

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

**June 5, 2018**

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held at 7:37 pm 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, and Stephanie Kilmer. Board Member Phil Marler was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Deputy Finance Director Amy Kinnaman, Library Director Sami Pierson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, 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 Urban Renewal Agency minutes of May 15, 2018.

2b: Adoption of Resolution 18-04 extending workers' compensation coverage to Urban Renewal Agency volunteers.

Board Member DiNovo moved to approve consent calendar as presented. Board Member Kilmer seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Kilmer, Kramer. Absent: Marler.

**Public Hearing on the Approved Budget for Fiscal Year 2018-2019 - Adoption of Resolution 18-05 Would Adopt the Budget, Make Appropriations, and Levy Taxes**

Deputy Finance Director Amy Kinnaman stated the proposed budget for fiscal year 2018-2019 was reviewed on April 10, 2018 by the Urban Renewal Agency Budget Committee and was approved to be forward to the Agency for adoption. Approval of the proposed resolution would adopt the budget for fiscal year 2018-2019, make appropriations, and levy taxes. Chair Kramer opened the public hearing. No public comments were given and the hearing was closed.

Board Member Groth moved to adopt Resolution 18-05 for the fiscal year 2018-2019 URA budget. Board Member Farmer seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Kilmer, Kramer. Absent: Marler.

**Public Hearing and Approval of a Supplemental Budget to Appropriate Funds in the Downtown and Empire Capital Projects and Empire Bond Reserve Funds - Approval Would Require Adoption of Resolution 18-07**

Deputy Finance Director Amy Kinnaman stated a supplemental budget through the public hearing process was required for the Urban Renewal Agency (Downtown and Empire Capital Projects and Empire Bond Reserve Funds) budget. The process would approve a transfer of appropriation authority from capital outlay to the material and services, appropriate contingency funds, appropriate funds for the pending Empire District loan, and appropriate authority to transfer funds to the Bond Reserve fund for covenant requirements of the pending Empire District loan. Chair Kramer opened the public hearing. No public comments were given and the hearing was closed.

Board Member Farmer moved to adopt Resolution 18-07 appropriating funds in the Downtown Capital Projects, Empire Capital Projects, and Empire Bond Reserve funds. Board Member DiNovo seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Kilmer, Kramer. Absent: Marler.

**Consideration of Changing Dolphin Theatre Agreement**

City Manager Rodger Craddock stated the Dolphin Players were in the process of refinancing a loan on their property at 580 Newmark Avenue; during the process their financial institution, Oregon Pacific Bank, requested the City of Coos Bay Urban Renewal Agency to consider subordinating a first right of refusal claim against the property. The two economic development grants (2011 and 2016) to the Dolphin Players totaled \$210,538 met the goals of the Empire Urban Renewal Plan with the successful completion of the projects, elimination of blight, and community use of the facility. The question before the Agency was whether the Agency would like to remove the claim against the property for the past economic improvement grants. If the Agency authorized removal of the restriction, a subordination of deed of trust would need to be executed by the City Manager at the direction of the Agency. Mr. Craddock noted there was no legal requirement for the deed restriction, it was simply a decision of the Agency at that time to protect the Agency's investment. Agency consensus was to remove the deed restriction claim on the Dolphin Theatre property.


Board Member Groth moved to authorize the City Manager to execute the necessary subordination of deed of trust paperwork to subordinate the Urban Renewal Agency's first right of refusal claim against the property. Board Member DiNovo seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Groth, Kilmer, Kramer. Absent: Marler.

**Adjourn**

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

Attest:

  
\_\_\_\_\_  
Drew Farmer, Secretary

  
\_\_\_\_\_  
Stephanie Kramer, Chair