

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

October 5, 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, Joanie Johnson, Stephanie Kramer, Jeff McKeown and John Pundt. Board Member Jon Eck was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Rae Lea Cousens, Deputy Finance Director Susanne Baker, Library Director Carol Ventgen, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, and Acting Police Chief Gary McCullough.

Consent Calendar

Board Member Kramer moved to approve consent calendar which consisted of 1a: the minutes of the September 21, and 22, 2010 Urban Renewal Meetings; and 1b: approval of the Visitor Information Center Project Harmon Construction Change Order No. 13 for \$4,362. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Daily, Johnson, Kramer, McKeown and Pundt voting aye. Board Member Eck was absent.

**Approval to Grant Funds for the Rifkin Building
Located at 175 South 3rd Street**

City Manager Rodger Craddock stated due to the substandard condition of the property located at the corner of Central Avenue and South 3rd Street (Lockhart building), staff has been working with Mr. Rifkin regarding his building directly south of the Lockhart building. The south wall of the Lockhart building supports the roof of the Rifkin building. The deed of the Rifkin building states the owner of the building has no rights to the south wall of the Lockhart building and the owner of the Lockhart building has no obligation to provide a new wall should the existing wall be removed. The Agency and staff have been discussing options with Mr. Rifkin. One option has been the sale of the Rifkin building to the Agency. Through staff, the Agency offered Mr. Rifkin \$30,000 to design and construct the temporary support, detach the roof from the existing south wall of the Lockhart building, and construct a permanent north wall; prequalification of a façade grant to the east and new north wall; and crafted an agreement to include language whereby if the URA subsequently retains ownership of the Lockhart building a property line adjustment of 30 inches of the south Lockhart property would be executed in favor of Mr. Rifkin. The agreement would require Mr. Rifkin to follow all of the processes with regards to the façade grant. Board Member Kramer asked the process of the building demolition and executing the lien wherein City Attorney McClintock stated the lien would be placed after the actual demolition costs were calculated and then the lien collected. Board Member Daily stated he believes purchasing the property would be in the long term best interest of the Agency. Board Member McKeown moved to approve the proposed agreement contingent upon reaching mutually agreeable language. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Johnson, Kramer, McKeown and Pundt voting aye. Board Member Daily voted no. Board Member Eck was absent.

Discussion of a Final Design for the Pedway Plaza

Economic Revitalization Administrator Joyce Jansen stated Cameron McCarthy Gilbert and Scheibe was hired by the Agency in September 2009 to prepare conceptual designs. Three designs were reviewed at a public open house and Agency meeting on March 18th. Final design comments included: the iconic art piece should be prominent, the wind turbine was favored, the stage should be constructed of concrete, phase the project, and the plan be designed with ease of maintenance. Board Member Daily asked the cost to finalize the plan wherein Ms. Jansen stated once the changes were identified, a cost proposal would be prepared by Cameron McCarthy Gilbert and Scheibe. Board Member Daily suggested the decision should be made by the new Agency after the election and previous decisions were based upon the belief that there was sufficient funding. Board Member McKeown suggested the current Agency members have spent considerable time and funds and desired to finish the plan in order to facilitate grant applications. City Manager Rodger Craddock suggested he believes the cost would be no more than \$5,000 to finalize the master plan with the suggested changes. Board Member Pundt stated because the project was not high on the priority list after the Agency work session, this should not move forward. Board Member Johnson suggested the Hollering Place plan has been in the concept stage for years, the time spent on the Pedway Project warrants a final design in order to apply for grants, and any improvements could be implemented in phases as funds allow. Board Member Kramer agreed with Board Member Pundt. Board Member McKeown suggested there were grants available for this type of public project and the cost of \$5,000 to finalize the master plan was not excessive. Board Member McKeown moved to direct staff to forward the suggested design changes to the design firm at a cost not to exceed \$5,000. Board Member Johnson seconded the motion which failed with Chair Melton and Board Members Johnson and McKeown voting aye. Board Members Daily, Kramer, and Pundt voting no. Board Member Eck was absent. Board Member McKeown provided a drawing of Steve Prefontaine and suggested it would be an exceptional mural for the Pedway. It was the consensus of the Council to direct staff to obtain the cost to install the mural.

Public Comments

Gary Rifkin, Coos Bay: Stated he was disappointed to have to wait until February 2011 to complete the work on his building downtown. City Manager Craddock stated public contracting rules and the need for a qualified contractor added complexities to the project.

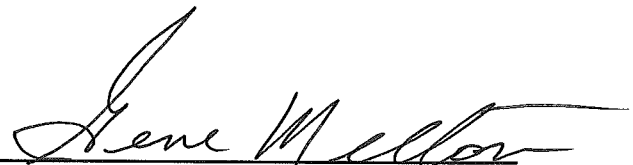
Adjourn

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

Attest:



Mark Daily, Secretary



Gene Melton, Chair