



AGENDA
URBAN RENEWAL AGENCY &
UR CITIZEN ADVISORY COMMITTEE

April 10, 2017, 6:00PM

Regular Meeting

CITY COUNCIL CHAMBERS, CITY HALL
 29592 ELLENSBURG AVE
 GOLD BEACH OR 97444

Call to order: Time: _____

1. **The pledge of allegiance**
2. **Roll Call:**

	Present	Absent
Mayor Karl Popoff		
URA		
Council Position #1 Melinda McVey		
Council Position #2 Larry Brennan		
Council Position #3 Becky Campbell		
Council Position #4 Doug Brand		
Council Position #5 Tamie Kaufman		
CITIZEN ADVISORY COMMITTEE		
Position #1 VACANT		
Position #2 VACANT		
Position #3 Beth Barker-Hidalgo		
Position #4 VACANT <i>(this position may live outside but in UGB)</i>		
CITY STAFF		
City Administrator Jodi Fritts		

3. **Additions to the Agenda, if any**
4. **Discussion of budget for Library Community Building project**
5. **Discussion of future meeting schedule**
6. **Adjourn Time: _____**

The City of Gold Beach is dedicated to enhancing quality of life, while promoting health, safety, and welfare of our citizens, businesses, and visitors in the most fiscally responsible manner. In doing this, the City will respect the past, respond to current concerns, and plan for the future, while maintaining environmental sensitivity in our beach oriented community



GOLD BEACH URA AGENDA REPORT

Agenda Item **No. 4.**

Meeting Date: April 10, 2017

TITLE: Library Community Building Project

SUMMARY AND BACKGROUND:

In March, Jeremy Skinner, Curry Public Library Director gave a brief report on the proposed Community Building project at the Library. It was decided at that time to schedule a brief URA meeting to discuss how much the City will commit of URA dollars towards the project identified in our UR Plan.

I have attached the following:

- excerpt of the transcript from the March meeting
- the March Council Agenda Report

CA Fritts: We're going to go ahead and let you go, Christy, okay?

Christy: Okay. Thank you. Good luck.

CA Fritts: Okay, thank you so much.

5. Citizens Comments

NONE

10. Miscellaneous Items (including policy discussions and determinations)

a. Library Community Building Project and UR Plan

Mayor Popoff: We are going to do some skipping here, councilors. We're going to go directly to miscellaneous items. We're going to let A, the library community building project and UR plan. Jeremy's head of the library director is here to address it. Sir, if you would like to come up and state your name and address for the public record, please.

Jeremy Skinner: Jeremy Skinner, library director Curry Public Library. It's my understanding that CA Fritts probably distributed a little bit of materials to you, hopefully, but let me just give a tiny bit of background and just open it up to your questions. The library in 2014 ... Let me go back to 2008.

In 2008, when the library was built, meeting space was cut out of the budget for the building. The friends of the library have been setting aside money every year since the library was built for the potential of adding meeting space onto the library.

In 2014, we received a stipend in the amount of about 1.2 million dollars. We used about 420,000 of that to pay off the mortgage we had on the building. When we coupled that, what was the remainder of that, with some of the other requests we received, the fundraising the friends of the library do every year, we found that we have roughly 1.2 million dollars that we could dedicate to this. We felt like it was probably time to proceed with putting together some plans.

We fairly quickly put together a strategic plan for the library, a five year strategic plan, which really focused on the programming needs that we saw in the community, where we wanted the library to be down the road, but of course the key component of that was actually meeting space in the library. We also began working ... The friends of the library received a planning grant from the Ford Family Foundation. We hired a consultant to work with us on getting community input and putting together a funding strategy. We did a survey with the community. We've got over 100 responses to that. We also conducted small group stakeholder meetings, which one of those CA Fritts attended.

Throughout this process, CA Fritts and I have been talking about how this project can fit with what some of the city's needs are, help this within the Urban Renewal Plan because it is included, public meeting space is included in the Urban Renewal Plan. We also met with other organizations in town. We were very keen to be sure that we came up with a plan for how we would be using the space that was complimentary to what was already going on in the community, so that it wasn't like we were necessarily recreating the wheel or taking away [inaudible 00:33:34] opportunities from other organizations.

