

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

November 16, 2010

The minutes of the proceedings 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 Mayor Crystal Shoji and Councilors Jon Eck, Jennifer Groth, Joanie Johnson, Stepharie Kramer, Gene Melton, and John Muenchrath. 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, Economic Revitalization Administrator Joyce Jansen, Fire Battalion Chief Mark Anderson, Fire Battalion Chief Howard Owens, Library Director Carol Ventgen, and Acting Police Chief Gary McCullough.

Approval of the Minutes of November 2, 2010

Board Member Johnson moved to approve the minutes of November 2, 2010 as presented. Board Member Eck seconded the motion which passed Board Members Eck, Groth, Johnson, Kramer, Melton, Muenchrath, and Shoji voting aye.

Election of Officers

Mayor Shoji opened the floor for nominations for the Urban Renewal Agency Chair. Board Member Mueunchrath nominated Board Member Kramer as Chair. Board Member Johnson seconded the motion. Board Member Johnson nominated Board Member Melton as Chair. Board Member Eck seconded the motion. Board Member Kramer declined her nomination for Chair. The motion for Board Member Melton as Urban Renewal Agency Chair carried with Board Members Eck, Groth, Johnson, Kramer, Melton, Muenchrath, and Shoji voting aye.

Board Member Johnson nominated Board Member Kramer as Vice-Chair. Board Member Muenchrath seconded the motion which carried with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Board Member Eck nominated Board Member Groth as Secretary. Board Member Muenchrath seconded the motion which carried with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Approval of a Façade Grant for the Beijing Restaurant and dv8 Lounge

Economic Revitalization Administrator Joyce Jansen presented a Façade Improvement Grant application on behalf of Mr. John Zehn who owns three properties located at 1050, 1088, and 1090 Newmark Avenue. The properties consist of the Beijing Restaurant, dv8 Lounge, and a laundromat. Mr. Zehn requested a grant for \$75,000, which would exceed the façade program budget of \$40,000. Ms. Jansen stated the Empire District had sufficient funding to increase the façade grant line item if authorized by the Agency. Ms. Jansen stated the project was

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approved by the Design Review Committee and the architectural design review was unanimously approved by the Planning Commission. Board Member Kramer moved to increase the Empire District façade grant line item to \$75,000 and approve the façade grant application for Mr. John Zehn for the properties located at 1050, 1088, and 1090 Newmark Avenue for \$75,000. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Melton, Muenchrath, and Shoji voting aye.

Approval to Conduct the Newmark Avenue Traffic Study

Public Works and Development Director Jim Hossley stated the Agency previously received comments from citizens regarding pedestrian safety, traffic safety, and traffic flow on Newmark Avenue west of Ocean Blvd and requested staff to conduct a traffic evaluation to provide recommendations for improvement. A proposal was received from Civil West Engineering and Southern Oregon Transportation to complete the traffic study between the “Y” at Ocean Blvd and Newmark Avenue and Cape Arago Highway which would include traffic counts and completion of a synchro model for the area with the goal to analyze signalization, pedestrian safety, traffic safety, and other traffic issues for a cost of \$38,534. Board Member Shoji stated she would like to see more bidding of professional services in the future wherein Board Member Kramer suggested the engineer of record was previously approved to provide continuity and lessen engineering costs. Board Member Muenchrath asked the history of the traffic study request wherein City Manager Rodger Craddock stated it was due to the amount of traffic at Schoneman and Newmark, accident history at this location, and reports of several near misses regarding children. Board Member Johnson moved to approve the work order for the West Newmark Traffic Study at a cost not to exceed \$38,534. Board Member Eck seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Egyptian Theatre Structural/Geotechnical Assessment Report

Public Works and Development Director Jim Hossley stated the Agency contracted with ZCS Engineering to prepare structural and geotechnical evaluation of the Egyptian Theatre. The report provides an assessment of the work required to stabilize and shore the building and identify specific projects and associated cost to assist in pursuing grant funding. Sy Allen of ZCS Engineering presented a three dimensional computer model of the Egyptian Theater which assisted in preparing the structural review to remedy the settlement of the structure. The major structural deficiencies include significant settlement in the rear wall due to the foundation, the timber framing over the stage, the main roof framing, and the roof trusses and intermediate framing between the trusses. The nonstructural deficiencies suggested to be installed include a fire sprinkler system and a minimum of one ADA compliant restrooms on the first floor. The remaining tasks for ZCS Engineering include final review of the findings, submit proposed work to city staff, submit the plan to State Historical Preservation Office (SHPO) for approval, preparation of cost analysis, and assistance in grant preparation.

