

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

May 19, 2009

A regular meeting was held by the City of Coos Bay Urban Renewal Agency immediately following the City Council meeting held at 6:00 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Jon Eck, Joanie Johnson, Stephanie Kramer, Jeff McKeown, and John Pundt. Board Member Mark Daily was absent. Staff present were City Manager Chuck Freeman, Deputy Finance Director Susanne Baker, Economic and Community Development Manager Joyce Jansen, Public Works and Development Director Jim Hossley, City Engineer Carl Nolte, Finance Director Rae Lea Cousens, Library Director Carol Ventgen, Police Chief Rodger Craddock, and Fire Chief Stan Gibson.

Approval of the Minutes of May 5, 2009

Board Member Johnson moved to approve the minutes of May 5, 2009. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Eck, Kramer, Johnson, McKeown and Pundt voting aye. Board Member Daily was absent.

**Establishment of a Boat Building School
Steering Committee**

City Manager Chuck Freeman stated the Agency adopted the Hollering Place concept plan in December 2008. The heritage campus is a component of the plan and a boat building summit was held April 9th. A meeting of interested citizens was held on April 20th to discuss appointment of a board for development of a boat building school. Vicki Dugger and Dick Wagner have developed an organizational framework for the Hollering Place Boat Building School which begins with appointment of a steering committee to initiate establishing a Board of Directors. Once a Board of Directors is established, the steering committee would be dissolved. Pursuant to the Rules of the Urban Renewal Agency, a committee may be created by and appointments made by the Agency. Chair Melton stated it is important to have the Agency significantly involved in the decision making of the steering committee. Board Member McKeown suggested the Agency receive applications for steering committee members, use the committee appointment process, remove the residency requirement, and form an interview panel including members of the current committee. By consensus of the Agency, this process would be utilized.

**Approval of Financing Plan for the Visitor
Information Center**

Finance Director Rae Lea Cousens stated Kieu Oanh Nguyen, Western Financial Group, has researched funding scenarios to finance the \$1.2 million needed to construct the Coos Bay Visitor's Center. Ms. Nguyen presented scenarios via conference call stating she had spoken with Umpqua Bank, Bank of America, and US Bank. Umpqua Bank offered financing terms which include a rate of 4.1% on a tax exempt basis, 45 to 60 day lock-in financing, \$6,000 in

Urban Renewal Agency Minutes – May 19, 2009

related legal fees, and a 10 year pay off that is pre-payable without penalty after 5 years. Ms. Nguyen stated the Downtown Plan Tax Increment Financing (TIF) exceeds the parity test minimum (1.2 times coverage) at 1.25 times coverage. Ms. Nguyen stated Bank of America offered a rate of 5.95% and US Bank stated they would provide a quote within the next several days. Board Member McKeown, recused himself from the discussion. Board Member Kramer suggested the Agency direct staff and Ms. Nguyen work with the banks to obtain the most favorable terms and provide a resolution to the Agency for adoption. By Agency consensus, staff was authorized to obtain favorable financing terms and return to the Agency with a resolution from bond counsel.

Public Comments

Tom Greaves, Mill Street, Coos Bay: Thanked the Agency for moving forward with the boat building school.

Steve Skinner, 2310 Lombard, North Bend: Suggested the boat building school project continue to move forward.

Adjourn

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


Gene Melton, Chair

Attest:


Mark Daily, Secretary