Really where we arrived was, and what we felt like our focus at the library really was learning. We're calling this a learning center. The three priorities for space use would be youth and family programs, adult learning cultural opportunities, and access to [inaudible 00:33:59] technology.

With those as our three priorities, we don't envision using this space, for example, as a rental space for private events like meetings, memorial services, that kind of thing. We do see some possibility within what learning is. As it relates to what CA Fritts articulated to me as some of the needs in the community would be needs for small conference space that actually has a paramount of, within the space, technology. One of the things we've been doing over the last year, we put a dedicated fiber line into the library, which we were pretty confident will be able to serve the needs of, potentially, so the big meeting space that we're planning for can hold 177 people at full capacity, and theoretically all of them can be on their phones and be accessing WiFi without a problem. The provider that we have right now has given us a certain amount of bandwidth. They've also given us the flexibility that any time we have an event that needs more, they can potentially dial it up for us. We feel pretty good about our ability to, for example, for people that are coming from the city that are here for a professional meeting and really are going to need to be plugged into where they're working, we believe that we can provide that without hitch.

In order to meet those three objectives, what we worked with on the architect was a space that ... It's 6,380 square feet. The main portion of it, the main floor, is going to be the multipurpose space, which would have a collapsible stage that can be set up for presentations. It can also, the stage can be taken down and you can have tables throughout for different types of meetings. It would have a catering kitchen, so it would require if you were going to use it for food, it would require you to bring in a caterer to ... I mean, they'd have warming ovens, but there wouldn't be any food preparation on site.

It will also have a second floor. The second floor would have a conference room for about 15 to 20 people that would be equipped for video conferencing, and could be reserved and used by the public. It would also have a technology lab, which it would be more restricted access. It would be restricted to times when we're able to staff it at the library. The rest of the space is going to have a

separate access. It's going to have a shared entryway that the library itself will be able to close off so that when we're closed the other space can be used and we'll facilitate that through hard access, so if you reserve the space, you'll get a card to put a deposit down on that card, you'll get access during certain days at certain hours to certain spaces. If you don't return the card, then we can erase that from the system.

That's where we're at. Now, we have had some previous success in fundraising up to this point. Working with the architect, we have a, I don't know if you all have seen the 3D rendering of the space, so there is a 3D rendering. It's meant to match the existing facility. I think the architect did a pretty good job with that. Basically, according to the architect's specs, we're projecting a budget of around about \$2,182,000, \$82,865. We have yet to ... Our goal is this Friday our library board's going to be reviewing the final plans and the construction documents. If those are authorized, we will get bids and we will have a much better idea of where we land within that estimate on the budget.

That being the budget, that includes architectural fees and contingency. The contingency is 10% of the entire budget. Right now, we've received some significant grants. We received a \$250,000 grant from the Ford Family Foundation. We've received money from the Collins Foundation, the Swindles Charitable Trust, the Smallen Foundation out of California, I don't know, that was in the newspaper a few weeks ago. Actually some folks from our teen advisory board made the presentation to Smallen on teen technology needs, and they were very excited to be able to support that.

We've raised 88% of that budget, \$1,964,000. At this point we find ourselves at \$218,865 short. As of today, we still have grant applications pending. We're still working on potential for naming rights, so there's a lot of opportunity for us to bring more money in between now and when we start, and even when we finish construction. With that being said, I did meet with CA Fritts and ask whether or not the city would consider helping to fund this project as part of the Urban Renewal Plan, and so I guess I'm just going to leave it there and take questions.

- Mayor Popoff: Council, do you have any questions for Mr. Skinner? Yes, sir.
- Councilor Brand: Great looking plan. Your parking lot holds 50 cars, how are you going to support 170?
- Jeremy Skinner: Right. For larger events, what CA Fritts and I have talked about is we would be providing some kind of shuttle service from the park.
- CA Fritts: Yeah, because it's right over the hill.
- Councilor Brand: I don't know how much property you have to expand parking.

Jeremy Skinner: We have a lot of property, it's just that the army corps does not want us to put a parking lot on it.

Councilor Brand: Throwing that out there.

CA Fritts: They've had all kinds of trouble with the creek, which is not a creek but a drainage. It's been awful.

Councilor Brand: They don't want pavement on it.

Jeremy Skinner: Right, more than what we have right now.

