

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

**September 21, 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, Library Director Carol Ventgen, Public Works and Development Director Jim Hossley, Economic Revitalization Administrator Joyce Jansen, Fire Chief Stan Gibson, and Police Captain Cal Mitts.

**Approval of the Minutes of August 17, 2010**

Board Member Johnson moved to approve the minutes of the August 17, 2010 Urban Renewal Meeting. Board Member Eck seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Discussion of a Final Design for the Pedway Plaza**

Economic Revitalization Administrator Joyce Jansen stated Cameron McCarthy Gilbert and Scheibe was hired by the Agency in September 2009 to prepare conceptual designs. Three designs were reviewed at a public open house and Agency meeting on March 18<sup>th</sup>. Final design comments included: the iconic art piece should be more prominent, the wind turbine was the choice for the art piece, the stage should be constructed of concrete rather than wood, the project should be completed in phases, and the plan be designed with ease of maintenance and flexible usage. Ms. Jansen suggested approval of the project would move it forward to a completed stage and "shovel" ready to take advantage of grant opportunities. Board Member Daily suggested postponing the agenda item until after the Agency work session on September 22<sup>nd</sup> to establish the funding limits and priorities. Board Member Kramer moved to postpone the final design decision for the Pedway Plaza until after the September 22<sup>nd</sup> work session. Board Member Daily seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Discussion on the City's Gateways**

City Manager Rodger Craddock stated review of the City's gateways was one of the Agency's goals for improvement. Board Member McKeown stated the welcome signs were in need of improvement and the sign should reflect our civic pride. Board Member McKeown moved to postpone the discussion on the city's gateways until after the September 22<sup>nd</sup> work session. Board Member Daily seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Consideration to Demolish the Old Downtown Fire Station**

Public Works and Development Director Jim Hossley stated a public safety assessment has been performed of the old fire station focusing on the integrity and stability of the infrastructure. The report indicated the building met several criteria to qualify as substandard pursuant to Coos Bay Municipal Code (CBMC) 15.20.010. The cost to bring the building into code would be substantial and include improvements to the plumbing, heating, ventilating and air conditioning (hvac), electrical, and roof systems. Mr. Hossley stated the option to leave the building would not be ideal, a sale of the property would not be immediate, and recommended demolition. If demolished the south wall of Old City Hall would need resurfacing and the electrical service relocated out of the old Fire Station. Mr. Hossley suggested authorizing staff to obtain Request for Qualifications for a contractor to demolish the old fire station. Councilor Daily asked if an economy of scale would be achieved by including the Lockhart building wherein Mr. Hossley stated possibly and he could include an alternate bid to obtain a separate bid. Board Member McKeown moved to direct staff to proceed with Request for Qualifications for a contractor to demolish the old Fire Station and Lockhart building. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Discussion of the Rifkin Building Located at 175 South 3<sup>rd</sup> Street**

City Manager Rodger Craddock stated due to the substandard condition of the property located at the corner of Central Avenue and South 3<sup>rd</sup> Street (Lockhart building), staff has been working with Mr. Rifkin regarding his building directly south of the Lockhart building. The south wall of the Lockhart building supports the roof of the Rifkin building. The deed of the Rifkin building states the owner of the building has no rights to the south wall of the Lockhart building and the owner of the Lockhart building has no obligation to provide a new wall should the existing wall be removed. The Agency and staff have been discussing with Mr. Rifkin options should the agency demolish the Lockhart building. One option has been the sale of the Rifkin building to the Agency. Through staff, the Agency offered Mr. Rifkin \$30,000 to design and construct the temporary support, detach the roof from the existing south wall of the Lockhart building, and construct a permanent north wall; prequalification a façade grant for the east and new north wall; and crafted agreement to include language whereby if the URA owned the Lockhart building a property line adjustment of 30 inches of the south Lockhart property would be executed in favor of Mr. Rifkin. The agreement would require Mr. Rifkin to follow all of the processes with regards to the façade grant. Board Member Daily suggested an offer to purchase the building because it would be in the long term interest of the Agency. Board Member Johnson moved to postpone the discussion on Rifkin building until after the September 22<sup>nd</sup> work session. Board Member Daily seconded the motion which passed with Chair Melton and Board Members Daily, Eck, Johnson, Kramer, McKeown and Pundt voting aye.

**Public Comments**

Katherine Hoppe, Coos Bay: Stated an 8' x 10' plastic photograph of Steve Prefontaine was currently at Huggins Insurance and was in need of an appropriate venue for display.


**Agency Comments**

Board Member Johnson: Stated recent visitors from Florida had an outstanding visit specifically to see the Steve Prefontaine exhibit at the Coos Art Museum and reminded the Bay Area of Chamber of Commerce has an award program honoring exceptional individuals providing exception service/experiences. Board Member Daily: Stated design standards have proven to benefit the community and do work well. Board Member Kramer: Stated she was recently impressed to discover the Prefontaine statue was of running legs. Chair Melton: Stated he recently spent time in a historic town in Colorado and was impressed with the historic design of the community and was pleased with the friendliness of the community.

**Adjourn**

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

  
Gene Melton, Chair

Attest:   
Mark Daily, Secretary