

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

**February 16, 2010**

A regular meeting was held by the City of Coos Bay Urban Renewal Agency immediately following the City Council meeting held at 7 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 Rodger Craddock, City Attorney Nate McClintock, Finance Director Rae Lea Cousens, Deputy Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, City Engineer Carl Nolte, Fire Chief Stan Gibson, Library Director Carol Ventgen, Economic Revitalization Administrator Joyce Jansen, and Acting Police Chief Gary McCullough.

**Consent Calendar**

Chair Melton reviewed the consent calendar which consisted of the approval of the minutes of the February 2, 2010. Board Member Kramer moved to approve the minutes of the February 2, 2010. Board Member Pundt seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown, and Pundt voting aye.

**Public Hearing to Consider a Proposed Supplemental Budget to  
Provide Du Jour Financing to the Urban Renewal Agency  
Approval Would Require Adoption of Resolution 10-02**

City Manager Rodger Craddock stated on November 3, 2009 the City of Coos Bay and Urban Renewal Agency (URA) entered into an Intergovernmental Agreement (IGA) to authorize du jour financing for the purpose of funding projects within the urban renewal plans. On November 17, 2009 Resolution 09-09 authorized short-term subordinate urban renewal bonds not to exceed \$500,000. Resolution 10-02 complies with state statutes regarding a public hearing for adoption of a supplemental budget to provide du jour financing; enters the City of Coos Bay into an IGA with the URA for Loan #2; and appropriates \$283,328 to provide debt financing to the URA primarily for the Boat Building Center and Hollering Place projects. Chair Melton opened the public hearing. No public comments were made. Chair Melton closed the public hearing. Board Member Kramer moved to adopt Resolution 10-02 to enter into an IGA with the City for Loan #2 and appropriate \$283,328 to provide debt financing. Board Member Eck seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown, and Pundt voting aye.

**Consideration of a Virtual Business Grant  
Application from Kaffe 101, Inc**

Economic Revitalization Administrator Joyce Jansen presented a grant application on behalf of Kaffe 101, Inc for \$7,500 for signage and hardware, sign lights, marketing materials, and reimbursement of the 10-week small business workshop. Ms. Jansen noted the maximum amount for a grant application was \$7,500. Board Member Daily suggested removing the advertising mugs from the application if they are sold as inventory. Board Member Daily moved

to approve the Kaffe 101 grant application excluding the mugs of \$916 if they were for sale or including the mugs of \$916 if they were given away. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown, and Pundt voting aye.

**Presentation of Pedway Plaza Design Proposals and Discussion of A Budget for the Project by Economic Revitalization Administrator Joyce Jansen**

Economic Revitalization Administrator Joyce Jansen stated the Urban Renewal Agency hired Cameron McCarthy Gilbert & Scheibe in September of 2009 to prepare two conceptual designs for the Pedway Plaza. The design process included conducting an open house to present the concepts. As a result, three conceptual designs were developed and presented to the Agency by Mr. Koehler via a Power Point presentation. Mayor McKeown suggested cost estimates be provided for each concept in order for the Agency to determine a budget. Concept A – Heritage Art Park & Plaza transformed the open space into two distinct and formal outdoor rooms utilizing traditional garden elements, tall vegetated walls enclosed the Art Park providing significant wind diffusion and created an intimate space for viewing art and hosting events or performances. The Art Park was gated for potential closure in evening hours and controlled access during pay admission or rental events. A large vintage style fountain anchored the east side, providing an attractive feature in the most visible part of the site and automobile noise mitigation for Broadway Street. The art (murals, hung pieces, and sculptures) were proposed to feature historically significant Coos Bay places, events, commerce, and/or persons and would provide educational/interpretive value. Concept B – Tide Park included a tide clock as the monumental anchor of the park and featured daily tide information. A sculpted moon was proposed for a cap to recognize and celebrate the lunar influence on tidal movements. The open space was intended to provide a simulated coastal nature experience with the south building wall, a photo realistic view of the beach and Oceanside and north building wall a photorealistic view of the wooded uplands. The shapes and forms of the elements were informal and organic. Places of refuge from the wind were available in proximity to vegetation yet other areas exposed. This concept was intended to bring coastal experience to the City, several miles inland, and provide significant educational and interpretive opportunities. Concept C – Breeze Art Park celebrates and harnesses the wind, an aspect of the existing space, an artistic created wind sculpture was proposed as the monumental anchor of the park. The current wind direction and speed as well as prevailing seasonal winds would be displayed through this feature generating and supplying power to park elements by incorporating a turbine and an electric vehicle filling station. The build elements of the open space feature free flowing shapes and forms. Murals were proposed to be modern artistic impressions. A mass planting of native grasses would add a dynamic visual as the breezes flow through them with numerous educational and interpretive opportunities abound. Chair Melton suggested maintenance of vegetation was a concern as the City did not have the staffing to support significant maintenance. Board Member McKeown suggested the public using the area need to feel secure and the green walls may not lend to the concern. Mr. Koehler stated the elements of each concept could be mixed to suit the desired outcome. Mr. Koehler stated a rough a low cost estimate would include indirect construction costs of 25% (contractor's overhead, bonds, etc.) and owner's soft cost of 30-35% (surveys, administration, architectural/engineering fees, contingency) with a total range of \$500,000 up to \$1,000,000 with approximately one-third of the cost in each phase being the iconic element. Board Member McKeown stated if the project and budget were approved, it should be done

