

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

**January 15, 2019**

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 8:27 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Attending**

Those present were Mayor Joe Benetti and Board Members Lucinda DiNovo, Drew Farmer, Stephanie Kilmer, Phil Marler, and Rob Miles. Board Member Carmen Matthews was absent. City staff present were City Manager Rodger Craddock, Acting Finance Director Amy Kinnaman, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, and Police Captain Chris Chapandar.

**Public Comments**

No public comments were given.

**Consent Calendar**

Chair Kilmer reviewed the consent calendar which consisted of:

2a: Approval of the URA Minutes of December 18, 2018

2b: Adoption of Resolution 19-01 Approving an Intergovernmental Agreement for the URA Du Jour Financing 2019

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

**Presentation on Multi-Family Housing Development Proposals**

City Manager Rodger Craddock stated the City of Coos Bay, like most communities in Oregon, suffered from a lack of workforce and low-income housing. The city owned a large developable lot in the Empire District at the northwest corner of S. Wasson Street and Michigan Avenue, tax lot 9200. The Urban Renewal Agency (Agency) expressed a desire to utilize the property for a multi-family housing development and incentivize a potential builder by providing the land in return for a completed and agreed upon development. The Agency received two proposals; one from Oregon Coast Community Action (ORCCA) and one from Tahoe Pacific Capital, LLC (TPC), to build multi-family housing on tax lot 9200.

Executive Director Mike Lehman from ORCCA and Owner Adam Rutherford from TPC gave presentations to the Agency on their background and proposals for consideration. Mr. Lehman stated the ORCA proposal was for eight to eleven 1,200 square foot townhouse units, estimated rent would range from \$750 to \$1,100, and funding for the project would take

up to eighteen months to secure. Mr. Rutherford stated TPC's proposal was for twelve to fourteen townhouse style apartments, estimated rent ranged from \$900 to \$1,200, and funding to begin the project was already in place. Chris Swanson, Coos Bay stated he had worked with Mr. Rutherford and was happy money was being put into the community. Joel Sweet, North Bend stated he had also worked with Mr. Rutherford and was happy to have him involved in the community.

### **Executive Session**

Deputy Finance Director Melissa Olson read the executive session meeting disclosure statement. An executive session was held pursuant to Oregon Revised Statute (ORS) 192.660 (2) (e) for the purpose of discussing real property negotiations. No decisions were made.

The Urban Renewal Agency reconvened at 9:27 pm.

Board Member Marler moved to direct staff to enter into an exclusive negotiation with Tahoe Pacific Capital, LLC for the development of multi-family housing on tax lot 9200. Board Member Miles seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Miles. Absent: Matthews.

### **Adjourn**

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



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Stephanie Kilmer, Chair

Attest:   

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Lucinda DiNovo, Secretary