

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

December 21, 2010

The minutes of the proceedings 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 Gene Melton and Board Members Jon Eck, Jennifer Groth, Joanie Johnson, Stephanie Kramer, John Muenchrath and Crystal Shoji. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Rae Lea Cousens, Intermediate Accountant Amy Kinnaman, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Captain Cal Mitts.

Public Comments

No comments were given.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: the minutes of the November 16, 2010 Urban Renewal Meeting; and 2b: acceptance of the Historical Land Survey Grant from the Division of State Lands. Chair Melton requested line item 2b, acceptance of the Historical Land Survey Grant from the Division of State Lands be moved down to agenda item 3a for further consideration. Board Member Eck moved to approve consent calendar as amended approving the minutes of the November 16, 2010 Urban Renewal Meeting. Board Member Shoji seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Discussion on the Pedway's Final Design

Economic Revitalization Administrator Joyce Jansen provided a brief overview of the history of the Pedway property and the design proposals for the Pedway Plaza. Ms. Jansen stated a final design was developed by Cameron, McCarthy, Gilbert, & Scheibe on July 20, 2010. After review and discussion of the final design, the Agency identified the following items for change: the iconic art piece needed to be more prominent; the wind turbine as the preferred art piece; constructing the stage out of concrete rather than wood; a project design which would allow the project to be implemented in phases; and a design which would require minimal maintenance and allow for flexible usage. Ms. Jansen noted the design contract with Cameron, McCarthy, Gilbert & Scheibe was fulfilled with the completion of the final design. The estimated cost to revise the final design was \$4,500. Board Member Kramer was in support of the Pedway project but expressed concern over funding for the project. Board Member Johnson read several statements of support of the Pedway project. Board Member Shoji suggested other small improvements could be made in lieu of going forward with the proposed design. A consensus of the Urban Renewal Agency was to postpone consideration of the Pedway Final Design for a future work session.

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Mike Vaughn, Coos Bay: Recommended spending the money for a final Pedway design.

Acceptance of the Historical Land Survey Grant from the Division of State Lands

City Manager Rodger Craddock reported on July 21, 2009 the Agency approved a settlement plan with the State of Oregon Division of State lands (DSL) resolving a dispute of ownership of many acres along the Coos Bay waterfront. The State of Oregon claimed ownership of the waterfront uplands (submerged and submersible lands within the bed and banks of the waterway) created as a result of the placement of fill material in the 1800's to mid 1900's. The Agency spent two years in negotiation with DSL to formulate a settlement plan wherein DSL would release their interest in the affected parcels. As part of the release of interest and settlement plan, land surveys were required to complete the legal descriptions on the associated deeds. DSL provided a grant via a purchase order to pay for the land surveys which was estimated not to exceed \$17,500. Board Member Kramer moved to accept the Historical Land Survey Grant from DSL for a total cost not to exceed \$17,750. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Approval of the Oregon Department of Transportation Flex Funds Grant Application

Public Works and Development Director Jim Hossley stated the Oregon Department of Transportation Flex Fund Grant application would fund pedestrian and bicycle projects. If awarded the grant could provide up to \$2.1 million per project. Due to the complexity of the grant application and short deadline of November 12, 2010, staff acquired the services of a grant writer, the city's Architect of Record and Engineer of Record to prepare the grant application. The proposed project would construct a multi-use path on both sides of Empire Boulevard from Newmark Avenue south to the city limits. Amenities would be decorative street lighting, viewing area, benches, bike racks and transit shelters. Mr. Hossley stated an estimated grant match of 15% or \$312,276 would be required for the Empire Boulevard multi-use project. Board Member Kramer moved to approve the 15% match for the Empire Boulevard multi-use path project for an amount not to exceed \$312,276. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Melton, Muenchrath, and Shoji voting aye.

Acceptance of the Egyptian Theatre Structural/ Geotechnical Assessment Report

Sy Allen of ZCS Engineering presented the status of the Egyptian Theatre Facility Improvement Plan. Mr. Allen reported both ZCS Engineering and SHN Consulting Engineers and Geologists, Inc. had completed their structural review evaluations and had developed a preliminary rehabilitation plan set. The first phase of the project would address the necessary systems required to upgrade the building's safety. The scope of phase one included a complete rehabilitation of the structure, upgraded electrical system, a new fire protection system and improvement of the accessibility to restrooms and exits. Phase two would include ancillary items such as historical restorations of finishes, upgrades to projection equipment, lighting, sound, marquee, concessions and full restoration of the organ as needed. Estimated costs for

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phase one of the Egyptian Theatre Facility Improvement Plan was \$3,743,682 which included a 15% contingency of \$488,306. Mr. Allen stated all proposed improvements were sent to the Oregon State Historic Preservation Office for review. Board Member Muenchrath moved to approve the Egyptian Theatre Evaluation as presented. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Melton, Muenchrath, and Shoji voting aye.

Mike Vaughan, Coos Bay: expressed concern over the overall street appeal of the Egyptian Theatre. Board Member Shoji stated there was a need for a unified vision for the Egyptian Theatre and to define the importance of the historic structure for the past and future.

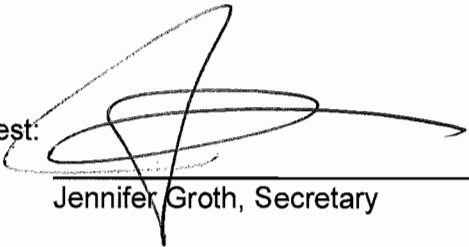
Agency Comments

Board Member Muenchrath requested a formal presentation on how the Urban Renewal Districts were funded.

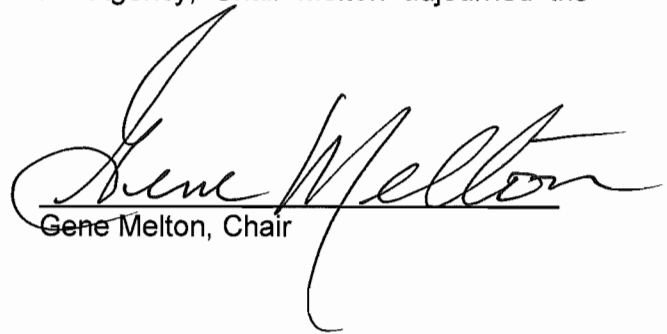
Adjourn

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

Attest:



Jennifer Groth, Secretary



Gene Melton, Chair