

**COOS COUNTY URBAN RENEWAL AGENCY
REGULAR BOARD MEETING
7:30 A.M. Wednesday, July 19, 2017**

Port of Coos Bay Conference Room, 125 Central Avenue, Suite 230, Coos Bay, Oregon 97420

MINUTES

ATTENDANCE

Agency Board Members: Eric Farm, Port Commissioner; Jennifer Groth, City of Coos Bay; Howard Graham, City of North Bend; Melissa Cribbins, Coos County; Mike Erbele, City of North Bend; Joe Benetti, Coos Bay; Nathan McClintock, Legal Counsel

Guests: Hans Gundersen, Port Staff; Fred Jacquot, Port Staff; Amrha Wimer, Port Staff; Paul Sorensen, BST Associates; Elaine Howard, Elaine Howard Consulting, LLC; Scott Vanden Bos, Elaine Howard Consulting, LLC.; Scott Keillor, BergerABAM; John Hitt, South Coast Development Council, Inc.

1. CALL MEETING TO ORDER

Eric Farm called the meeting to order at 7:28am

2. INTRODUCTION OF GUEST

3. CONSENT ITEMS

4. ACTION ITEMS

A. Draft Plan Amendment Presentation

Mr. Jacquot reviewed the binder that was presented to each Board member that included supporting documents for the proposed draft plan amendment.

Mrs. Howard introduced the project team: BST Associates, BergerABAM, Tiberius Solutions and ECONorthwest. Mrs. Howard discussed the plan amendment process. The plan was first drafted in 1986 and is outdated.

Mr. Vanden Bos stated there was an Open House on July 18. The only comment not covered by the plan was if tsunami awareness should be included. Mr. Vanden Bos stated it could possibly be covered in a special study. Mr. Vanden Bos stated the 2017 amendment is a substantial amendment to remove the duration provision to allow the projects to continue past 2018, updating projects list and an overall update to the plan.

Mr. Keillor stated BergerABAM's involvement in the project has been what the stakeholders and tenants feel are important and reviewing the prior projects. BergerABAM came up with a \$20 – \$50 million plan for the 20-year duration. Mr. Keillor stated the projects are in two tiers based on priority. There are seven

priority projects in the plan along with administrative projects. The plan was established to have flexibility for redevelopment of sites and broad categories of improvements to bring in a number of interest. The projects were structured to only need minor amendments in the future.

Mr. Sorensen stated economic development is working with existing firms and how they can expand as well as attracting new uses. It is important to have shovel ready projects available so when companies are interested, there are financing sources ready to help meet their needs.

Mr. Jacquot stated the tier one projects are short term projects or immediate needs. Mr. Jacquot stated feedback received from all utility companies mentioned they did not have enough information for future development to effectively plan their own capital improvement programs in the area. The Port does not have a development plan in enough detail to give examples of what utility usage will be. It is intended to be completed in the next 12 months.

Commissioner Cribbins asked if it is common for the Urban Renewal Agency to pay for the water boards improvements. Mr. Jacquot stated it is a question the Agency board could discuss with the water board when the project becomes needed. Mrs. Howard stated typically urban renewal would fund the actual infrastructure of the capital improvement. The study for capacity for another board would typically be the water board responsibility.

Mr. Graham asked how many lines run under the bay and will the dredging project impact the lines. Mr. Jacquot stated he is only aware of one line that comes in at the south end of the spit. Mr. Jacquot stated the dredging project will not have a problem with the lines.

Commissioner Cribbins said she thinks the Trans Pacific Parkway improvement could be controversial in front of the Commissioners. There is some dispute on what is causing the flooding.

Mrs. Howard said one great way the plan will change is allowing the Agency the flexibility to deal with projects as they move forward. The Agency can decide what projects to complete out of the list or change the list through a minor amendment.

Mr. Vanden Bos stated existing conditions analysis from BergerABAM report for blight findings was used. An improvement to land ration (I/L ration) was used. Of the 52 parcels not exempt, 45 have an I/L ratio of 0, meaning there are no improvements on the lands, and 3 more have an I/L ratio of 0.50 or below meaning the improvements are worth less than 0.50 of the land they sit on.

Mr. Vanden Bos stated the financial projections see the area reaching maximum indebtedness. The projections are dependent upon the continued use of the Special Levy every year as well as contingent upon significant development occurring in the area. Factored into the financial projects was also use of the enterprise zone by new development. A 20-year time frame was used for the projections. Mrs. Howard stated if the new development does not occur, the area will not reach the maximum indebtedness in the 20-year time frame. If you took what is there now, it is more likely a 40 to 50-year time frame to meet maximum indebtedness.

Mr. Vanden Bos stated the maximum indebtedness for the urban renewal is \$60,900,390 and since 1986 when the plan was first adopted maximum indebtedness used is \$5,774,046.

Mr. Vanden Bos stated there are general obligation bonds that will be impacted. The only bonds impacted are bonds issued prior to October 6, 2001 and Coos County has two such bonds. The overall impact is \$0.34 per \$100,000 assessed value.

Mr. Vanden Bos stated the Special Levy will impact tax payers but the agency has the option to use the levy each year. If the significant projected development occurs, the total tax impact is \$364.00 per \$100,000 of assessed value over 20 years.

Mr. Vanden Bos reviewed the impacts to general government and education taxing districts charts.

Mr. Vanden Bos explained the next steps in the process. The proposed plan amendment will go in front of the City of Coos Bay and the City of North Bend. Coos County Commission will be holding a public hearing and consider an ordinance for the adoption of the proposed North Bay Urban Renewal Plan Amendment on Thursday, August 31st at 1:30 PM.

Mr. Jacquot stated the schedule is based on if the Agency recommends moving forward with the plan as amended. The Agency has the opportunity to provide further development on the plan or reject the plan amendment as is.

Mr. Jacquot summarized the Staff Report.

Upon a motion by Jennifer Groth (Second by Mike Erbele), the Agency Board Members voted to forward the North Bay Urban Renewal Plan Amendment to the Coos County Planning Commission for their review of the Plan's conformance to the Coos County Comprehensive Plan, to the City of Coos Bay for consideration of a resolution and to the City of North Bend for consideration of a resolution, and to the Coos County Commission for their review and potential adoption. **Motion Passed**

5. PUBLIC COMMENT

John Hitt stated urban renewal Agencies create projects that are very important and crucial to long term economic development. Mr. Hitt said this is an outstanding step forward for Coos County.

6. SCHEDULE NEXT MEETING DATE

7. OTHER/ADJOURN

Eric Farm adjourned the meeting at 8:18am