

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

**April 18, 2017**

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 Stephanie Kramer and Board Members Joe Benetti, Lucinda DiNovo, Drew Farmer, Jennifer Groth, Stephanie Kilmer, and Phil Marler. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Deputy Finance Director Amy Kinnaman, Public Works and Community Development Director Jim Hossley, and Police Chief Gary McCullough.

**Public Comments**

No public comments were given.

**Consent Calendar**

Chair Kramer reviewed the consent calendar which consisted of 2a: approval of the minutes of March 7, 2017; 2b: acceptance of the February 2017 combined cash report, and 2c: acceptance of the March 2017 combined cash report. Board Member DiNovo moved to approve the consent calendar as presented. Board Member Groth seconded the motion which passed with Chair Kramer and Board Members Benetti, DiNovo, Farmer, Groth, Kilmer and Marler voting aye.

**Presentation of Hollering Place Concept Proposal**

City Manager Rodger Craddock the disposition and development agreement (DDA) with the Confederated Tribe of Coos, Lower Umpqua and Siuslaw Indians (Tribe) for the sale and development of the Hollering Place property had expired. The Tribe was still very interested in acquiring and developing the property and prepared two development proposals for the Agency's consideration. Should the Agency find favor in one or both of the proposals, the Agency could direct staff to negotiate an amendment to the expired DDA for future consideration.

City Manager Craddock stated the Tribe engaged the services of Hilary Baker from Crow Clay & Associates to create the two proposals which reflected two different development visions for the Agency to consider. Ms. Baker provided a PowerPoint presentation on history of the hollering place location and the two proposed concept designs. Both designs used the 2008 Master Plan as a benchmark for a lower density proposal than previously contemplated and respected the goals of the Master Plan.

Concept 1 Included: Upper lot development with 4250 sq. ft. cultural building with restrooms, additional parking, interpretive plaza, interpretive landscape planning enhancement, and ramped interpretive pedestrian access to Mill Street. The Lower lot development called for a 19,000 sq. ft. boutique hotel, 5 vacation cabins of varying sizes, 3 retail/vacation rental cabins, 2 buildings averaging 4,000 sq. ft. first floor retail and 3,000 sq. ft. vacation rental/residential, covered carving station with restrooms and storage, 52 parking spaces, interpretive landscape planning enhancement including storm water filtration and raised walkways over a water

## Urban Renewal Agency Minutes – April 18, 2017

feature, waterfront walking trail, and parking on the north side of Newmark which under discussion with the property owner in 2015.

Concept 2 Included: Upper lot development with 4,250 sq. ft. cultural building with restrooms, additional parking, interpretive plaza, interpretive landscape planning enhancement, and 2 vacation rentals on Mill Street. The lower lot development called for 15 vacation cabins of varying sizes, 2 buildings averaging 3,500 sq. ft. on first floor retail and 2,500 sq. ft. vacation rental/residential, covered caring station with restrooms and storage, 90 parking spaces, interpretive landscape planting enhancement including storm water filtration and raised walkways over a water feature, and waterfront trail.

Board Member DiNovo inquired if a traffic study was completed. Ms. Baker stated a traffic study was conducted for the 2008 plan; noted both proposed concepts deviated from the 2008 plan and the Tribe wanted to see if the new community oriented concepts would meet with Agency's acceptance before taking on any additional expenses. Concept #2 could be implemented in shortest timeframe. Chair Kramer recommended incorporating a waterfront restaurant. Board Member Marler questioned if the walkway along the waterfront would be bothersome to cabin guests.

### **Executive Session**

An executive session was held pursuant to ORS 192.660 (2) (e) for the purpose of discussing real property transactions. No decisions were made.

At approximately 9:13 p.m. the regular meeting of the URA resumed. City Manager Craddock stated based on discussion he believed it was the consensus of the Agency to move forward with proposal #2 and for staff to enter into negotiations for a new DDA agreement to be completed within 60 days but no later than 90 days and if an agreement was not made within the given time period the Agency would seek new proposals. Board Member DiNovo disclosed she worked for the Coquille Indian Tribe who owned The Mill Casino and believed she may have a conflict of interest. City Attorney Nate McClintock stated although Councilor DiNovo was employed by a competing entity, she did not have a direct financial impact, as such there was no legal conflict and under Council Rules Councilor DiNovo was required to vote.

Board Member Benetti moved to authorize the City Manager to engage the Confederated Tribe of Coos, Lower Umpqua and Siuslaw Indians to enter in negotiations and draft a new DDA agreement for concept #2 to be completed within 60 days but no later than 90 days and to hire the necessary consultant or attorney to assist with drafting the DDA agreement. Board Member Groth seconded the motion which passed with Chair Kramer and Board Members Benetti, DiNovo, Farmer, Groth, Kilmer and Marler voting aye.

### **Adjourn**

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

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Stephanie Kramer, Chair

Attest: \_\_\_\_\_  
Drew Farmer, Secretary