

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

**October 15, 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 Chief Gary McCullough.

**Public Comments**

Brian Bowers, Coos Bay: announced on behalf of the Coos Bay Downtown Association (CBDA), the Main Street Program received an award at the recent Main Street Conference. Main Street Manager, Katherine Hayes: stated the CBDA Main Street Program received an award for the "Best Downtown Beautification Project" for the 2<sup>nd</sup> Court Community Mural Project; thanked the City and the community for their support.

**Consent Calendar**

Chair Daily reviewed the consent calendar which consisted of 2a: approval of the minutes of October 1, 2013; and 2b: acceptance of the September 2013 URA combined cash report. Board Member Shoji moved to approve the consent calendar approving the minutes of October 1, 2013 and accepting the September 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.

**Presentation and Consideration of the Hollering Place Proposals**

Community Development Director Eric Day stated staff received two proposals for the request for proposals (RFP) for the Hollering Place site. The first proposal was submitted by the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians (CTCLUSI); which included the creation of a visitor destination comprising of a 60-room lodge, six luxury guest cottages, a fine dining restaurant with lounge and boardroom, retail shops, visitor and commercial services, a cultural exhibit space, and a promenade for pedestrians. The second proposal was submitted by Mike Babcock, owner of Oregon Seafood's; proposal included the expansion of Oregon Seafood's and developing a multi-tenant retail shop(s) in a joint effort with the Urban Renewal Agency.

Staff evaluated the two proposals and weighed them against several applicable regulations found in Coos Bay Municipal Code, Land Use and Design Guidelines for the Hollering Place, and Coos Bay Comprehensive Plan, Volume 1, Plan Policy Document 1987 – 2000 Chapter 7.5. Mr. Day provided an overview of each proposal based on the following decision criteria: the

## Urban Renewal Agency Minutes – October 15, 2013

development team(s), financial capacity, job creation potential, and impact on property taxes and economic development. Staff recommended a 120-day negotiation period with the CTCLUSI for the following reasons: the estimated valuation of the proposal, the perceived economic impact to the Empire District area, the experience of the development team, and the similarity between the proposal and the Hollering Place Master Plan. Board Member Vaughan inquired if the property would be sold or leased whereby City Manager Rodger Craddock advised it was the discretion of the Agency whether to lease or sell the property.

Bob Garcia stated he was the elected Chair for the CTCLUSI and spoke of the tribe's history at the Hollering Place. Hilary Baker with Crow Clay and Associates provided the Agency with a PowerPoint presentation on the CTCLUSI's proposed project; noted the goal of the project was to combine the criteria of the Master Plan with the desires of the owner to make a viable development. Mike Crow of Crow Clay proposed several different access points for the site including a pedestrian bridge, sky walk, elevator, and waterfront; parking to be located under the hotel. Other amenities included a green roof, local craftsman, local sourced products, and native planting. Phil Brubaker stated he was the prospective project manager for the project; highlighted destination resort amenities; project was estimated to cost 50 million and would employ 50 to 60 full-time permanent positions. Board Member Kramer inquired as to the purpose of the building proposed to be located in the upper lot; Mr. Brubaker advised the building would incorporate a visitor's center annex and a cultural museum. Mr. Brubaker estimated it would take two years to complete the project. Mike Babcock of Oregon Seafood's stated his business was a growing company; noted financing was secured for phase one of his project but he was still looking for a site to relocate and expand.

Chair Daily, and Board Members Kramer, Shoji, and Vaughan expressed support of Mr. Babcock and Oregon Seafood's. Tom Greaves, Coos Bay: stated he owned the properties located adjacent to the Hollering Place; noted the proposed projects would hinder his view of the bay and expressed concern about the impact to parking at the boat ramp if the Hollering Place was developed. Steve Skinner, Coos Bay: expressed support for both projects; was sympathetic and supportive of Mr. Greaves' concerns; noted the four original goals of the Hollering Place development were to preserve the view, protect the history, provide economic development, and to provide greater access to bay. Carol Sanders, Coos Bay: suggested the close proximity of the proposed tourist destination project to proposed Jordon Cove Liquefied Natural Gas (LNG) project was incompatible. Carolyn Snyder, Coos Bay: stated she was a tribe member and would like to see less development at the Hollering Place. Jan Lawrence, Coos Bay: stated she worked for the CTCLUSI; expressed support for development of the Hollering Place.

City Manager Rodger Craddock advised the Empire boat ramp would be protected and would not be incorporated for use by the proposed project(s). Board Member Kramer inquired if the CTCLUSI would be making waterside improvements whereby Mr. Brubaker advised the CTCLUSI had no plans to improve the deteriorated pier. Chair Daily inquired if the CTCLUSI would consider assisting Mr. Babcock/Oregon Seafood's with his project. Mr. Brubaker stated he did not speak for the tribe; advised the site was not big enough to accommodate both projects. Chair Daily inquired if the tribe would be commendable to a time constraint for developing the project. Mr. Brubaker stated he would be reluctant to commit to an arbitrary deadline. Mr. Garcia stated the tribe was willing to look into assisting Mr. Babcock with his project. Board Member Groth advised she was the Council liaison for the Empire Coalition;

**Urban Renewal Agency Minutes – October 15, 2013**

stated she attended a meeting earlier in the month and noted the group expressed concern about the loss of a sense of community with the proposed development of the Hollering Place. Board Member Kramer expressed concern about the building proposed for the upper lot. Mr. Craddock stated preliminary discussions with the tribe indicated they planned to keep the land on tax rolls but the Agency could include provisional requirements for fee in lieu of taxes if the tribe were to place the land in trust.

Board Member moved to Kramer moved to authorize the City Manager to enter into negotiations with the CTCLUSI for the development of the Hollering Place. Board Member Groth seconded the motion. Board Member Kramer amended her motion to authorize the City Manager to enter into negotiations with Mike Babcock of Oregon Seafoods if the City is unable to come to an agreement with the CTCLUSI. Board Member Groth seconded the motion as amended. Board Member Melton advocated continued support of the Agency and staff to provide assistance Oregon Seafoods. A call for the question was made which passed with Chair Daily and Board Members Groth, Kramer, Muenchrath, Shoji, and Vaughan voting aye and Chair Melton voting nay.

**Adjourn**

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

  
\_\_\_\_\_  
Mark Daily, Chair

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