

CITY OF COQUILLE
URBAN RENEWAL AGENCY MINUTES
02 December 2002

Mayor Swindall closed the regular City Council meeting. Chairman Parker opened the Urban Renewal Agency meeting at 8:10 p.m.

1. RESOLUTION URA 03-2002 A RESOLUTION PLEDGING URBAN RENEWAL FUNDS TO BE USED WITH STATE COMMUNITY INCENTIVE FUNDS TO UNDERTAKE A RENEWAL PROJECT IN THE DOWNTOWN PORTION OF COQUILLE

Chairman Parker read Resolution URA 03-2002. City Manager O'Connor explained that originally the City had requested approximately \$200,000 in Community Incentive Funds. The State initially offered \$63,000 towards the project on 1st and Central, for both streetscaping and the work on the Sturdivant building. However, less than a week ago, they came back with second thoughts regarding the amount of funds being used for the private portion of the project. The State prefers that the majority of the Community Incentive Funds be used on the public space portion of the project and are requesting that the City take their place on the private side of the project. Mr. O'Connor stated that the Urban Renewal Plan specifically lists work inside and outside of a building within the Urban Renewal area. Therefore, the use of Urban Renewal funds for this project is completely within the scope of the Urban Renewal Agency.

Chairman Parker agreed with the use of Urban Renewal funds for this project. He commented that with Mrs. Steeve's efforts and other efforts, the Sturdivant Building is an ideal starting place. Mrs. Anderson concurred and stated that this is going to be the catalyst to get the entire downtown area started. In addition, she stated that work has begun on the Georgia Pacific site but in order to bring the two sites together, some work needs to be done on the downtown area. She also commented that this is an excellent opportunity for the use of the Urban Renewal funds for the City, for Mr. Sturdivant and for downtown development. Councilor Parker mentioned that Mr. Sturdivant had already deposited \$10,000 of his own money with the City as a show of good faith.

Mr. Wiese stated that the Urban Renewal Agency is set up with public funds to do public projects. He stated that he is very uncomfortable taking public money and putting it into a private building. If the Board does this now, they would be setting a precedent and the next time someone has a \$10,000 project, the Board would have an obligation to consider that project and again spend public money on private property. Mr. Wiese given the condition of the sidewalks, streets, and signage downtown, he cannot justify putting \$10,000 into a private building. Mrs. Hagen stated that she would like to see the project but agrees with Mr. Wiese.

City Manager O'Connor explained that part of the project addresses the items that Mr. Wiese has concerns about such as replacing sidewalks, decorative lamps and streetscaping, trying to make a model of what can happen downtown. There is not enough money if every building owner came forward and wanted the Agency to contribute \$10,000 to their building and that this is a one-time opportunity using Community Incentive funds and \$10,000 of Urban Renewal Agency funds. It is now a philosophical issue that the Urban Renewal Agency Board has to decide on. It is completely within the scope of the plan but it is a policy issue.

Mrs. Capehart stated that Tom Sturdivant was the only person who attended all the meetings and was willing to contribute his money and use his building as a model and she wants to see this project happen. Community Services Director Steeves stated that the project would redo the exterior of the Sturdivant Building, returning it to its original architectural foundation, replace sidewalks, install benches, street lights and planters for a total estimated cost of \$93,000. She stated that approximately \$10,000 would be in-kind staff time, \$10,000 funded by Mr. Sturdivant, \$63,600 from the Community

Incentive funds and \$10,000 from Urban Renewal Agency. She also stated that approximately 50% of the total cost would be spent on the building and 50% on the public space portion.

Mr. Swindall stated that he understands Mr. Wiese's concerns. However, he stated that if the downtown area is to change, this has to be the first step. Mrs. Anderson commented that she views the Urban Renewal funds similar to grant funds the City has received in the past from federal, state and local agencies. These Urban Renewal funds can be used as a grant to help with the downtown redevelopment. She stated that planning, architectural drawings, and meetings have happened before. However, no business owner has previously been willing to contribute his own money. Mr. Parker stated that a great deal of effort has taken place to make this project work and it should be allowed to happen so that there is a model for the downtown area.

Mr. Daniels stated that he feels the same way as Mr. Wiese regarding this project. Mr. Parker stated that the Agency will be getting a good return on its \$10,000 investment in this project in the form of public improvements to sidewalks, street landscape and lighting.

In response to questions raised by Jan Torbeck and Steve Britton, attorney John Trew stated that the current agenda item under discussion was the pledging of \$10,000 in URA funds per the State's request last week. He stated that he was not prepared to discuss other URA issues of how to finance the \$10,000 within the URA context. City Manager O'Connor stated that in the future, the Urban Renewal Agency Board would need to review programs and set parameters for loans, grants, private and public property issues.

Mrs. Anderson stated that improvements done to this building will increase the assessed value and bring additional revenue to the Urban Renewal Agency and that it is not wrong to use these funds to get the downtown improvements started. Mrs. Anderson made a motion to approve Resolution URA 03-2002. Mrs. Capehart seconded the motion, with Members Hagen, Anderson, Capehart, Parker and Swindall voting in favor and Members Wiese and Daniels voting in opposition.

There being no further Urban Renewal Agency business to conduct Chairman Parker adjourned the meeting at 8:40 p.m.

ADJOURNMENT