

**MINUTES OF THE PROCEEDINGS OF THE  
CITY OF COOS BAY URBAN RENEWAL AGENCY**

**September 18, 2007**

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 Jon Eck and Board Members Michele Burnette, Mark Daily, Roger Gould, Stephanie Kramer, Jeff McKeown, and John Muenchrath. Staff present were City Manager Chuck Freeman, City Attorney Nate McClintock, Clerk to the Agency Jackie Mickelson, Public Works and Development Director Jim Hossley, Finance Director Janell Howard, and Fire Chief Stan Gibson.

**Approval of the Minutes of September 4, 2007**

Board Member Burnette requested correcting the minutes to say the Agency planned to donate the organ to the Liberty Theatre. Board Member Burnette moved to approve the minutes of September 4, 2007 as corrected. Board Member Muenchrath seconded the motion which passed with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, McKeown, and Muenchrath voting aye.

**Report on the Assessment of the Downtown and Empire Districts by Vicki Dugger, Director of the Oregon Downtown Development Association**

Vicki Dugger presented a power point presentation on the assessment of the Downtown and Empire Districts. Ms. Dugger reported the vital attributes of a Central Business District would be walk-able with contiguous businesses, civic anchors, inviting streetscape and parking spaces, good traffic flow, buildings that entice shoppers to stop, a variety of retail and service offerings, and browse-ability. She commented the locally owned businesses re-circulate approximately 54% of the earnings back into the economy compared to chains or big boxes businesses of approximately 14%.

Ms. Dugger briefly reviewed the common issues for the Downtown and Empire Districts on code updates for business development, redevelopment opportunities, parking issues, informational brochures, and an updated website. She reported on the need to have offices on the top level spaces of buildings and retail on the lower level, and to work on business clusters. She briefly reviewed the survey results and areas of improvements for the Downtown and Empire Districts. Ms. Dugger commented the best assets to build upon for the Downtown District were the waterfront, historic buildings, small businesses and the art museum. She commented the biggest issues facing downtown were the empty buildings, a need for more retail, less confusing streets, the entries to look better on Highway 101, and closer parking for visitors. Ms. Dugger reviewed the possibility of opening Central Avenue and portions of 2<sup>nd</sup> and 3<sup>rd</sup> Streets to two-way traffic, ideas to make the pedway more inviting, and tying more restaurants and the community garden into the Farmer's Market and having a consistent manager.

Ms. Dugger commented the best assets to build upon for Empire were the Empire Café, the Hollering Place Wayside development, the waterfront, independent businesses, and the location. She commented the biggest issues facing Empire were the reputation, drugs, crime, and rundown buildings. Ms. Dugger commented Empire had a lot of potential and with the Historic Hollering Place Wayside developed and more businesses like the Empire Café, Empire would flourish. She commented she would provide an action plan by November.

**Public Comments**

Joannie Johnson, Coos Bay, requested the City consider eliminating one parking space per row to provide more space for larger vehicles. She also requested the City consider leaving the ash trays and provide a trash container at the pedway. Geno Landrum, Coos County, asked if Front Street was considered in the assessment. Ms. Dugger commented Front Street would be considered later.

**Adjourn**

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

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Jon Eck, Chair

Attest:

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Mark Daily, Secretary