

**COOS COUNTY URBAN RENEWAL AGENCY
REGULAR BOARD MEETING
7:30 A.M. Tuesday, October 10, 2017**

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

MINUTES

ATTENDANCE

Agency Board Members: Chairman Todd Goergen, At Large; Eric Farm, Port Commissioner; Jennifer Groth, City of Coos Bay; Howard Graham, City of North Bend; John Sweet, Coos County; Melissa Cribbins, Coos County; Joe Benetti, City of Coos Bay; Adam Foxworthy, At Large; Mike Erbele, City of North Bend; Nathan McClintock, Legal Counsel.

Guests: Fred Jacquot, Port Staff; Amrha Wimer, Port Staff.

1. CALL MEETING TO ORDER

Chair Todd Goergen called the meeting to order at 7:30am.

2. INTRODUCTION OF GUESTS

3. PLAN AMENDMENT UPDATE – Fred Jacquot

During the last Agency Board meeting on September 19, the Board talked about potential changes to the proposed plan amendment. The consultant can make updates to the financial plan based on removing the special levy and update the plan report to reflect the removal of the special levy and the inclusion of an under levy to allow for county input on tax increment finance under the triggering events proposed. The removal of the special levy will most likely not be a disadvantage because if the growth projections occur, the agency will still be able to accomplish significant projects. Mr. Jacquot stated there is no requirement to have maximum indebtedness to be completely expanded within the sunset date and the agency can still be extended. The removal of the special levy allows for the agency and the county to say taxes will be lowered through this process. Mr. Goergen stated the special levy has not been taken every year but thinks politically it is wise to remove it and a lot can still be accomplished. Mr. Jacquot stated the consultants original contract has been completed but the new revisions will be an additional fee.

Mr. Benetti asked if the special levy can be put back on at a later date if it is removed. Mr. Jacquot was not sure and will ask the consultant.

Commissioner Cribbins stated there is an ordinance that states if there is a substantial amendment to the plan it needs to go to a vote of the people.

Commissioner Sweet stated the county council does not think it is a substantial amendment; however, the consultants put in the amendment it was a substantial amendment. Mr. Jacquot stated he will ask the consultant to remove the language.

Mr. Jacquot asked how the Agency would like to advertise for the Open House. Mr. Graham asked if consultant Elaine Howard would be attending. Mr. Jacquot stated she will be at the Open House.

Mr. Goergen asked if the Agency could get in writing that Roseburg Lumber is in support of the Agency. Mr. Goergen stated he would reach out.

Commissioner Sweet stated the Agency is doing four things in modifying the amendment. The four items the consultant will be modifying are: removing the special levy, providing under levy and county consultation for changes in tax increment funding, adding the sunset date back in, and removing reference to substantial amendment.

Mr. Jacquot stated the current issue with the opposition to the special levy is that it exists. It is a tax paid by all county taxpayers for development within the district. If the special levy is removed, only tax payers within the district pay into the urban renewal. The second issue is the financial plan projects use of the special levy to fill the gap between what is expected in tax increment finance and the maximum indebtedness. Mr. Jacquot stated if the special levy is removed, both issues will be eliminated. If the special levy is left in the plan and set to zero and requiring county approval, the question from the opposition about raising taxes remains.

Upon a motion by John Sweet (Second by Adam Foxworthy), the Agency Board Members voted to approve the additional cost for Elaine Howard Consulting, LLC. for the Coos County Urban Renewal Agency 2017 Plan Amendment. **Motion Passed.**

5. PUBLIC COMMENT

There was no public comment.

6. SCHEDULE NEXT MEETING DATE

7:30 am, Tuesday, December 12, 2017

7. OTHER/ADJOURN

Todd Goergen adjourned the meeting at 8:06am.