

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

July 7, 2020

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 9:33 pm in the Coos Bay Public Library Myrtlewood Room, 525 Anderson Street, Coos Bay, Oregon.

Those Attending

Those present were Chair Stephanie Kilmer and Board Members Joe Benetti, Lucinda DiNovo, Phil Marler, and Carmen Matthews. Those attending remotely by teleconference were Board Members Drew Farmer and Rob Miles. City staff present were City Attorney Nate McClintock, Finance Director Nichole Rutherford, Library Director Sami Pierson, Police Chief Gary McCullough, Deputy Police Chief Chris Chapanar, and Police Lieutenant Michael Shaffer. City staff attending remotely by teleconference were Deputy Finance Director Melissa Olson and Public Works and Community Development Director Jim Hossley.

Public Comments

No public comments were given and no public comment forms were received.

Consent Calendar

Chair Kilmer reviewed the consent calendar which consisted of:

2a: Approval of June 16, 2020 Minutes

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

Consideration of a Financial Request for the Bugge Bank Building

Public Works and Community Development Director Jim Hossley stated Robb Crocker, on behalf of 201 Central LLC, requested the Urban Renewal Agency (URA) consider a \$30,000 grant to assist in converting the previously vacant second floor of the Bugge Bank building to residential living units. Additional fire, life and safety requirements to convert the space have added significant costs to the project. To date, the developer spent over \$130,000 for fire suppression, fire alarms, and installing an elevator for ADA accessibility. The developer expected additional expenses of over \$44,000 to upgrade the water line to support the fire suppression system and add additional fire suppression system equipment for the main floor and mezzanine per current building codes.

The proposed upper floor development is consistent with the agency's goal to encourage upper floor housing in vacant and/or underdeveloped upper floor buildings in the Downtown URA district. The upper floor residential units are intended to house visiting Oregon Health & Science University (OHSU) medical students. These students will add health care benefits to area residents.

Robb Crocker stated they were aware of some issues, but did not realize some of the additional costs related to the expected work due to the installation of the elevator and fire suppression systems. Mr. Crocker wanted to share what they had learned during this redevelopment project for others to learn from as well when renovating these buildings. Council discussed and Councilor Farmer asked if OHSU would also provide matching dollars.

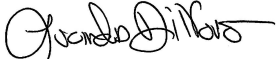
Board Member Matthews moved to provide a grant to 201 Central LLC in the amount of \$30,000 to assist in converting the second floor of the Bugge Bank building to residential living units. Board Member Farmer second the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

Adjourn

There being no further business to come before the agency, Chair Kilmer adjourned the meeting. These minutes were approved as presented by the Urban Renewal Agency on August 4, 2020.



Stephanie Kilmer, Chair



Attest:

Lucinda DiNovo, Secretary