

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

**November 7, 2006**

The minutes of the proceedings of a regular 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 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, Library Director Carol Ventgen, Police Chief Eura Washburn.

**Approval of the Minutes of August 1, 15, and  
September 5, 19, 2006**

Board Member Cindi Miller moved to approve the minutes of August 1, 15, and September 5, 19, 2006 with the appropriate changes to August 1 to say Board Member Muenchrath's objection to government facilitating private negotiations that could be carried out between the parties themselves. Board Member Jon Eck seconded the motion which passed with the Chair Stufflebean and all Board Members present voting aye.

**Consideration of a Request to Move the  
Historical Marker Commemorating "Camp Castaway"  
to the Hollering Point Wayside**

Public Works and Development Directory Jim Hossley explained this was a historical marker located outside city limits on the Cape Arago Highway commemorating Camp Castaway. Mr. Hossley stated this marker was originally owned by the daughters of the America Revolution, but they have turned it over to the Concerned Citizens of Empire. Steve Skinner with the Concerned Citizens contacted the City recently for approval to relocate the Camp Castaway marker temporarily onto City property designated for Hollering Point Wayside. Mr. Hossley explained the marker is included in the Coos County comprehensive plan and to remove it may require an amendment to the County's comprehensive plan and then put in the City's comprehensive plan inventory. Steve Skinner stated the museum was who contacted them. Mr. Skinner gave a brief description of the marker's location now, and its history. Board Member Gould moved to provide a letter of support to place the historical marker "Camp Castaway" to the Hollering Point Wayside. Board Member Miller seconded the motion which passed with all board members present voting aye.

**Consideration of a Proposal to Add Flashing  
Lights and New Signage at the Crosswalk at  
Schoneman and Newmark**

Public Works and Development Directory Jim Hossley explained Edwin Bell a Coos Bay resident had been observing pedestrian and vehicular traffic for a significant time at Schoneman and Newmark intersection. Mr. Bell felt this was a very dangerous crosswalk and had brought his concerns to Police Chief Washburn with a proposed improvement which

Chief Washburn supported. Mr. Hossley explained Mr. Bell believes this may be an issue of interest to the Urban Renewal Agency as it is a project within the Empire Urban Renewal District and would be eligible for Urban Renewal funds. Edwin Bell, Coos Bay, briefly explained his research and stated he had felt this was the worst intersection in Coos Bay. He explained Chief Washburn directed him to go to Coquille to an intersection with a LightGuard System. Mr. Bell explained while he was there he talked to the City Manager and the Public Works Department which they confirmed this system was very effective. Councilor Gould stated he agreed this was the most dangerous crosswalk in the City of Coos Bay. Mr. Hossley stated he would come back to the Board with a recommendation for this intersection and work on the prioritization for the other crosswalks.

**Consideration of Façade Improvement Program and Adoption of Resolutions URA 06-04 and URA 06-05 Amending the Downtown and Empire Urban Renewal Plans**

Public Works and Development Director Jim Hossley explained at the September 5, 2006 Urban Renewal Agency meeting, staff presented the Agency with some ideas for a Façade Program and the Agency expressed interest in pursuing the proposal. Mr. Hossley reviewed the objectives of the program and key elements. The Board discussed possibly having a work session to address certain issues and to make any needed modifications, or to start and make the appropriate changes as needed.

Board Member Gould moved to approve Resolution URA 06-04 making minor plan amendments to the Coos Bay 1988 Downtown Urban Renewal Plan. Board Member Miller seconded the motion which passed with all board members present voting aye. Board Member Gould moved to approve Resolution URA 06-05 making plan amendments to the Coos Bay Empire District Urban Renewal Plan. Board Member Miller seconded the motion which passed with all board members present voting aye. Board Member McKeown moved to approve the Façade Improve Program presented by staff with changes for the applicant to be able to apply annually and the maximum reimbursement to the building owner to be \$25,000. Board Member Gould seconded the motion which passed with all board members present voting aye. Board Member Benetti asked that the motion be amended to specify calendar year. Board Member McKeown amended his motion to approve the Façade Improve Program presented by staff with changes for the applicant to be able to apply annually each calendar year and the maximum reimbursement to the building owner to be \$25,000. Board Member Gould seconded the motion which passed with all board members present voting aye.

**Consideration for Funding of a Mural for Property Owned by Scott Tehaar, BNT Promotional Products**

Interim City Manager Joyce Jansen explained at the end of July 2006 Scott Terhaar met with then City Manager Scott McClure regarding the use of urban renewal funds for a mural to be painted on Mr. Terhaar's building located in downtown Coos Bay. This was brought to the Board for consideration given on making an exception to the newly enacted façade program to partner with Mr. Terhaar on the cost of the mural.

Scott Terhaar, owner of BNT Promotional Products, gave a brief review of the improvements to his building located in Coos Bay and the costs. He stated the mural cost was \$20,000

and at this point was only half way completed. The Board discussed to approve up to \$25,000 to Scott Terhaar, BNT Promotional Products, under the Façade Improvement Program after an application has been completed and brought back to the Agency.

**Public Comments**

No public comments.

**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