

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

**April 17, 2007**

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 Jon Eck and Board Members Michele Burnette, Mark Daily, Roger Gould, Stephanie Kramer, Jeff McKeown, and John Muenchrath. Staff present were Interim City Manager Joyce Jansen, City Attorney Nate McClintock, Acting Deputy Recorder Jackie Mickelson, Public Works and Development Director Jim Hossley, Finance Director Janell Howard, Fire Chief Stan Gibson and Library Director Carol Ventgen.

**Report on the Hollering Place Project  
and Consideration of Appointment  
of an Advisory Committee**

Public Works and Development Director Jim Hossley explained the Urban Renewal Agency appointed citizens to the Empire Waterfront Conceptual Plan Committee and the committee met several times to discuss various aspects of and potential uses for the City owned Dugan property and the Crowley property next to the Empire Boat Ramp. Hilary Baker from Crow/Clay & Associates was hired to draft drawings of the conceptual plans from ideas from the Committee and on February 16, 2006 the group approved a conceptual plan for the waterfront development. Mr. Hossley explained staff had a traffic study done for the Wayside and then broke the project into four phases which were the Wayside, the Interpretive Center, the Commercial/Retail Units, and the Waterfront Public Use Area. Mr. Hossley explained the Wayside would be the most likely section for immediate effort and the cost estimate for the engineering design would be \$25,000. The construction might be eligible for a grant with an estimated cost at \$275,000. Mr. Hossley briefly reviewed the plans for the Interpretive Center, the Commercial/Retail Units, and the Waterfront Public Use Area. Board Member Gould moved to direct staff to proceed with the RFP's for engineering for the design the wayside project. Board Member Muenchrath seconded the motion which passed with Chair Eck and all Board members present voting aye.

Chair Eck asked the Agency if they would like to appoint members to an Advisory Committee. Board Members Jeff McKeown, Stephanie Kramer, and Michele Burnette volunteered to serve. The Agency discussed compiling interested citizen names for the committee and formally appointing members at the May 1<sup>st</sup> meeting.

**Report on the Fire Station Project  
by Architect Joe Slack and Fire  
Chief Stan Gibson**

Joe Slack, Architect for HGE Inc., reported he spoke with staff from the three Coos Bay fire stations for ideas of the needs for the new fire station. Mr. Slack distributed the final draft of the needs assessment and briefly reviewed the space analysis and needs assessment and a preliminary design phase timeline.

**Consideration of Approval for a Façade  
Grant – Applicant: Blue Heron Bistro  
Located at 100 Central Avenue**

Public Works and Development Director Jim Hossley reported a façade application was received on February 20, 2007 for the Blue Heron Bistro located at 100 Commercial Avenue. Mr. Hossley briefly reviewed the requested improvements and reported the estimated cost would be \$50,000. Mr. Hossley reported the Historic Design Review Committee unanimously approved the application with the following changes: to move the existing sign to another location so it would not compete with the new façade and the Committee suggested a smaller European-style sign located closer to the entrance and eliminate the reader board; the proposed tower should be more in scale with the tower proposed across Commercial Avenue at South Coast Office Supply; and carry the proposed dark wood detailing to the south side of the building. Mr. Hossley reported the maximum allowable grant amount would be \$22,000. Board Member McKeown moved to approve the application through the Façade Improvement Program and direct the applicant to proceed with obtaining three competitive bids. Board Member Daily seconded the motion which passed with Chair Eck and all Board Members present voting aye.

**Public Comments**

Steve Skinner, North Bend, representing the Concerned Citizens of Empire, commented on Saturday from 9 am to 12 noon there will be a work party at the Hollering Place to finish cutting the laurel hedge down and reported the City would be cleaning out a retaining wall near the end of Newmark where dirt leached out and has been filled with garbage and hazardous material.

**Executive Session**

Board Member Muenchrath moved to go into executive session pursuant to ORS 192.660 (2) (e) for the purpose of discussing real property transactions. Board Member Daily seconded the motion which passed with Chair Eck and all Board Members present voting aye.

The Agency reconvened into regular session.

**Adjourn**

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

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Jon Eck, Chair

Attest:

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Mark Daily, Secretary