

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

**September 22, 2010**

The minutes of the proceedings of a work session of the City of Coos Bay Urban Renewal Agency, Coos County, Oregon, held at 6:00 p.m. in the meeting room at Fire Station No. 1, 450 Elrod Avenue, Coos Bay, Oregon.

**Those Attending the Urban Renewal Work Session**

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. City staff present were City Manager Rodger Craddock, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Finance Director Rae Lea Cousens, Deputy Finance Director Susanne Baker, Acting Police Chief Gary McCullough, Operations Administrator Randy Dixon, Library Director Carol Ventgen, and Fire Chief Stan Gibson.

**Flag Salute**

Chair Gene Melton opened the meeting and led the Agency and assembly in the salute to the flag.

**Presentation on Urban Renewal Agency Revenue  
And Expenditure Projections and Discussion on  
Projects and Setting Priorities**

City Manager Rodger Craddock provided a history of projects and expenditures funded through the Urban Renewal Agencies (URA) from approximately 1991 to the current date. Mr. Craddock highlighted the small balance remaining in the downtown fund over next several fiscal years after paying the debt service and explained the source of urban renewal funds, financing, and the budget. Tax increment revenue is received through the Special Revenue Fund and transferred to the Bond Fund to pay debt service. The balance remaining in the Special Revenue Fund would be available for a one-time expenditure. The Capital Project Fund receives funds from the Special Revenue Fund by financing or as a pass through from the Special Revenue Fund. The Bond Reserve fund reserves the bond covenant requirement for the life of the bond. The Program Fund revenue is generated through lease and/or the sale of URA property.

Mr. Craddock stated Board Member Daily sends his apologies in not attending and asked him to express his opinion which was the Agency could buy Mr. Rifkin's building thereby securing a larger footprint to attract a developer. Mr. Craddock stated there was not sufficient funding to purchase Mr. Rifkin's building, old City Hall, and demolish both. Board Member Johnson stated she fully supports retail in the downtown and believes structures are needed. Chair Melton stated he supports two-way traffic on 2<sup>nd</sup> and 3<sup>rd</sup> and suggested parking along the street. Board Member Eck stated if a developer was interested in the buildings in the Lockhart block, the condition of the buildings would not stop private development and he does not believe public funds should be invested at this point. Consensus of the Agency was to hold a special URA meeting on October 5<sup>th</sup> to make a decision on the Rifkin building.

## Urban Renewal Agency Work Session Minutes – September 22, 2010

Mr. Craddock detailed the Downtown District project list to date and highlighted the seismic retrofit grant for city hall and the need to move forward with the project since grant funding was awarded. Mr. Craddock stated staff supports completing the projects that are near completion and to fund significant building maintenance which include: Downtown Relamping, North Bayshore Sidewalk, DSL Title Clearing, Downtown Traffic Revision, Pedway Master Plan, Lockhart Demolition, Fire Station Demolition, Egyptian Theater Geotechnical and Structural Evaluation and Signage; City Hall Seismic, Visitor Information Center, Coos Art Museum Elevator, Library HVAC, Façade Program, Contractual, and Agency Management.


Board Member McKeown suggested due to the economic times and the cost involved, it would be best to individually deal with the Lockhart and old fire station and to partner with Mr. Rifkin to redevelop the area. Board Member Kramer stated she agreed with Board Member McKeown. Mr. Craddock presented a list of possible projects and programs including: Gateway Signs, Boardwalk and City Dock, Library Expansion, Oregon Department of Fish and Wildlife Fishing Platform, Interpretive Signs at the south end of City Dock, Historic Railway Museum Train Shed, Pedway, 2<sup>nd</sup> Street Lighting, Development of Eastside Port Parcel, Underground Utilities, Widen Central Ave, Downtown Sidewalk Master Plan, Façade Grants, Business Grants, Trash Enclosure Grant, and Business Loan Program. Mr. Craddock suggested contracting with Ms. Heather Laird to apply and obtain grants to fund eligible projects. Board Member McKeown agreed a reserve should be left to fund assistance to obtain grants. Board Member Johnson suggested boardwalks draw visitors and extending the boardwalk/dock area should be a priority as even ODOT will assist with a crosswalk at the south dock.

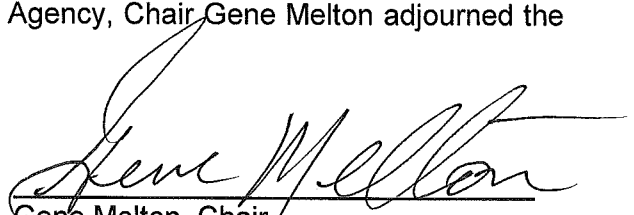
Mr. Craddock presented projections of the Empire District revenues and expenditures which indicated there was sufficient funding for projects. Current projects proposed to complete include: Boat Building Center, Hollering Place Wayside, Hollering Place Development, Newmark Traffic Study, South Empire Sidewalk Plan, Façade Program, Contractual, and Agency Management. Mr. Craddock presented a list of possible projects and programs including: Empire Gateway, Empire Fire Station Remodel, Traffic Signal at Newmark and Camman, Traffic signal at Newmark and Schoneman, South Empire Blvd Sidewalk/Curb/Paving, Façade Grants, Business Grants, Trash Enclosure, Business Loan. Board Member Kramer stated the majority of the projects proposed for Empire were public safety items and necessary. Consensus was for staff to bring back a plan on how to proceed over the next few years. No decisions were made.

### **Adjourn**

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

Attest:

  
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Mark Daily, Secretary

  
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Gene Melton, Chair