

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

**October 16, 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 City Manager Chuck Freeman, City Attorney Nate McClintock, Clerk to the Agency Jackie Mickelson, Assistant City Manager Joyce Jansen, Planning Administrator Laura Barron, Operations Administrator Steve Doty, Finance Director Janell Howard, Fire Chief Stan Gibson, Library Director Carol Ventgen, and Police Chief Eura Washburn

**Report on the Geotechnical Investigation of Hollering Place  
Wayside Location by Operations Administrator Steve Doty**

Operations Administrator Steve Doty reported the upper two pits had some fill that needed to be removed before building and noted no water had been detected. He commented the ground near the east side of Mill Street was very poor and suggested boring be completed. Mr. Doty reported the Geo tech recommended retaining walls for support and reported the estimated design cost was \$55,000 and the estimated construction cost would be over \$500,000. The Agency discussed funds and possibly scaling the plan back. City Manager Chuck Freeman recommended to have a site master plan prepared for the area and to prepare the area to attract developers.

Steve Skinner, Concerned Citizen of Empire, suggested to possibly reduce cost hire a landscape architecture firm to provide other solutions. Tom Greaves, Concerned Citizens of Empire, commented he would support entering and exiting from the upper level if it would save money, and commented the master plan was a good idea. The Agency discussed the need for a master plan and ways to reduce construction costs. Board Member Muenchrath moved to direct staff to go out for a RFP for a master plan. Board Member Gould seconded the motion which passed with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, McKeown and Muenchrath voting aye.

**Public Comments**

Geno Landrum, Coos County, expressed his concern on scaling back the Hollering Place project, and commented he would like to see the whole area developed. Wim de Vriend, Blue Heron, commended the Agency on the Façade Improvement Program, but noted one area was vague. Mr. de Vriend briefly reviewed his façade improvement request, and commented the planter area was to be included in the façade improvement, but was being denied. The Agency discussed whether the planter was part of the façade and the grant amount to be awarded. Board Member McKeown moved to approve awarding the full \$25,000 for the façade improvement to the Blue Heron. Board Member Muenchrath seconded the motion which passed with Chair Eck and Board Members Burnette, Daily, Gould, Kramer, McKeown and Muenchrath voting aye.

**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