

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

**May 20, 2008**

The minutes of the proceedings of a regular meeting of the City of Coos Bay Urban Renewal Agency, held at 8:16 p.m. in the City Council Chambers, 500 Central Avenue, Coos Bay, Oregon.

### **Those Attending**

Those present were Chair Jon Eck and Board Members Michele Burnette, Mark Daily, Stephanie Kramer, Jeff McKeown, Gene Melton and John Muenchrath.

City staff present was City Manager Chuck Freeman, City Attorney Nate McClintock, City Clerk Vicki English, Police Chief Rodger Craddock, Fire Chief Stan Gibson, Finance Director Janell Howard, Public Works and Development Director Jim Hossley, Assistant City Manager Joyce Jansen, and Library Director Carol Ventgen.

### **Approval of the Minutes of May 6, 2008**

Board Member Burnette moved to approve the minutes of May 6, 2008 as presented. Board Member Muenchrath seconded the motion which passed with Chair Eck and Board Members Burnette, Daily, Kramer, McKeown, Melton and Muenchrath voting aye.

### **Discussion of the Funding Level of the Coos Art Museum, Oregon Coast Historic Railway, Egyptian Theatre, and PEG Broadcast Services**

Chuck Freeman, City Manager, reported during the budget hearing process, the City received grant requests totaling \$64,477. Following the budget committee process, the approved funding amount was reduced to \$34,810. As part of the budget committee processes, the Art Museum, Rail Road Museum, Egyptian Theater and Channel 14 were not recommended for funding. Board Member Jeff McKeown suggested that we could explore ways through urban renewal to help support these entities through capital improvements. Mr. Freeman said that he and staff met with officials from the Art Museum and the Egyptian Theater to discussed capital projects that could save on utility costs. Mr. Freeman said the Egyptian Theater pays their own utilities and is looking into solar energy or high efficiency heating system that would reduce their utility costs. The Coos Art Museum was limited due to the fact that the City pays their utility bills. Mr. Freeman stated that he has not met with Channel 14 but they have increased their meeting charge ten dollars and, in addition, picked up four extra meetings per month not including special meetings; their revenue has increased. Mr. Freeman stated that he has not met with the Oregon Coast Historic Railway yet. Board Member John Muenchrath commented that he would like to encourage the agency to do a capital project with the Oregon Coast Historic Railway. Board Member Muenchrath said it's the south gateway to the City and currently it's not being presented well and we should meet with them and see what the best way the agency could serve them. Chair Jon Eck agreed with Board Member Muenchrath and stated that the Oregon Coast Historic Railway has some building projects on the drawing board that would enhance the look of the site. Board Member McKeown stated he would like the agency to take the same approach with all of these organizations and explore ways to enhance the facilities. They all have needs and they are the face of the community. Board Member Muenchrath said that the

Egyptian Theatre has proven with their reports that it brings people to the downtown and that is in harmony with the mission of Urban Renewal, to enhance and revitalize the buildings. Board Member Mark Daily stated that the city is vested in these facilities, they exist because of the City, are cultural improvements to our community, and we need to support them. Board Member Daily said we had a Channel 14 committee to put together ideas on how to get them more funding, so they could get a paid staff member to give them long term stability. He also stated that the committee was not that successful. He said if updating their equipment to digital can be determined as a capital improvement through urban renewal, then that should be given consideration. Chair Eck said we need to knock on some doors and see how we can help these agencies. Mr. Freeman said that he would follow up and bring back the projects.