CA Fritts: The reason why I brought it to you this month is that it is in the Urban Renewal Plan, meaning we will fund this because that's one of the things that we said we will fund, but we didn't ... All of the items that are included in the section that includes the library's facilities specifically, we committed basically 2.9 million dollars over the life of our Urban Renewal. We can't make a decision tonight, but what I wanted to do was ask the council that we ... It's time for us to have another Urban Renewal meeting anyway, but we should probably figure out this is the first project that's really come to us that's ready now. The other ones were kind of aspirational. We knew this one, the library was the only one that came to our meetings to talk about we specifically included them in the district because of this. It's not a matter of can we, we need to because it's in our plan but we haven't assigned a dollar figure to that. That's where we need to ...

Obviously since this is the first year that we've collected Urban Renewal money, depending on how much money the city wanted to commit of that 2.9 million dollars that we've set aside for those particular projects, obviously we can't give it all at one time, so you would need to decide how you would want to divvy that up, how much money to give them over what period of time.

Jeremy Skinner: Can I interject one thing? Like I said, right now, we still have grant applications pending, so I can't say for sure what the overall need is that we're going to have, but one thing that I think we're pretty committed to moving forward with this now. I don't think that waiting another year is going to benefit us too much, especially in terms of inflation and construction costs. What we anticipate, what we've been anticipating, and I've actually already talked with the special districts association of Oregon about is actually taking out a loan for whatever that balance ends up being. We would be paying that off over a course of years. I guess what I might float as an idea would be if you'd be willing to commit a certain amount of funds every year for X number of years that would help us pay that mortgage on an annual basis. That would be a huge help. It could end up being that it's not much. It could end up being that it's a little bit more.

For right now, as we really look seriously on Friday about whether or not we feel comfortable where we're at in fundraising process, if city was willing to consider an arrangement like that, that would I think give the board quite a bit more confidence, give me more confidence.

Mayor Popoff: Yup. You'll have to forgive me, Mr. Skinner. My hearing is not the best in the world. Now, if I'm not mistaken, did you mention the fact that you have a meeting this Friday?

Jeremy Skinner: We do. We have a board meeting this Friday.

Mayor Popoff: A board meeting this Friday. Now, what exactly do you have to bring before the board concerning the city council decision?

Jeremy Skinner: The architect is the one bringing forward the full plans and the construction documents for approval by the board. I don't have to bring anything. I'm bringing the up to date fundraising numbers to them. For my own sense of feeling like we have some options, it would be great if I could say that the city is in support of this project with Urban Renewal funds, and I don't even know that it has to be a specific amount at this point, but if I could-

Mayor Popoff: Primarily then, what you were after tonight is to be able to go before the board and say that the city is on board?

Jeremy Skinner: Yeah.

Mayor Popoff: So you would have that assurance, you would give them that assurance to be able to-

Jeremy Skinner: Yeah, yeah.

Mayor Popoff: All right. Okay, yeah, I understand now.

CA Fritts: We definitely are, because like I said, it's not a matter of can we, it's a matter of we will because we specifically-

Mayor Popoff: We just don't know the amount yet.

CA Fritts: Yeah.

Mayor Popoff: Yeah.

CA Fritts: Because it's in the plan.

Mayor Popoff: You definitely can tell them that we are-

Jeremy Skinner: As far as process goes, what would I say about timeline for getting more specifics about that, or how we should plan on moving forward with that?

Mayor Popoff: We're going to have that-

CA Fritts: That's why we need to schedule a meeting tonight.

Mayor Popoff: Yeah, we'd have to schedule a meeting for that. That is something that we couldn't really discuss right now, but we could, within a relatively short period of time, I think, [inaudible 00:45:54] what do think?

CA Fritts: Well, I was suggesting in our report that we get together, bearing in mind that we also do budget at that time of year as well. I don't think the meeting would have to be real long. We could make it part of just our April meeting like we've done in the past where you go out of council and come back as Urban Renewal.

Mayor Popoff: Urban renewal.

Councilor McVey: When are our budget meetings?

Mayor Popoff: That's in April.

CA Fritts: They will start in April. It's not going to be the week of the council because I made that mistake last year. It's not going to be that week.

Mayor Popoff: Okay. Councilor Kaufman?

Councilor Kaufman: May I suggest we ... April 10th is our regular meeting, maybe meet from 6 to 6:30 as the Urban Renewal. Would that work, or ... We have one person on our advisory committee there, so.

