

**MINUTES OF THE PROCEEDINGS OF THE
URBAN RENEWAL AGENCY**

January 17, 2006

The minutes of the proceedings of a meeting of the City of Coos Bay Urban Renewal Agency, held immediately following the City Council meeting held at 7 p.m. in the Council Chambers, 500 Central Avenue, Coos Bay, County, Oregon.

Those Attending

Those present were Chair Kevin Stufflebean and Board Members Joe Benetti, Jon Eck, Roger Gould, Jeff McKeown, and John Muenchrath. Board Member Cindi Miller was absent. Staff present were City Manager Scott McClure, City Attorney Nate McClintock, Deputy Recorder Joyce Jansen, Community Services Director Jim Hossley, Finance Director Janell Howard, Fire Chief Stan Gibson, and Police Chief Eura Washburn.

**Approval of the Minutes of December 6, 2005
and December 20, 2005**

Board Member Muenchrath moved to approve the minutes of December 6 and December 20, 2005 as presented. Board Member McKeown seconded the motion which passed with the board members present voting aye.

**Consideration of Award of Bid for the Demolition
of the Central Dock Building**

Community Services Director Jim Hossley reported bids were received from Iconco/LVI Services, Seattle WA in the amount of \$175,000 and from Laskey-Clifton Corp., Reedsport, OR in the amount of \$206,853 for the demolition of the Central Dock building. The Iconco/LVI Services bid was rejected as it did not include the subcontractor's disclosure as required by OAR 125-249-0360. After further discussion the Agency recommended staff look into other options for removal of the building and meet with the Coos Historic Museum regarding this matter. Board Member Gould moved to reject all bids. Board Member McKeown seconded the motion which passed with all board members present voting aye.

**Wireless Internet Connectivity Proposal for
Downtown Coos Bay**

City Manager Scott McClure presented the revised proposal from ORCA Communications for wireless connectivity in the downtown area. The proposal includes an increase in the strength of the transmitters to allow internet access from within the buildings. Board Member McKeown supported moving forward with the project but expressed concern about access within buildings and the cost of the project. He noted a number of people have expressed enthusiasm for the project. Board Member Eck commented citizens have questioned the project and he is not convinced it is the best way to spend urban renewal funds. Board Member Muenchrath commented if connectivity did not penetrate the buildings, the Agency shouldn't proceed with the project. Board Member Benetti inquired about the operation costs and Mr. McClure reported the costs are folded into the equipment and installation. There was further discussion of using WiFi as a marketing tool for the area, and other benefits provided to the downtown area.

Use of Urban Renewal Funds for Marketing

City Manager Scott McClure reported staff researched the possibility of using urban renewal funds for marketing and found that if the use is included in the plan, it is allowable. The use is not currently a part of the plan and would require an amendment be made to the plan. There was further discussion on marketing the Coos Bay area and on development. Staff will work on a plan to bring back to the Agency.

Public Comments

David Engholm, Coos Bay, requested permission to attend the executive session to hear the response from Coming Attractions Theaters on the purchase of the Egyptian Theater. After a brief discussion with the city attorney, consensus of the board members was to respectfully deny the request.

Steve Schneiderman, Coos Bay, commented there are other options for demolishing the Central Dock building and he will forward the information to the city manager's office. Mr. Schneiderman asked that the wireless connectivity project cover the entire area and not just the downtown portion of the city. He inquired if the city's wireless connection would be competing with other providers. Board Member Muenchrath reported the service is unsecured access and would not be in competition, and would be phased in, starting in a small area to determine the impact before moving out to a bigger area.

Executive Session

Board Member Muenchrath moved to go into executive session pursuant to ORS 192.660 (2) (e) for the purpose of discussing real property negotiations. Board Member Eck seconded the motion which passed with all board members present voting aye.

The Agency reconvened into regular session.

Adjourn

There being no further business to come before the Agency, Chair Stufflebean adjourned the meeting.

Kevin Stufflebean, Chair

Attest:

John Muenchrath, Secretary