

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

**July 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, Intermediate Accountant Amy Kinnaman, Library Director Carol Ventgen, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Fire Chief Stan Gibson, and Acting Police Chief Gary McCullough.

**Consent Calendar**

Chair Melton reviewed the consent calendar which consisted of 1a: approval of the minutes of June 15, 2010 Urban Renewal Meeting; and 1b: approval of the amendment of the management agreement with the Egyptian Theatre Preservation Association. Board Member Eck moved to approve the consent calendar approving the minutes of June 15, 2010 Urban Renewal Meeting and approving the amendment of the management agreement with the Egyptian Theatre Preservation Association. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Presentation of the Pedway Plaza Design by Matt Koehler of Cameron, McCarthy, Gilbert, & Scheibe**

Matt Koehler of Cameron, McCarthy, Gilbert, & Scheibe presented the final design for the Pedway Plaza which was based on feedback received from the three previous designs; The Breeze Tide Park, Breeze Art Park, and Heritage Park which were presented during an open house held on March 18, 2010. Mr. Koehler provided a brief overview of the final design, or "Breezeway Art Park" and reported the main focus was on reducing costs and implementing a design which could allow the project to be phased. Other areas of significant detail included: keeping existing paving by treating the pavement with stain; a stage made of wood to allow the stage to be moved; wind mitigation which included adding different size trees, and raised planters; low level LED lighting, overhead string lighting, and up-lighting to provide visual interest at night; an area specifically designated to accommodate the Farmers Market, an interactive tide clock, and smaller scale wind feature. Estimated construction costs for the proposed project were dependant on the actual elements implemented, and quality of the materials used which ranged from \$500,000 to \$900,000.

Board Member McKeown preferred the designs previously presented which provided a greater focus on enhancing the downtown. Board Member Pundt inquired about the incline and grade of the lawn area and if use of the evergreen tree was considered to provide year around landscaping. Mr. Kohler stated the incline area would be fairly level with a two percent grade to provide positive drainage and suggested the evergreen tree or others similar would not

adequately complement the project's overall vision. Board Member Johnson advised Mr. Kohler the Farmers' Market was no longer operating in the Pedway space due to wind. Chair Melton was concerned the proposed rock area would invite graffiti. Board Member Kramer preferred the original wind turbine design and was hoping for a more unified concept. Board Member Daily expressed concern over spending money on the Pedway project and felt there were other projects that would have more economic impact and benefit to the Downtown. Board Member Pundt suggested planting trees, doing other minor enhancements and placing the larger project on hold. Mr. Koehler recommended the Agency continue to work on developing a finalized concept to provide direction for a future project. Chair Melton suggested the Board review the proposed plan and provide feedback and recommendations to the City Manager for a future work session. City Manager Rodger Craddock stated the traffic circulation study was scheduled to be presented at the August 17<sup>th</sup> Urban Renewal meeting and suggested scheduling a meeting on August 24<sup>th</sup> to review funding, current and future projects, and set priorities.

**Economic Revitalization's Quarterly Report by Economic Revitalization Administrator Joyce Jansen**

Economic Revitalization Administrator Joyce Jansen reported furniture was delivered to the Visitor Information Center today and anticipated to be fully moved in by Friday, July 30<sup>th</sup>; tentative dates for the grand opening were August 13<sup>th</sup> or 14<sup>th</sup>. Ms. Jansen noted projects worked on during the quarter included: the Coos Bay Boat Building Center, the Hollering Place and Wayside Project, Egyptian Theatre, and the Oregon Coast Historic Railway. Ms. Jansen provided a brief overview of a proposed Urban Renewal Loan program, and an updated status on the Façade Improvement Program. Public Works and Development Director Jim Hossley provided a progress report of work presently underway at the Hollering Place. Mr. Hossley requested the Agency consider implementing a cedar or wood type fence at the south end of the wayside; cost estimate for a six foot fence was \$3,500. Board Members Kramer and McKeown recommend the fence be higher than six feet whereby Mr. Hossley stated a fence higher than six feet would require a building permit but could easily be accommodated. Ms. Jansen also provided an update of accomplishments and projects implemented from the Downtown and Empire Assessment Reports completed in 2007.

**South Coast Development Council's Quarterly Report by Director Sandra Messerle**

Sandra Messerle, Director of the South Coast Development Council (SCDC) thanked the Agency for their assistance and participation in the Sustainable Design Assessment Team (SDAT) Communities by Design program. Ms. Messerle stated SDAT identified the downtown areas of Coos County cities as their main focus. SDAT involved various civic organizations and groups in the discussion sessions. The final report would highlight strengths and weaknesses of the community with regard to sustainability, along with opportunities and obstacles to change. SCDC also worked with Southwestern Regional Airport, local businesses, and prospective businesses and continued work with the Southern Oregon Marketing Team to secure a target list for re-locating businesses to the Southern Oregon Coast. Ms. Messerle reported SCDC agreed to become the fiscal agent to oversee a grant awarded to the Oregon Historic Railway; and reported SCDC would be relocating their offices to the new Visitor's Center.

**Public Comments**


Mike Vaughn, Coos Bay: Reported his business Garden Elements had more than doubled in the past year and suggested the URA consider incorporating his business into the Downtown Urban Renewal District; recommended a phase process for the Pedway Plaza. Steve Pickering, Coos Bay: Recommended the City add tables to the Wednesday Farmers' Market; suggested food vendors be moved to one end of the market; and expressed concern over lack of RV parking in the downtown. Geno Landrum, Coos Bay: Highlighted the increased activity on the Coos Bay Boardwalk since the opening of the Fish Market; suggested installing a reader board for southbound 101 traffic.


**Executive Session**

An executive session was held pursuant to ORS 192.660 (2) (e) for the Purpose of Discussing Real Property Transactions. The Agency reconvened into regular session.

**Adjourn**

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

  
Gene Melton, Chair

Attest:   
Mark Daily, Secretary