

**MINUTES OF THE PROCEEDINGS OF THE  
URBAN RENEWAL AGENCY**

**March 21, 2006**

The minutes of the proceedings of a meeting 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 Kevin Stufflebean and Board Members Joe Benetti, Jon Eck, Roger Gould, Jeff McKeown, Cindi Miller, and John Muenchrath. Staff present were City Manager Scott McClure, City Attorney Nate McClintock, Deputy Recorder Joyce Jansen, Community Services Director Jim Hossley, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Eura Washburn.

**Approval of the Minutes of January 17,  
January 30, and February 7, 2006**

Ms. Miller moved to approve the minutes of January 17, January 30, and February 7, 2006 as presented. Mr. Eck seconded the motion which passed with the Chair Stufflebean and all Board Members present voting aye.

**Consideration of Award of Bid for the Central  
Dock Project – Demolition of Building**

Community Services Director Jim Hossley reported bids were received from Elder Demolition for \$24,950, Dennis Snyder Contractors for \$55,335, Staton Companies for \$68,000, Algirdes Construction for \$89,400, LVI Services for \$185,000 and Laskey-Clifton for \$198,970 for the demolition of the Central Dock building. Ms. Miller moved to award the bid to Elder Demolition in the amount of \$24,950. Mr. McKeown seconded the motion which passed with all board members present voting aye.

**Consideration of Approval of the Downtown  
Projects List**

City Manager McClure reported a projects list was developed at a recent work session and now needs to be formally approved. Mr. Gould commented the amount for Firefighter Memorial was \$50,000, however, demolition of the block has come in high and \$280,000 is estimated for the whole project. The Firefighters Memorial Committee may be coming to the Agency for additional funding. Mr. Benetti moved to approve the projects list as presented. Ms. Miller seconded the motion which passed with all board members present voting aye.

Waterfront Development

Extending the Boardwalk and Dock Facility (12' x 500')	\$1,000,000
Front Street Development (curb and sidewalk)	150,000
Central Dock Demolition	170,000

Core Area Revitalization

Free Internet Access (Wi-Fi)	40,000
New Fire Station	1,000,000
Pedestrian Way Improvements	50,000
Firefighters Memorial	50,000

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Streets and Infrastructure

Undergrounding Utilities

Cost TBD

Library Expansion

800,000

Total Project Cost  
(Excluding utility undergrounding)

\$3,260,000

**Discussion on Operation Issues of the Egyptian Theater**

City Manager McClure reported staff is waiting for an estimate from Reese Electric. Mr. Benetti commented information from the State building inspector indicates that electrical and mechanical repairs are not part of the ADA requirements. Mr. McClure explained the estimate was for the electrical panel. Mr. Benetti commented the work is to replace the panel and check the wires and replace the ones needing replacement. He suggested considering a time and materials bid. There was further discussion on electrical design of the facility, safety issues, and the city's purchasing rules. Consensus of the Agency is to move forward with addressing electrical and safety issues and hand the facility off to the non profit group as soon as possible.

**Agreement for Economic Development Consulting Services**

Ron Opitz presented a draft agreement for providing consulting services to the Agency for \$25,000. The agreement is patterned after the agreements between SCDC and the Port and Airport District. Mr. Gould disclosed he is a member of SCDC and serves as legal counsel. Mr. Benetti recommended forwarding the agreement to the city attorney for review. Chair Stufflebean commented a plan amendment is necessary before the agreement can be implemented. There was discussion on development of private property, and the amount of the agreement. Mr. Gould moved to approve the agreement subject to review and approval of city counsel, and subject to amendment of the plan. Mr. Eck seconded the motion. The motion passed with Chair Stufflebean and Board Members Benetti, Eck, Gould, McKeown, and Miller voting aye, and Board Member Muenchrath voting no.

**Public Comments**

There were no public comments given.

**Adjourn**

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

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Kevin Stufflebean, Chair

Attest:

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John Muenchrath, Secretary