

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

**October 16, 2012**

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 at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Attending**

Those present were Chair Gene Melton and Board Members Jennifer Groth, Jon Hanson, Stephanie Kramer, Crystal Shoji, and Mike Vaughan. Board Member John Muenchrath was absent. City staff present were City Manager Rodger Craddock, City Attorney Karen Costello, Finance Director Susanne Baker, Economic Revitalization Administrator Joyce Jansen, Library Director Sami Pierson, Public Works and Development Director Jim Hossley, Fire Chief Stan Gibson, and Police Chief Gary McCullough.

**Public Comments**

Alice Carlson, Coos Bay: Reported the Dolphin Theatre remodel project was completed and thanked the Agency for their financial support.

**Consent Calendar**

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of September 18, 2012; and 2b: acceptance of the September 2012 URA combined cash report. Board Member Groth moved to approve the consent calendar approving the minutes of September 18, 2012, and accepting the September 2012 combined cash report. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Groth, Hanson, Kramer, Shoji, and Vaughan voting aye. Board Member Muenchrath was absent.

**Consideration of Approval on the 2<sup>nd</sup> Court Improvement Options**

Public Works and Development Director Jim Hossley stated at the February 21, 2012 URA meeting the Agency requested staff to research options to enhance and improve safety access on 2<sup>nd</sup> Court between Anderson Avenue and the public parking areas off Curtis Avenue. The options included different styles of canopy lighting, renovation of existing covered walkway, new covered walkway, sidewalk improvements, and utility screen walls. Mr. Hossley presented a variety of examples of different types of canopy street lighting as well as several different cost estimate options for lighting, sidewalk, and canopy improvements. Mr. Hossley stated options included using the existing canopies, constructing new canopies, moving the sidewalk to the west side, and placement of lighting. Challenges would be agreements with adjacent property owners, color selection and painting. Discussion commenced on canopy selection, lighting, dumpster enclosures, pedestrian safety, and usage of the 2<sup>nd</sup> Court alleyway. City Manager Craddock stated the 2<sup>nd</sup> Court alleyway project could be discussed at the advisory committee level to ensure alignment with Agency goals. Discussion commenced regarding the continuity of a master plan for the downtown area, sufficient funding, and phasing of the project and the dumpsters enclosures.

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**Award of Contract for Preparation of Seismic Upgrade Plans and Specifications for the Egyptian Theatre**

Public Works and Development Director Jim Hossley provided a brief history on the Egyptian Theatre and the various structural deficiencies that resulted in the closing of the theatre building. On August 21, 2012 the URA provided staff with direction to start negotiations with KPFF Consulting Engineers to create final design plans and specifications to perform seismic upgrades to the building to prevent collapse during a design seismic event. The upgrades included mitigating the structural deficiencies and adding seismic reinforcement where economically feasible. As noted in the ZCS's Facilities Improvement Evaluation Report and confirmed by historic preservation consultant, George Kramer, since the theatre would not be changing occupancy or increasing structural demand, a full seismic upgrade in compliance with the Oregon Structural Specialty (OSSC) and Municipal Code was not required. Mr. Hossley noted the proposed upgrade would protect the occupants within the building during a design seismic event, but it was very likely that the building would sustain significant structural damage. The seismic upgrade approach identified by KPFF was estimated to cost approximately \$500,000 to \$550,000. Mr. Hossley stated that along with the contract to KPFF Consulting Engineers, there would be additional contracts totaling \$19,000 for professional services to include geotechnical work, restroom/lighting plans, and special inspections.

Board Member Shoji moved to approve the award of the contract for preparation of seismic upgrade plans and specifications for the Egyptian Theatre to KPFF Consulting Engineers for a not to exceed cost of \$30,501.25. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Groth, Hanson, Kramer, Shoji, and Vaughan voting aye. Board Member Muenchrath was absent.

Chair Melton stated the Egyptian Theatre Association fundraising kick-off was successful, several grant applications have been submitted, and donations were being made by community members.

**Adjourn**

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

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Gene Melton, Chair

Attest:

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Jennifer Groth, Secretary