

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

**April 20, 2010**

A regular meeting was held by the City of Coos Bay Urban Renewal Agency immediately following the City Council meeting held at 7 p.m. in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

**Those Attending**

Those present were Chair Gene Melton and Board Members Mark Daily, Jon Eck, Joanie Johnson, Stephanie Kramer, Jeff McKeown, and John Pundt. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Rae Lea Cousens, Deputy Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, City Engineer Carl Nolte, Fire Chief Stan Gibson, Library Director Carol Ventgen, Economic Revitalization Administrator Joyce Jansen, and Police Captain Cal Mitts.

**Consent Calendar**

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of March 9th URA Work Session, 16th URA Meeting, and 18th URA Work Session of 2010; and 2b: award of the phone system for the new Visitor Information Center (\$2,800) to Computer Works. Board Member Eck moved to approve the consent calendar for approval of the minutes of March 9, 16, and 18 of 2010 and award the phone system for the new Visitor Information Center (\$2,800) to Computer Works. Board Member Kramer seconded the motion which carried with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown, and Pundt voting aye.

**Consideration of Virtual Business Incubator Grant  
Applications for Black Cat Antiques and Fellowship  
Art and Literature Bookstore**

Economic Revitalization Administrator Joyce Jansen presented a grant application on behalf of Black Cat Antiques for \$5,320.67 for painting the exterior of the building and exterior signage. Ms. Jansen noted the maximum amount for a grant application using urban renewal tax increment funds would be \$7,500 for "brick and mortar" improvements.

Mayor McKeown suggested the two applications proposed were in the approval process previously and he would like to see them approved as they are bricks and mortar projects; he would like to see the Virtual Business Incubator Grant program revisited; and would like to review the legal opinions regarding advertising to stay within the law. Board Member Daily stated he would also like to see legal opinions on both sides and base a decision on that research. Mr. Craddock stated Mr. Tashman was considered the expert in Oregon with regards to Urban Renewal, has been hired by the League of Oregon Cities to teach Urban Renewal, and will be teaching in Bandon next week. City Attorney Nate McClintock stated Mr. Tashman recommended not including advertising as a conservative approach and agreed with Mr. Tashman's conservative bricks and mortar recommendation. Board Member McKeown moved to approve the Black Cat Antiques for \$5,320.67. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Kramer, McKeown, and Pundt voting aye. Board Member Johnson abstained from the vote, was deemed, pursuant to the

provisions of 4.7.4 of the Rules of the City Council, to have voted with the majority, which approved the motion. Economic Revitalization Administrator Joyce Jansen presented a grant application on behalf of Fellowship Art and Literature Bookstore for \$7,500 for flooring and exterior signage. Ms. Jansen noted the maximum amount for a grant application using urban renewal tax increment funds would be \$7,500 for “brick and mortar” improvements. Board Member McKeown moved to approve the Fellowship Art and Literature Bookstore for \$7,500. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown, and Pundt voting aye.

**Consideration of a Management Agreement with the Oregon Coast Historical Railway Society**

City Manager Rodger Craddock requested to postpone the agenda item wherein it was also the consensus of the Agency.

**Relocation of Utility Pole Located in Front of the Visitor Information Center**

Economic Revitalization Administrator Joyce Jansen stated a power utility pole located directly in front of the new Visitor Information Center along the east side of Broadway was proposed to be relocated. Pacific Corp quoted an estimate to relocate the power line underground at approximately \$45,000 to \$50,000 with an additional \$50,000 for vaults, trenching, and conduit. Alternatives include relocating the pole either to the north or the south of the present location at an estimated cost of \$6,000 to \$7,000 or to leave the pole where it currently resides. Board Member Daily suggested if the opportunity arose this would be an opportunity to partner with ODOT or apply for a grant to accomplish the task.

Board Member McKeown moved to approve relocating the pole to the north of the present location at an estimated cost of \$6,000 to \$7,000. Board Member Eck seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown, and Pundt voting aye.

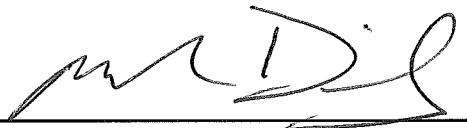
**Public Comments**

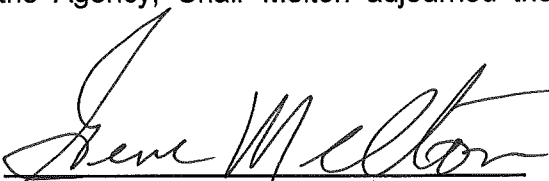
None

**Adjourn**

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

Attest:

  
Mark Daily, Secretary

  
Gene Melton, Chair