

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

**September 15, 2009**

A regular meeting was held by the City of Coos Bay Urban Renewal Agency immediately following the City Council meeting held at 7:00 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Attending**

Those present were Chair Gene Melton and Board Members Mark Daily, Jon Eck, Joanie Johnson, Stephanie Kramer, Jeff McKeown, and John Pundt. City staff present were City Manager Chuck Freeman, City Attorney Nate McClintock, City Clerk Amy Kinnaman, Finance Director Rae Lea Cousens, Public Works and Development Director Jim Hossley, City Engineer Carl Nolte, Fire Chief Stan Gibson, Economic and Community Development Manager Joyce Jansen, Library Director Carol Ventgen, and Police Chief Rodger Craddock.

**Approval of the Minutes of September 1, 2009**

Board Member Eck moved to approve the minutes of September 1, 2009 as presented. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Kramer, Johnson, McKeown and Pundt voting aye.

**Review of Virtual Business Incubator Grant for Rife's Home Furniture**

Economic and Community Development Manager Joyce Jansen stated Rife's Home Furniture was originally approved for a business grant in March to replace light fixtures for their business located at the corner of Anderson Avenue and 2<sup>nd</sup> Street; a short time after the grant was approved, the store manager, Matt Cummings notified the City Rife's would rather use the funds for advertising. Ms. Jansen stated because the grant was for lighting, only the Agency has the authority to approve or deny a grant application. Ms. Jansen noted in the interim of approving the old application and re-submitting the new application, the Agency adopted new criteria June 2, 2009 which requires the business owner to reside in Coos County. Rife's is a family-owned business and the owners reside in Springfield, Oregon. Mr. Cummings was notified of the changes in grant criteria and on August 24, 2009 the City Manager's Office received a letter from Rife's requesting the Agency reconsider their revised grant request for \$7,200 to be used for advertising with the local TV station and local newspaper. City Attorney Nate McClintock advised no amendment of the approval criteria was required and it was the Agency's discretion to approve or deny the proposed grant. Board Member Johnson moved to approve the Rife's Home Furniture revised grant application as presented. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Kramer, Johnson, McKeown and Pundt voting aye.

**Presentation on the Hollering Place Overlook Development**

City Engineer Carl Nolte stated on August 18, 2009 the Agency requested staff to look for alternative layouts for the development of the upper portion of the Hollering Place property. Mr. Nolte presented the proposed layouts which comprised an area where vehicles could safely pull off the road and pedestrians can access the overlook; estimated cost for the proposal was

## Urban Renewal Agency Minutes – September 15, 2009

\$50,000. Board Member Pundt stated landscape design should be implemented into the plans; Board Member Kramer felt it was important to have an overlook or viewing area. Board Member Daily suggested the use of native plants to eliminate the need for sprinklers and to be more green. Tom Green of the Community Coalition of Empire expressed his gratitude to the Agency for the ongoing projects that will significantly upgrade both the infrastructure and public face of downtown Empire. It was the consensus of the Agency to direct staff to provide a cost estimate for full design to be considered for bid at a future meeting.

### Agreement for Economic Development Consulting Services

Board Member Daily moved to table the discussion on the Agreement for Economic Development Consulting Services until next Monday's work session. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Kramer, Johnson, McKeown and Pundt voting aye.

### Public Comments

Steve Pickering, 2170 N 28th: suggested local college students as a resource for landscape design; was encouraged by the progress made on the Hollering Place; questioned if the grant approval for Rife's Home Furniture was for advertising exclusive to the Coos Bay store; city employee Joyce Jansen responded stating the advertising was solely for the Coos Bay store. John Knutson, 785 N. 4<sup>th</sup> Court: stated he served on the Board of the South Coast Development Council (SCDC), questioned if Sandy Messerle should be present at the Monday night work session; Chair Melton stated work sessions are open to the public and it would be useful if Sandy Messerle could attend to help answer any questions that may arise. City employee Joyce Jansen stated the Downtown Association is offering to conduct a survey of the downtown merchants relating to the downtown traffic planning. Board Member Johnson stated she was concerned over the SCDC contract; after careful consideration she wished to rescind her support to help locate funds to bring in an outside Economic Developer for Coos Bay; Board Member Daily thanked Fire Chief Stan Gibson for donating all proceeds raised during the Bay Area Fun Festival to help support Kienyn Wicks.

### Adjourn

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

  
Gene Melton, Chair

Attest:

  
Mark Daily, Secretary