super 8 Motel to the City of North Bend border; requested input from the Urban Renewal Advisory Board. City Manager Craddock proposed that staff would review the proposal and bring back suggestions.

**Approval of a Façade Improvement Grant for the Hub Partnership Buildings Located at 125 Central Avenue and 145 and 147 S. Broadway**

Community Development Director Eric Day presented a façade improvement grant application on behalf of Michael Crow, partner in "The Hub Partnership" for the Hub Building located at 125 Central Avenue and the Jones Building located at 145 and 147 S. Broadway. Mr. Day noted the

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Hub Building was constructed in 1914 as a two-story structure; a third-story was added in 1926 as a residential unit. The one-story Jones Building was constructed in 1919. The Hub and Jones Buildings were combined in appearance during the 1941 remodel. Proposed improvements included replacing cracked and patched terra cotta cladding and installing flashing at the third floor elevation to allow for future cladding movement; leveling two posts at 145 and 147 Broadway, installing non-shrink grout to correct settlement issues and to clean, paint, and reattach metal awning covers.

Bids were separated due to a sole source vendor relating to the terracotta cladding work; bid was \$21,653. The low bid for the other proposed projects was \$47,565. Additionally, the cost of planning/design services was \$7,879.99 but the program limited the amount of reimbursement to 10-percent of the total project cost (not to exceed \$5,000) which totaled \$5,000. Based on the façade programs 50/50 grant match requirement with a maximum grant of \$25,000 per fiscal year per building, the total grant amount to be considered by the Agency to renovate the exterior of the buildings was \$37,109. Mr. Day stated The Hub Partnership met all requirements of the grant application. Board Member Shoji stated her business rented space in the Hub building however she had no financial gain in the decision. A discussion commenced on the advisability of awarding such a large portion of the URA façade grants budget to one project even though this was a premier building in the Coos Bay downtown area. Board Member Vaughan spoke in favor of fully funding the proposed façade grant. Mr. Day stated there were five additional applicants for façade grants submitted totaling more than \$100,000. Board Member Shoji moved to award a façade improvement grant for \$25,000 to business owner and partner in the ownership, Michael Crow for façade improvements as proposed at 125 Central Avenue and 145 and 147 S. Broadway. Board Member Groth seconded the motion which passed with Chair Daily and Board Members Bowers, Groth, Kramer, Leahy, and Shoji voting aye and Councilor Vaughan voting nay.

### Adjourn

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

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Mark Daily, Chair

Attest: \_\_\_\_\_  
Mike Vaughan, Secretary