

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

**July 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 June 20, 2017; 2b: acceptance of the May 2017 combined cash report, and 2c: acceptance of the June 2017 combined cash report. Board Member Kilmer moved to approve the consent calendar as presented. Board Member DiNovo seconded the motion which passed with Chair Kramer and Board Members Benetti, DiNovo, Farmer, Groth, Kilmer and Marler voting aye.

**Approval of an Intergovernmental Agreement with Oregon Department of Transportation for City Entrances on Highway 101**

Public Works and Community Development Director Jim Hossley stated the proposed streetscape improvements for Highway 101 entrances were predominantly within the Oregon Department of Transportation (ODOT) right-of-way. In order to install and maintain the proposed streetscape improvements, the City must enter into an intergovernmental agreement (IGA) with ODOT. The agreement would be valid for 20 years and outlined the terms for which the City could use the ODOT right-of-way. Per the agreement, the City would be responsible for all maintenance of the streetscape improvements and all costs associated with the same. Board Member DiNovo moved approve the IGA with ODOT and authorize the City Manager to sign the agreement. Board Member Kilmer seconded the motion which passed with Chair Kramer and Board Members Benetti, DiNovo, Farmer, Groth, Kilmer and Marler voting aye.

**Approval of Conditional Offer to Purchase Real Estate**

City Manager Rodger Craddock stated Front Street once served as the business hub for what was now known as Coos Bay. Due to a devastating fire in 1922, businesses migrated away from the Front Street area and moved to Central Avenue near Broadway. In 1998, the Coos Bay City Council recognized the need to diversify and foresaw a healthy visitor industry would be important for the future health and vitality of the City. As part of the Council's work to diversify, the Front Street Master Plan was developed. While tourism had grown over the years, changes along Front Street only recently begun to occur. Work began last year on a Front Street Action Plan which was scheduled to be adopted by the Council later this year. A common goal of both the Front Street Master Plan and the draft Front Street Action Plan was

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increasing access to the waterfront and increased pedestrian access to the area. A parking plan / strategy was a critical component to achieve those goals. On-street parking was limited and complicated by active railroad tracks which ran down the center of Front Street. Thus, the need to create off-street parking and/or parking lot(s) would be necessary. City Manager Craddock stated he negotiated the potential purchase of a key piece of Front Street property (891 Front Street which was located between Cedar and Date Avenues) and could be redeveloped at a later time into a public parking lot. While the property was listed for sale at a price of \$385,000, the owner accepted the following conditional offer:

\$320,000 with a 7.5% nonrefundable deposit of which the seller had to use in part to pay two years' worth of back taxes, and the City (purchaser) would have one year to complete due diligence which included conducting Phase I and Phase 2 environmental assessments along with obtaining an appraisal. In addition, should the appraisal come in lower than \$320,000 then the City reserved the right to renegotiate the purchase price with the seller.

Board Member Benetti moved to approve the conditional offer to purchase the property at 891 Front Street and authorize the City Manager to execute the necessary agreements. Board Member DiNovo seconded the motion which passed with Chair Kramer and Board Members Benetti, DiNovo, Farmer, Groth, Kilmer and Marler voting aye.

### **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.

### **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