

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

**February 7, 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, and Cindi Miller. Board Members Jeff McKeown and John Muenchrath were 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, Library Director Carol Ventgen, and Police Chief Eura Washburn.

**Approval of the Minutes of January 3 and  
January 10, 2006**

Board Member Eck moved to approve the minutes of January 3 and January 10, 2006 as presented. Board Member Miller seconded the motion which passed with all board members present voting aye.

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

City Manager Scott McClure briefly reviewed ORCA's revised proposal for providing wireless internet service in the downtown area. Phase I of the project would cost \$17,155 for capital and \$1440 for operation fees and Phase II would cost \$15,900 for capital and \$1200 operation fees. The operational costs could be paid from either Hotel/Motel funds or the General Fund. Chair Stufflebean expressed some doubt about the project, but stated he was willing to proceed with Phase I. Board Member Eck inquired about whether building owners would agree to have the equipment placed on their buildings, and also noted the proposal states it excludes the electrical work. Board Member Benetti suggested going out to bid with a not to exceed clause. He further commented WiFi would help draw people to the downtown area and the website would be for the whole area. After a brief discussion, board members agreed to begin with Phase I and use Hotel/Motel funds for the operation costs. Board Member Benetti moved to approve funding for the WiFi project not to exceed \$21,000 and proceed with Phase I. Board Member Miller seconded the motion which passed with all board members present voting aye.

**Discussion of the Egyptian Theater**

City Manager Scott McClure reported on the need for direction on proceeding with getting a group together to operate the facility and for addressing code issues before opening the theater. He commented there are different risks involved when doing live theater compared to a movie theater. David Engholm, Coos Bay, stated the former Save the Egyptian Organization would like to thank the City Council and Urban Renewal Agency for purchasing the theater. With the purchase the committee has dissolved since their goal has been met. Mr. Engholm reported a new committee has formed and is willing to work with the City on

improving the theater. Board Member Gould commented recreation of a non-profit is simple and would be a membership organization similar to the Coos Art Museum. The non-profit would administer a program of a building owned by the City of Coos Bay. Board Member Benetti asked if the Agency wanted to give guidelines to members of the group since the Agency plans to turn over the facility to a group to operate. Chair Stufflebean commented he envisioned the Agency asking people to serve on the committee to lay out how the Agency should proceed. Board Member Gould suggested the organization include some members of the Agency as well as architects, consultants, construction, general business background, theater groups, and grant writers, and recommended interested citizens contact the city manager. Board Members Gould and Miller expressed interest in serving on the committee. City Manager McClure reported the carryover in Hotel/Motel Fund could be used to pay the utility bills and staff will present options to the Budget Committee.

### **Agency Comments**

Board Member Benetti recommended the urban renewal district be expanded to include the tank farm. There was further discussion on the process to amend the urban renewal plan and consensus of the Agency to have staff look into the procedure.

### **Public Comments**

No comments were given.

### **Executive Session**

Board Member Miller moved to go into executive session pursuant to ORS 192.660 (2) (e) for real property negotiations. Board Member Benetti 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.

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Kevin Stufflebean, Chair

Attest:

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John Muenchrath, Secretary