

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

November 15, 2011

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, Coos County, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Jennifer Groth, Joanie Johnson, Stephanie Kramer, Crystal Shoji, John Muenchrath and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Fire Chief Stan Gibson, and Police Captain Chris Chapanar.

Public Comments

No comments were given.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of October 18, 2011; 2b: acceptance of the October 2011 URA combined cash report; and 2c: approval of the Memorandum of Understanding (MOU) with the Egyptian Theatre Preservation Association (ETPA). Board Member Shoji moved to approve consent calendar approving the minutes of October 18, 2011, accepting the October 2011 URA combined cash report, and approving the Memorandum of Understanding (MOU) with the ETPA. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, Muenchrath and Vaughan voting aye.

Approval of Development Options for the Lockhart and Old Fire Station Vacant Lots

Economic Revitalization Administrator Joyce Jansen stated the Urban Renewal Agency requested input from the public at the October 18, 2011 meeting on four concept designs for the use of the vacant lots located in the downtown core area and was once again presenting the item for further public input. The lots for review were the site of the Lockhart building located at the corner of Central Avenue and 3rd Street and the site of the old downtown fire hall located at the corner of Anderson Avenue and 4th Street. Member Kramer asked how long until the City would own the property wherein City Attorney Nate McClintock stated in approximately 18 months. Member Muenchrath stated there were a lot of good ideas and he would like to see the lots sold, businesses created, and the properties placed back on the tax roll. Member Shoji stated the City's current facilities were not able to be maintained, funding was difficult, and she also would like to see the properties placed on the tax roll. Member Shoji stated the Agency should determine the long term purpose and the processes to achieve the goal and would like to see design criteria placed for development of the lots. Member Groth stated she concurred with Member Shoji and there were standards already in place that may be utilized. Chair Melton asked if this would be a goal setting session topic. Member Shoji stated she would like to take public comment tonight and she was ready to make a long term purpose decision. Member Vaughan stated there were budgetary constraints however trees could be planted economically.

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Chair Melton stated the budget was a concern and suggested not planting trees which would be cut down in a couple of years. Member Johnson suggested the Tree Board did not like to see trees cut once they were planted. Member Vaughan suggested keeping the trees in a container and planting them in the ground in the interim and replanting the trees at another location in the future.

Mark Daily, Coos Bay: Stated the Lockhart lot would be a good parking lot; suggested placing the lot in an auction; and suggested to not block the adjacent businesses signage. Beth Clarkson, Coos Bay: Suggested pocket parking, a stage area, and suggested the old fire station lot be graveled and used for community events. Chris Coles, Coos Bay: Suggested there were options for both lots which would not cost a lot of money; provided a brochure on the Power of Ten, which states it was important to provide a location where ten simple activities could be enjoyed. Gino Landrum, Coos Bay: Asked if the properties would be available for lease.

Member Groth asked how long until development could begin wherein City Manager Rodger Craddock stated once development criteria were developed a Request for Proposals similar to what was done for the Hollering Place could be prepared.

Member Shoji moved to define the ultimate long term development goal for both lots be for business purposes and amended the motion to direct staff to look into the concepts, options, and the processes to use to achieve the goal. Board Member Kramer seconded the motion and amendment which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, Muenchrath and Vaughan voting aye.

City Manager Rodger Craddock stated staff needed direction on the various processes; decisions could be made in the interim, and cautioned interim development of the Lockhart lot when the City did not own the property.

Consideration on an Alternative Transit Transfer Station Location

Public Works and Development Director Jim Hossley reported city staff met with the Design Review Committee (DRC), Bruce Bennett of South Coast Area Transit, and Art Poole of the Coos County Transit/Special Transportation Fund Committee on October 31, 2011 and November 4, 2011 to discuss the transfer station at the Pedway. At the October 31st meeting the Committee discussed possible layouts for the restroom and bus shelters at the Pedway location based on the dimensions of the property. However, the majority of Committee members felt other locations for the transit transfer station should be investigated based on several different concerns. As such, two alternative sites were discussed: The 14-foot wide sidewalk west of the Pedway, across from S. 2nd Court; and the north portion of the parking lot on the east side of S. 2nd Street, north of Curtis Avenue. At the November 4th meeting the Committee discussed the two alternative sites after receiving background information regarding site dimensions. The sites were narrowed down, by unanimous agreement, to the parking lot strip on the east side of S. 2nd Street as the best site for the transfer transit station, restroom, and shelters. Mr. Hossley noted the decision was made based on several different reasons which included: ease of circulation for the buses, room for future expansion of transit services, future taxi parking, and an opportunity for increased pedestrian connections from S. Broadway to businesses on S. 4th, the Library, and Coos Art Museum.