Mayor Popoff: On the library advisory?

CA Fritts: No, the Urban Renewal advisory.

Mayor Popoff: Yeah, the Urban Renewal.

Councilor Kaufman: We can't fully ground everybody yet, but if they're willing to come.

Mayor Popoff: Okay. That's good. Yeah?

Jeremy Skinner: Like I said, I have had conversations with CA Fritts, and I've been keen to try to fit this within some of the particular interests of the city. Are there any other questions that the city council might have in terms of things that you'd be

interested in seeing, has to do with this space, or concerns you have with the way we'd be using the space, I guess, anything else?

Mayor Popoff: Councilor Kaufman?

Councilor Kaufman: I get requests occasionally, not necessarily, not with my little company, for meeting space where attorneys meet for a day. They want WiFi. They'd like to have a printer available. They usually have their own work top, to meet with clients, or to do some work on their own, like in between. Is that something you were thinking?

Jeremy Skinner: That was one of the types of uses that I envisioned the conference room being for.

Councilor Kaufman: That 20 person-

Jeremy Skinner: Yeah. I guess the other thing I would say, as far as ... We have an aspiration, we haven't put the policy together yet, but making the spaces available for nonprofit use, essentially for free. There would be a fee schedule and we would be waiving that or absorbing it, maybe not having to look at it. Then for profit uses, there'd be a fee schedule. Yes?

Mayor Popoff: Councilor Campbell?

Councilor Campbell: As far as concerns regarding the library, I am new to Gold Beach, having been here about five years. I was thoroughly impressed with the library when I moved here. My opinion hasn't changed. I think it is a wonderful facility, and hats off to you, sir.

Jeremy Skinner: Thank you.

Mayor Popoff: Any further questions?

CA Fritts: Will the 10th work for you, Beth? Okay, six o'clock on the 10th. Okay.

Councilor Kaufman: Are you guys okay with that?

Mayor Popoff: All right.

Jeremy Skinner: Thank you.

CA Fritts: Thank you.

Mayor Popoff: Thank you, Mr. Skinner.



SECTION 10.

MISC ITEMS (including policy discussions & determinations)

GOLD BEACH CITY COUNCIL AGENDA REPORT

Agenda Item No. 10 a.

Council Meeting Date: March 13, 2017

TITLE: Library Community Building Project

SUMMARY AND BACKGROUND:

When the City was going through the Urban Renewal planning process we invited all the small districts that would be affected to participate. The only district that came to the meetings was the Curry Public Library District. As a result, we incorporated the library property and one of their future projects into the UR adopted plan.

The library is now at the point of pre-construction on their Community Building concept. I recently spoke with the Library Director, Jeremy Skinner, about the funding for their project. I have attached a copy of their project budget and funding sources (I redacted names of persons/groups I wasn't sure would want their names published). The City Urban Renewal Fund is listed as a pending/planned source of income at \$15,000.

The Library Community Center is one of five projects approved for funding through UR (see attached portion of the adopted UR report). The total approved UR expenditures for Community/Tourist Attraction Facilities is roughly \$2.9 million dollars. Evenly split that would fund each of the five projects at \$570K respectively. Of course it is up to the Urban Renewal Agency (the Council acting as the URA) to decide how to actually divide up those \$2.9 million project dollars, but I believe it's safe to say that funding for the Library Community Building would be much more than the \$15K they have put into their budget.

No decision can be made this evening on actual dollar amounts the URA will commit to the Library Community Building project, but I wanted to suggest we schedule an URA meeting for next month (it can be part of regular April meeting or could be the 4th Monday, April 24th) and make a formal decision. The URA wouldn't need to give the dollars immediately to the Library, but if they have a formal dollar amount committed they can use those committed dollars as collateral to leverage other funding dollars.

I have also included some of the project plan pages for the Council/URA review. It's an exciting project and a much needed social/community infrastructure asset to our community.

