

MINUTES OF THE PROCEEDINGS OF THE URBAN RENEWAL AGENCY

March 7, 2006

The minutes of the proceedings of a regular 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 and Board Members Joe Benetti, Jon Eck, Roger Gould, Jeff McKeown, and John Muenchrath. Board Members Cindi Miller and Kevin Stufflebean were absent. Staff present were City Manager Scott McClure, City Attorney Nate McClintock, Deputy Recorder Joyce Jansen, Fire Chief Stan Gibson, and Library Director Carol Ventgen.

Presentation of the Business Plan and Update from the Egyptian Theater Preservation Association

Mike Tribble, Treasurer of the Egyptian Theater Preservation Association, reviewed the business plan for the theater which is attached and hereby made a part of the record. The Association anticipates a month is needed to clean and paint the facility, and they plan to have an organ recital as the first performance. Mr. Tribble reported activities such as a battle of the bands, Jazz Festival, Teen Idol, Lab Band, U.S. Coast Guard Band, Eugene City Orchestra, and film festival are being considered.

Board Member Muenchrath inquired about staffing the theater and Mr. Tribble responded that volunteers would work the theater. Mr. Tribble reviewed income sources, donations, ticket booth sales, membership costs, and members of the board. Mr. Tribble reported the Association's goal is to bring the facility up to code and beyond, replace the heating system, wiring and plumbing, restore the organ, and add a portable dance floor.

Board Member Gould commented the management agreement would be same as the City currently has with the Coos Art Museum and the City would continue to own the theater. Board Member McKeown stated his understanding was that a 501 3C organization would be formed and the facility would be handed over to them. Board Member Muenchrath commented the City should maintain control of the asset. Board Member Benetti commented the Agency's intent was to turn the theater over to the organization. Mr. Tribble stated their intention is to take over running the facility. Board Member McKeown requested a meeting be scheduled to discuss this matter.

Discussion of Operation and Maintenance Issues of the Egyptian Theater

Board Member Gould suggested moving ahead with use of the theater and turning on the marquee lights. The Easter program seems doable and he suggested the City fix the most basic problems of the building. City Manager McClure reported there are a few specific items to address and there are also some safety issues. Board Member Benetti commented the use of the theater is not being changed and questioned the building code allowing unsafe conditions. Mr. McClure commented the use can be grandfathered if the new owner does not do modifications to the facility. He also noted the city has a higher level of

responsibility to address safety issues. Board Member Gould stated it isn't a problem because there has not been a change of the use, although the city does not want the theater to be unsafe. Fire Chief Gibson reported staff has looked at life safety issues that need to be addressed immediately. He commented the previous owner did not use the entire stage area and if this area is to be used, the lighting must be brought up to a safe level. Chief Gibson briefly reviewed wiring, boiler room, lighting, emergency lighting, stage lighting, and fire alarm safety issues.

Board Member McKeown commented the list is not excessive and one of the first priorities is removing the mini theaters. Mr. McClure suggested the building official answer the question of possible change of use. Board Member McKeown recommended dealing with the immediate safety concerns and schedule a work session for further discussion. Chief Gibson commented the point is to work with the theater group. Mr. McClure commented staff will proceed with getting estimates for the repairs. Board Member Muenchrath commented the city is paying the utilities and we need to get the building open as soon as possible.

Approval of Downtown Urban Renewal Project Priority List

Consensus of the Agency to schedule another meeting to discuss the downtown project list.

Public Comments

There were no public comments given.

Adjourn

There being no further business to come before the Agency, Board Member Muenchrath adjourned the meeting.

John Muenchrath, Secretary

Attest:

Joyce Jansen, Deputy Recorder