

**MINUTES OF THE PROCEEDINGS OF THE
URBAN RENEWAL AGENCY**

October 4, 2006

The minutes of the proceedings of a regular meeting of the City of Coos Bay Urban Renewal Agency, was held at 7 p.m. in the Manger's Conference Room, 500 Central Avenue, Coos Bay, County, Oregon.

Those Attending

Those present were Chair Kevin Stufflebean and Board Members Joe Benetti, Roger Gould, Jeff McKeown, Cindi Miller, and John Muenchrath. Board Members Jon Eck was present by telephone conference. Staff present were Interim City Manager Joyce Jansen, City Attorney Nate McClintock, Acting Deputy Recorder Jackie Mickelson, Public Works and Development Director Jim Hossley, Finance Director Janell Howard, Fire Chief Stan Gibson, and Police Chief Eura Washburn.

Executive Session

Board Member Cindi Miller moved to go into executive session pursuant to ORS 192.660 (2) (f) to consider privileged communications from legal counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed, and 192.660 (2) (h) for consultation with legal council concerning legal rights and duties regarding current litigation or litigation likely to be filed. Board Member Roger Gould seconded the motion which passed with all board members present voting aye.

South Town Property

The Agency reconvened into regular session. Chair Kevin Stufflebean explained the Agency had looked at many different options in the development of Coos Bay and had spent a lot of time and money on the South Town project since 2002. They had looked at every option available before considering the condemnation. Chair Stufflebean stated Lowe's was very interested in the property and they would have employed 175 people for an annual payroll of \$10.5 million dollars. With the investment it would have increased the property value to approximately \$25 million dollars, for the one portion of the property, and brought in an additional \$375,000 worth of revenues for the City of Coos Bay. This would have saved the City a lot of funding that is needed for the relocation of the fire station and improvement to the waste water treatment plants and this would have saved the tax payers a great deal of funding. He added it would have also been an opportunity for a new structure for Hansen's Animal Hospital and Arby's. These were very critical factors that the Agency looked at and had to evaluate what was best for city. Chair Stufflebean announced that after reviewing all the facts and issues and looking at what was best for the City, the vote was unanimous not take action on the condemnation.

Board member Jeff McKeown stated he wanted to talk about some of the things the City was giving up by making this decision. He stated the struggle was on how to make the area a healthier, more vibrant place to live. He explained we need more children in our schools and more jobs. This was an opportunity for more jobs, additional property taxes, and higher property values. Board member McKeown commented this would have paid for the new fire station, the upgrade for the sewage treatment plants, and revitalize the urban renewal boundary.

Adjourn

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

Kevin Stufflebean, Chair

Attest:

Jackie Mickelson, Acting Deputy Recorder