From Jeremy

12/23/2016 Project Budget including architectural fees and contingency costs	\$2,182,865
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Committed Funding as of 12/17/2016

Library Building Fund	\$1,200,000
Curry Public Library Maintenance Fund	\$80,000
[Redacted]	\$94,000
Oregon Community Foundation	\$20,000
Ford Family Foundation	\$250,000
Mike Kaiser (OCF)	\$5,000
Collins Foundation	\$50,000
Swindells Charitable Trust	\$20,000
Smullin Foundation	\$20,000
Southwest Oregon Workforce Development	\$25,000
Curry Public Library of Gold Beach Foundation	\$200,000
Total Committed Funding - 88% of budget =	\$1,964,000

Balance remaining to meet budget =	\$218,865
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Grants Pending and Planned as of 12/17/2016

Umpqua Bank (pending)	\$6,000
Coquille Tribal Community Fund (will apply fall 2017)	\$5,000
[Redacted]	\$5,000
Gold Beach Urban Renewal Fund (will apply)	\$15,000
[Redacted]	\$93,000
Individual Gifts (seeking)	\$50,000
Room Naming Rights (seeking)	\$50,000
Total Pending Funding	\$224,000

[Redacted] = redacted by staff
I wasn't sure if the individuals were
OK with their name(s) being published
online

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The projects identified for the Area are shown in Table 10, below. The descriptions of the projects and how they relate to the existing conditions in the Area are as follows:

Streetscape Improvements: Streetscape improvements to sidewalks, including but not limited to benches, trash receptacles, plantings, lighting, and other improvements to enhance the transportation system

Existing Conditions: There is not a cohesive set of streetscape improvements throughout the Area. Streetscape improvements are a way of establishing district identity and a sense of place within a business district.

Property Assistance/Redevelopment Opportunity Program: Create grant or loan programs for the rehabilitation of buildings. Projects could include façade improvements, remodels, fire/safety compliance, American Disability Act (ADA) accessibility, etc.

Existing Conditions: No funding presently exists for property assistance/development opportunity programs, although there are a great number of businesses that could benefit from planning and development assistance.

Signage: Facilitate a unified signage plan for the city and businesses. Way finding signs will assist visitors in locating attractions; gateway signage will welcome visitors to Gold Beach. This project could include a Pole Sign Program to assist business owners with removal and replacement for more pedestrian friendly (and visually appealing) signage.

Existing Conditions: No funding presently exists for a signage program. Unified signage can help establish district identity and create a sense of place in a community. Good signage will help to increase visits to local businesses and help grow the economy.

Port/Airport Way Bike-Pedestrian Improvements: The Port is the gateway into Gold Beach. There is a road system from Highway 101 that passes through the Port, past the jetty and parallels the airport (Port Drive, South Jetty Road, Oceanside Drive). This system gets utilized heavily by locals, but is in poor condition. This route could provide good beach access and be made into a scenic byway for tourists and residents. Signage and sidewalk/trail improvements would help accomplish this goal.

Existing Conditions: The existing sidewalks are not unified and in some places are in poor repair. There is no existing bicycle pathway.

Attractive Public Parking: Develop attractive public parking and signage to encourage visitors to park and walk to different areas.

Existing Conditions: There is on-street parking throughout the area, but as businesses grow, additional parking will be needed.

 Community/Tourist Attraction Facilities:

Improvements to the Event Center on the Beach (Fairgrounds): Assistance for capital improvements as this is the primary meeting center and it supports the economic health of the town.

Existing Conditions: The Event Center (Fairgrounds) is the main meeting place for Gold Beach. Improvements are needed to keep it a viable option for a meeting facility.

Family Entertainment/Recreation Project: Assist in the development of a family entertainment/recreation project potentially including a cinema and one or two other activities (bowling alley, recreation center, etc.) that would provide entertainment opportunities for locals and tourists alike. This project is a private/public partnership opportunity.

Existing Conditions: These entertainment options do not exist in Gold Beach. There is a definite need for increased recreational activities.

 Community Center: Provide a space for meetings and activities in partnership with the public library.

Existing Conditions: There is no community meeting facility in Gold Beach. There is a definite need for increased recreational activities that could occur in a community meeting center.

Performing Arts Facility: Upgrade this existing facility to make it an asset to the community and an attraction for visitors.

Existing Conditions: The city of Gold Beach presently has a community theater located in a building that could use upgrading. The non-profit group has made steady progress, but could use assistance in their fundraising for building improvements.

Pocket Parks: Create pocket parks to provide gathering spaces for residents and visitors.

Existing Conditions: There are no pocket parks in the urban renewal area and no funding to develop them.