properly, creating activity in the space to warrant the expense. Mr. Koehler stated roughly in order of least to most expensive was the Heritage concept, Wind concept, and the Tide concept. Consensus was for the Agency to consider the proposals and select a concept at another meeting or work session.

**Consideration of Accepting the Oregon Coast Historical Railway Museum Train Shed Project by Economic Revitalization Administrator Joyce Jansen**

Economic Revitalization Administrator Joyce Jansen stated in December of 2000 the Urban Renewal Agency included the Railway Historical Museum as a project in the Downtown Plan and purchased property at 765 South First Street. Since that time volunteers had acquired equipment and opened the museum site for the public. Mr. Jamsgard, President of the Oregon Coast Historical Railway Society (OCHRS) presented a Power Point presentation regarding future development of the site which included a train shed at an estimated cost of \$170,000, paving a portion of the display area, and façade and interior improvements to the museum building. OCHRS requested the Agency approve funding for these improvements in the amount of \$200,000 plus a \$20,000 contingency. Board Member Johnson requested more detailed drawings of the train shed to ensure the engines were well displayed. Chair Melton requested the source of operating revenue and any grants applied for by OCHRS. Mr. Jamesgard stated \$23,000 in grants, with reservations, were awarded. Board Member McKeown asked Ms. Jansen for an update on volunteers from RSVP wherein Ms. Jansen stated Ms. Coles from RVSP was contacted. Board Member Kramer suggested not using a metal roof on the train shed. Board Member McKeown stated he would like to see the museum open more hours to the public, grants pursued with the Agency possibly providing a match, and an accurate construction budget. Board Member Pundt stated he was concerned how this project impacts the rest of the downtown urban renewal construction program and the available funds. Chair Melton and Board Member Johnson suggested a work session and a review of available urban renewal funds. Mr. Craddock suggested allowing staff to compile a list of current and ongoing projects with costs estimates for the Agency's consideration. Board Member Daily moved to approve funding for the project at \$200,000, plus a \$20,000 contingency, direct staff to prepare project documents, and prepare cost estimates with planning cost estimate brought back to the Agency. Board Member Johnson seconded the motion which failed with Board Member Daily voting aye and Chair Melton and Board Member Eck, Johnson, Kramer, McKeown, and Pundt voting nay.

**Visitor Information Center Project Monthly Update by Hilary Baker**

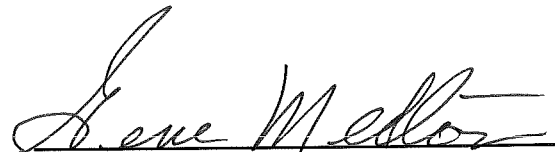
Postponed until a future meeting.

**Public Comments**

Gino Landrum, 63281 Clover Drive, Coos Bay: Suggested using the various committees to review projects. Steve Pickering, 2170 N 28<sup>th</sup> Street, Coos Bay: Suggested he be allowed to provide comments at a work session regarding the Pedway.

**Adjourn**

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

  
Gene Melton, Chair

Attest:

  
Mark Daily, Secretary