### **Selection of the Consultant for the Hollering Place Master Plan**

Chuck Freeman, City Manager stated that the agency has heard three different proposals for the Hollering Place project and two representatives were invited back. The two finalists were Crow/Clay and Oregon Downtown Development Association (ODDA). Chair Eck opened it up for public comments. Tom Grieves with the Concerned Citizens of Empire would like to see a local firm utilized for the project. Mr. Grieves stated that, having a local firm would make for a more intimate connection with the community and have a better understanding of the history and the vision of the project. Additionally, Mr. Grieves stated, it would serve to contribute to the local economy. Mr. Grieves made a personal statement and said that he has worked with Crow/Clay and they are the best firm for the job. With no further comments Chair Eck closed the public comments and opened for agency discussion. Board Member Stephanie Kramer agrees with Mr. Grieves statement saying Hilary with Crow/Clay has been involved with the project and she lives here and knows the needs of the community and her support is for Crow/Clay. Board Member Michele Burnette stated all the presentations were good, she agrees with working with local businesses; she also liked Vicki for ODDA enthusiasm for both the project and Empire and as they were the low bidder she would have a hard time choosing, but would be happy with both. Board Member Muenchrath stated the importance of the presentations is getting the developer involved early in the project and liked ODDA but also likes going local and would support Crow/Clay. Board Member McKeown asked Hilary Baker of Crow/Clay about the development consultant that she had selected. Ms. Baker gave a general description of the development consultant's achievements with waterfront development, downtown revitalization, and history of the firm. Board Member Daily stated Crow/Clay's plan was interesting but how could we finance and handle some of the ideas in the presentation. Ms. Baker replied, the master plan would address these issues. Board Member Melton asked about having an investor group first. Ms. Baker said that they would meet with the City and the citizens to find out what the needs are then target the developers. Vicki Dugger from ODDA gave an overview of the proposal that was presented. Ms. Dugger reviewed the steps in involving the developers and the market base approach. Board Member McKeown asked about the project team that she selected. Ms. Dugger gave an overview of the team that will be working on the project and added that though they are the lowest bid we will still be getting good service. Board Member Daily stated that he has seen Hilary's work and knows that she does beautiful designs, but their scope was much larger than expected and he was concerned about the cost. Board Member Daily said ODDA seems to have a lot of experience with this type of project. Board Member Burnette stated she likes the market based approach and is in favor of ODDA. Board Member Gene Melton said he is concerned with the difference in the bid amounts although he likes hiring local business. Board Member Kramer said that we need to

have a big vision and we shouldn't settle, but go for the gold; she likes Vicki's approach, but likes Hilary's better. Board Member Kramer said that we need to combine the communities and we should strive for the most; also it's unrealistic to think that we would have to pay for the whole project and some of that burden would be on the developers, so we need to go for the stars. Board Member Muenchrath stated we can't go wrong with either team. He said we do take bids because we are spending taxpayer money and he would go with ODDA because they were the low bidder. Board Member McKeown said that he had comfort in both firms; they both will be starting with development first and agrees with Ms. Kramer stating that we shouldn't have the burden of financing this project so feels he would like to go with the local firm. Chair Eck said that he liked both presentations and they were fantastic but we are dealing with taxpayer money so because they were the lower bid he would go with ODDA. Board Member Muenchrath moved to go with ODDA's bid. Board Member Burnette seconded the motion which passed with Chair Eck, and Board Members Burnette, Daily, Melton and Muenchrath voting aye and Board Members McKeown and Kramer voting no. Board Member Melton asked about the traveling expenses. Ms. Dugger stated that there were travel costs built into the proposal and that is not a going to be a problem.

### **Public Comments**

Rick Shearer, Director of Fundraising and Membership for the Egyptian Theater, thanked the agency for their support but stated that he was annoyed at the fact that the agency pays for the utilities for the Coos Bay Art Museum and the Rail Road Museum and not the Egyptian Theater. Mr. Shearer said that there has been a reduction in attendance at the movies and events which is a concern. Mr. Shearer gave an overview of the upcoming events and fund raisers.

Geno Landrum, speaking as the Artistic Director for the Egyptian Theater, commented that a useful capital improvement project for the theater would be improving the stage and lighting. Mr. Landrum said they are limited because of the stage, lights, and sound system. Mr. Landrum gave some suggestions on how the agency could help such as: provide a low interest loan, 50/50 split in the cost of the improvements, and using the Cities resources such as the City Engineer.

Steven Brooks, Director of the Art Museum, thanked the agency and said he liked Mr. Freeman's idea of helping the Art Museum with telecommunications and would like to pursue it as soon as possible.

Jody McCaffree stated that the Hollering Place is a great idea and the concept is long over due. However, she has concerns about picking the low bidder. Ms McCaffree said that she was concerned that the Port is going in another direction and that it is becoming industrialized and feels that the industrialization of the Port would not complement Hollering Place.

Dana Gobb stated that he would like to see public input put into the Hollering Place. Mr. Gobb also stated that Hollering Place and the LNG tankers going up the bay would be conflicting.

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**Adjourn**

There being no further business to come before the Agency, Chair Eck adjourned the meeting at 9:50 p.m.

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Jon Eck, Chair

Attest:

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Janell K. Howard, Recorder