Property Acquisition: Acquisition from willing seller for private development. Focus funds on projects that will provide a major attractor for the town.

Existing Conditions: There are properties within the Area that are presently privately or publicly owned that the Agency may wish to acquire in the future. (Any acquisition must be done through a Plan amendment that specifies those properties to be acquired.)

Small Business/Restaurant Program: Small grants or loans to new businesses to help them get started, or a space lease program during the first year to help new businesses get on their feet.

Existing Conditions: No funding presently exists for a small business/restaurant program, although there is a need to develop additional business opportunities in Gold Beach.

Sidewalk Program: Grants or loans to assist property owners. Better walkability to help visitors enjoy the town more.

Existing Conditions: No funding presently exists to assist in sidewalk improvements. There are existing sidewalks that are in disrepair or that could be made more attractive to help create a sense of place in the Gold Beach commercial district.

URA Administrative Costs:

Administrative Costs are incurred to prepare and implement the Urban Renewal Plan.

Existing Conditions: The funding for preparation has come from the general fund. This allows for reimbursement and funding future administrative costs, if desired.

V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

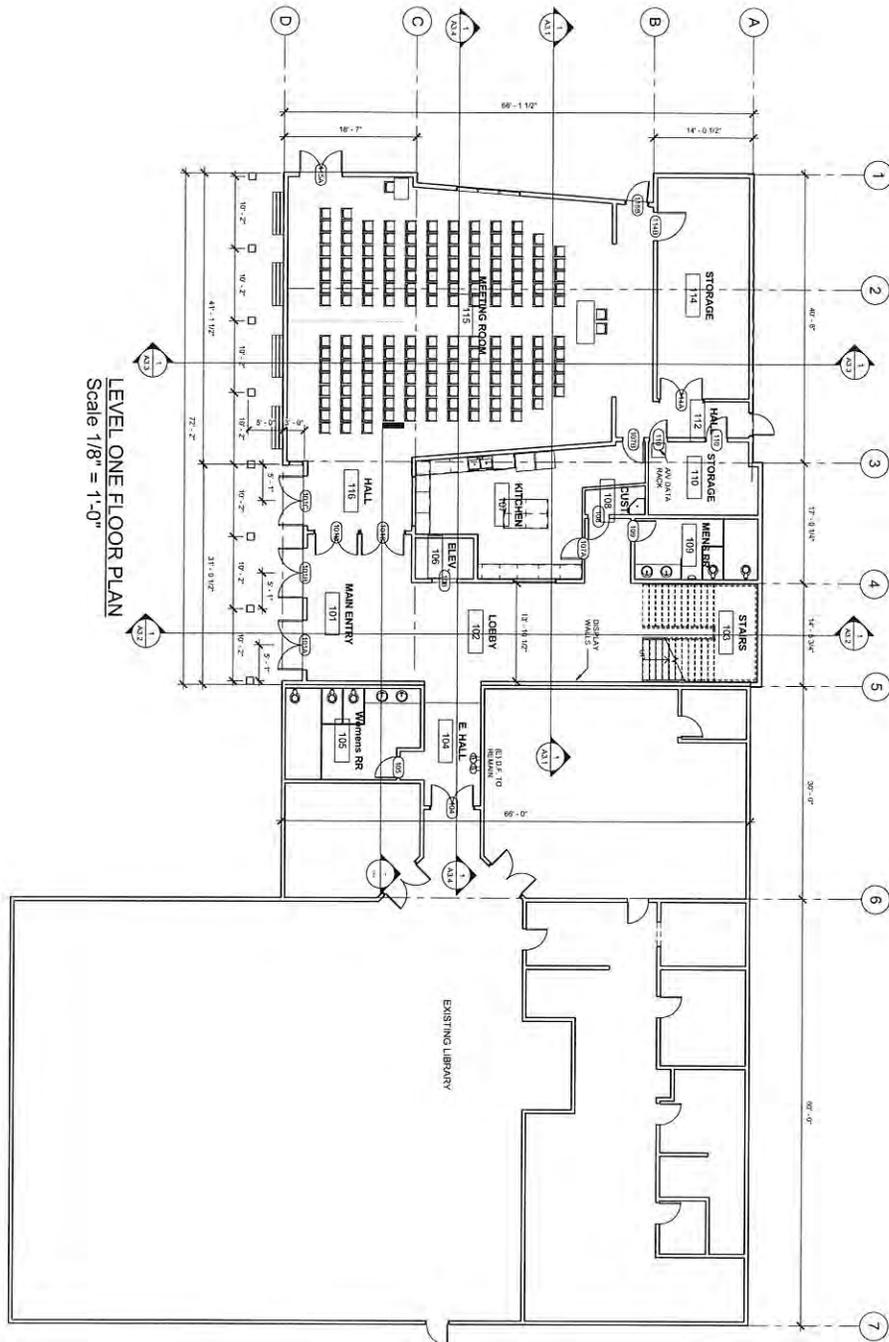
The present value of the costs of the projects are shown in Table 10 below. The sources of funds are tax increment revenues.