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Member Kramer suggested the item has been discussed several times, parking should be considered, and stated a decision needs to be made to not hinder CCAT. Member Johnson stated an informed decision was important, downtown businesses did not want the transit station in the Pedway, and liked the 2nd Street location. Member Muenchrath stated the Curtis Avenue parking lot was underutilized, it could be difficult for the buses to enter Highway 101 from the Pedway, there were other options for the Pedway, and asked if there were cost estimates. Member Shoji stated she was not in favor of the 2nd Street location because of the new call center and suggested public comment. Member Vaughan stated there should be transportation alternatives to get downtown and the transit system created less parking spaces and more pedestrian systems. Chair Melton stated the Design Review Committee was charged with making suggestions on the Pedway location and not with changing the location.

Mark Daily, Coos Bay: Concurred with Chair Melton's comments and stated the parking spaces in the parking lots are vitally important, stated Mrs. Daily did not like the Pedway location, stated he liked the Pedway location, and the Pedway was more visible. Beth Clarkson, Coos Bay: Stated 2nd Court businesses would be concerned with the Pedway location.

Member Johnson stated she supported the 2nd Street location.

Chris Coles, Coos Bay: Stated she has been involved with downtown studies and traffic studies and the results determined there was not a parking shortage in downtown and believed the Pedway would be disruptive.

Board Member Muenchrath stated he supported the 2nd Street location. Board Member Vaughan stated the 2nd Street location allows for an easy integration of the CCAT with the Porter Stage system.

Hilary Baker, Coos Bay: Stated the Design Review Committee (DRC) supports the transit system in the downtown; requested the Agency/City provide clarification as to the DRC's role; and stated the DRC was concerned with obtaining final ODOT approval, and provided less expensive alternatives; the alternatives allow for expansion, and would encourage use of the parking lot. Ms. Baker stated no disrespect was intended.

Chair Melton stated the Agency asked the DRC to provide preliminary designs and the DRC circumvented the Agency's direction. Member Muenchrath stated he appreciated the ideas and did not believe the Agency's direction was circumvented.

Board Member Muenchrath moved to stop the previous decision and to direct staff to look into cost estimates for the 2nd Street location. Board Member Johnson seconded the motion. Member Groth asked Mr. Bennet if there were time constraints and if he has been approached with this new plan.

Bruce Bennett, Coos Bay: Stated the funding was a concern and he was applying for a grant due November 24th; thought the DRC had a good idea and it could be less expensive; the Pedway probably would not work for Porter's wherein 2nd Street might; and appreciated consideration of the issue. Mark Daily, Coos Bay: Stated if 2nd Street was being considered,

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the transit entity should compensate the parking district and the funds used to support parking in another area of the parking district.

Member Shoji stated she does not believe a decision could be made tonight without public comment and stated the Pedway was not a utilized space which is why it was selected in the beginning.

Gary Riftkin, Coos Bay: Suggested the old State police building would be a great depot for Porter's. Gino Landrum, Coos Bay: Stated that unless ODOT has already approved the ingress/egress for the Pedway, it would not happen.

Member Vaughan stated the original proposal included just one site and the process was flawed from the start.

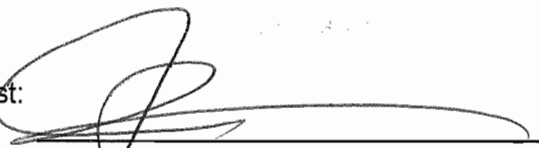
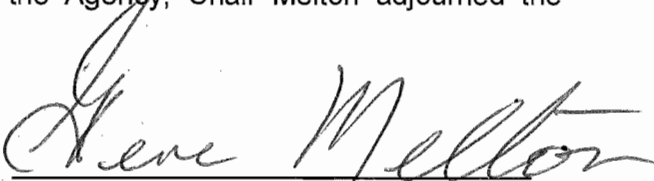
A call for the motion was made which passed with Chair Melton and Board Members Groth, Johnson, Muenchrath and Vaughan voting aye. Member Kramer and Shoji voting no.

Board Member Kramer made a motion for CCAT to look into any other possible sites. Board Member Shoji seconded the motion which failed with Chair Melton and Board Members Kramer and Shoji voting aye. Board Members Groth, Johnson, Muenchrath, and Vaughan voting no.

Adjourn

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

Attest:


Jennifer Groth, Secretary
Gene Melton, Chair