

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

**October 7, 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 Jennifer Groth, Stephanie Kramer, Thomas Leahy, Crystal Shoji, and Mike Vaughan. Board Member Bowers was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Deputy Finance Director Amy Kinnaman, Community Development Director Eric Day, Public Works Director Jim Hossley, Fire Chief Mark Anderson, and Police Captain Chris Chapanar.

**Public Comments**

No comments were given.

**Consent Calendar**

Chair Daily reviewed the consent calendar which consisted of 2a: approval of the minutes of September 16, 2014. Board Member Shoji moved to approve the consent calendar approving the minutes of September 16, 2014. Board Member Groth seconded the motion which passed with Chair Daily and Board Members Groth, Kramer, Leahy, Shoji, and Vaughan voting aye. Board Member Bowers was absent.

**New Urban Renewal Business**

Chair Daily inquired if City Manager Rodger Craddock had heard back from the Army Corps of Engineers regarding removing the barbed wired fencing around their facility along Highway 101. Mr. Craddock advised he had not heard back from the Corps but would follow up on the matter.

**Approval of a Façade Improvement Grant for the Tower Flanagan House Located at 476 Newmark**

Board Member Kramer recused herself declaring a conflict of interest because she had a financial gain in the proposed decision. Community Development Director Eric Day presented a façade improvement grant application on behalf of Stephanie Kramer for the Tower Flanagan House located at 476 Newmark. Mr. Day noted the Tower Flanagan House was constructed in 1872 as a single-family dwelling. In 1991 the property was converted to a bed and breakfast and had been on the National Historic Registry since 1984. The property was also listed on the Cultural Resource list of the City of Coos Bay. Proposed improvements included repairs to the siding damaged from entry holes not being properly reinstalled when insulation was upgraded; replace weather damaged shakes on the front of the building, and repaint the exterior. The proposed color scheme was Coastal Plan (light green) for the building and Rock Garden (darker green) for the trim/stairway and Burgundy as an accent color around the trim.

## **Urban Renewal Agency Minutes – October 7, 2014**

Bids received were \$19,900, \$26,500, and \$28,750. 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 \$9,950. Mr. Day stated Tower Flanagan House met all requirements of the grant application. Chair Daily advised the purpose of the façade grant was to improve the community and was available to all business members/owners within each district. Board Member Shoji moved to award a façade improvement grant for \$9,950 for façade improvements as proposed at 476 Newmark Avenue. Board Member Leahy seconded the motion which passed with Chair Daily and Board Members Groth, Leahy, Shoji, and Vaughan voting aye. Board Member Bowers was absent. Councilor Kramer abstained from the vote was deemed pursuant to the provisions of 4.7.4 of the Rules of the City Council to have voted with the majority, which approved the motion.

### **Discussion on the Front Street Master Plan**

Community Development Director Eric Day along with Board Member Shoji provided the Agency with a PowerPoint presentation as to the status of various projects outlined in the 1998 Front Street Plan. Board Member Shoji provided a brief history as to the 1998 Front Street Master Plan which encompassed the area including the area starting at the Railway Museum north to the Historical Maritime Museum; purpose was to help business grow the waterfront, provide opportunities for citizens to experience and enjoy the waterfront, celebrate and reclaim our heritage, and attract visitors and contribute to a healthy economy. It was suggested that Front Street was still not pedestrian friendly and access to the waterway needed to be opened up. Next steps included proceeding with obtaining grants (Business Oregon and EPA) in effort to write a planning and assessment document for the Front Street area and to accomplish the following: Soils assessment (both brownfield and geological); infrastructure assessment and recommendations; area wide transit assessment (multi-modal); open houses with public input, and; how to best use future available URA money. Community Development Director Day suggested creating a project drawdown list. It was the consensus of the Agency for staff to prepare a request for proposal for procuring the proposed development grant. Chair Daily expressed concern about the Council and Agency not following plans as implemented.

### **Adjourn**

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

---

Mark Daily, Chair

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