Table 10 - Estimated Cost of Projects

Project	Present Value Tax Increment
Streetscape Improvements	\$335,000
Property Assistance	\$170,000
Signage	\$50,000
Port/Airport Way Bike-Pedestrian Improvements	\$265,000
Public Parking	\$665,000
Community/Tourist Attraction Facilities	\$2,874,000
Property Acquisition	\$200,000
Small Business/Restaurant	\$100,000
Sidewalk Program	\$255,000
Administration	\$84,791
Total Projects	\$4,998,791

Source: ECONorthwest and Elaine Howard Consulting, LLC





LEVEL ONE FLOOR PLAN
Scale 1/8" = 1'-0"

DESIGN DEV.	
PROJECT NO.	16-21
DATE	JUN 2017
REVISIONS	
DATE	
BY	JMS
CHECKED	JMS
DESIGNED BY	JMS
SHEET NO.	A2.1

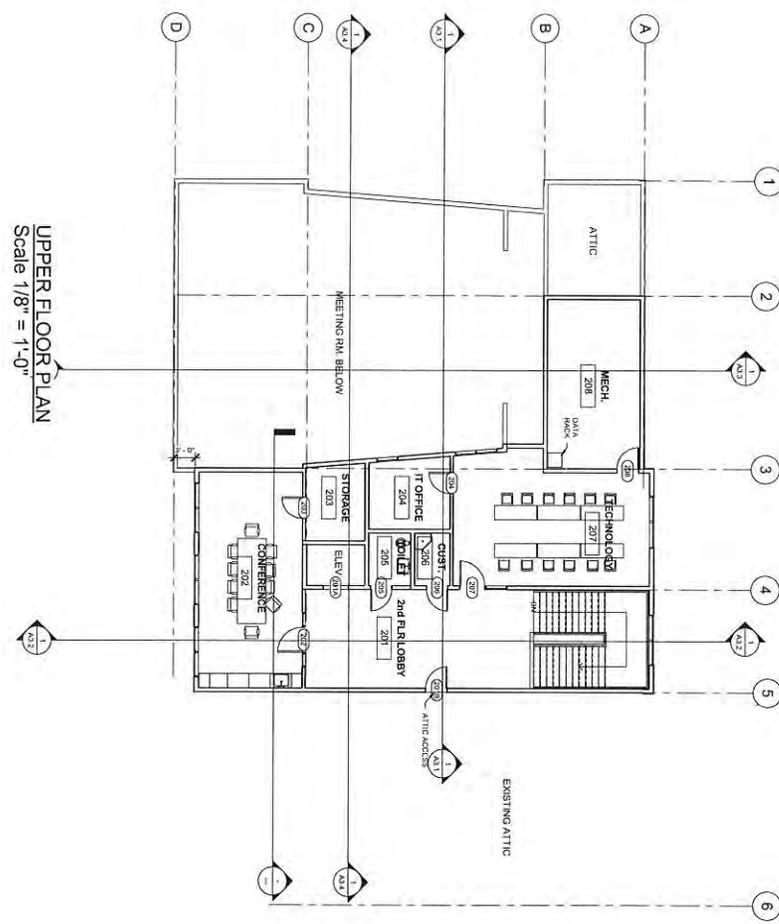
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UPPER FLOOR PLAN
Scale 1/8" = 1'-0"

DESIGN DIV.		
PROJECT NO.	16.21	
DATE	JAN 2017	
REVISIONS:		
DATE	BY	APP'D
DRAWN BY: <i>Adriano</i>		
SHEET NO.	A2.2	
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