Award of Bid of Demolition of the Lockhart Building and the Old Downtown Fire Station

Public Works and Development Director Jim Hossley stated the public nuisance abatement process as outlined in the Coos Bay Municipal Code has been completed ordering the owner of

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the Lockhart Building to abate the public nuisance. The owner has failed to abate the public nuisance whereby requiring the City to conduct the abatement in the most cost effective manner which has been determined to be demolition of the structure. On September 12, 2010 the Agency authorized staff to proceed with a Request for Qualifications (RFQ) to demolish the old downtown fire station. Staff utilized the Oregon Department of Transportation list of prequalified local contractors to solicit bids to demolish both the Lockhart Building and the old fire station to achieve a cost savings through an economy of scale. The apparent low bid was received from Benny Hempstead in the amount of \$247,847 with a credit to the City in the amount of \$7,700 for recycling material which lowered the bid to \$240,147. Mr. Hossley stated funding for this project would be from the Downtown Urban Renewal District with the Lockhart Building abatement costs to be recovered through a lien upon sale of the property. City Attorney Nate McClintock suggested notifying the owner of the Lockhart Building of their opportunity to abate the nuisance one more time before the demolition occurred. Board Member Kramer moved to award the bid for the demolition of the Lockhart Building and old downtown fire station to Benny Hempstead for \$240,147 plus a contingency of \$12,000 for a total project of \$252,147. Board Member Muenchrath seconded the motion. Board Member Kramer amended the motion to direct staff to notify the Lockhart Building owner at this juncture of their opportunity to abate the nuisance. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Proposal to Site a Plankhouse at the Hollering Place

Economic Revitalization Administrator Joyce Jansen stated the Hollering Place Master Plan was adopted on December 2, 2008 and intended the development of the Hollering Place located in the vicinity of Newmark and Mill to occur as a planned unit development (PUD) requiring the upper and lower areas to be developed together. Ms. Jansen stated the Community Coalition of Empire approached the City to construct a plankhouse temporarily on the north end of the upper bluff. The project would be a joint project between the City of Coos Bay and the Confederated Tribes however the plankhouse was not an element of the master plan. Ms. Jansen stated items for discussion would involve impact on potential developers, current zoning regulations do not allow for temporary structures, the annual cost of utilities, provisions for ongoing maintenance, staffing, revision of the master plan and zoning regulations, a required site plan and architectural review by the Design Review Committee and Planning Commission. Mr. Steve Skinner, representing the Community Coalition of Empire, displayed a model of the proposed temporary plankhouse with total project costs unknown. Mr. Skinner stated the Confederated Tribes met and instructed Chief Brainard to find the materials to construct the plankhouse. Mr. Skinner stated the project would be of educational and cultural benefit to the area with the Agency owning the land and the Confederated Tribe owning the structure. Mayor Shoji stated the project was a good partnership and reiterated there were issues to work through. Board Member Muenchrath stated the project was worthwhile and a good partnership between the Agency and the Tribe. Board Member Johnson suggested the Confederated Tribes provide a 99-year lease on the property to move the entire development forward and was hesitant due to the regulated limitations. It was the consensus of the Agency for staff to develop a plan regarding the issues noted.

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Public Comments

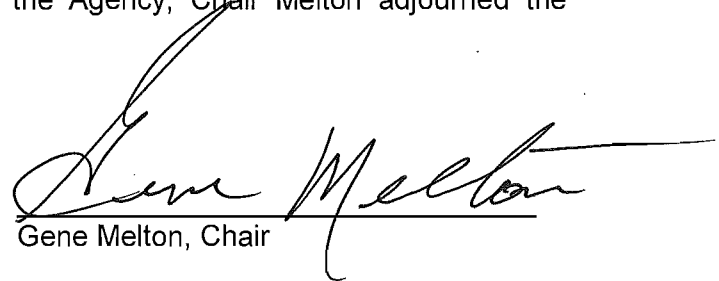
Steve Pickering, Coos Bay: Suggested there could be up to 250,000 people travelling the Oregon coast in the next few years, suggested development of more RV parking spaces along the highway, and suggested the remaining gravel area at the Hollering Place entrance be paved, and suggested moving the electronic reader board from the old fire station to the Visitor Information Center for the south bound traffic. Mike Vaughan, Coos Bay: Stated he was pleased to help the Confederated Tribes in preparing the plankhouse site plan, suggested master planning the downtown to prepare for the empty space after the Lockhart Building and old fire station are demolished with consideration given to a green space. Gino Landrum, Coos Bay: Suggested development of a time share for our area and suggested the Hollering Place wayside was a good idea.

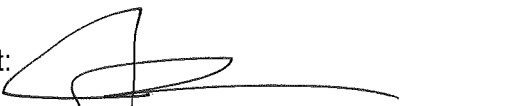
Agency Comments

Board Member Melton: Stated he noticed he was paying urban renewal taxes on his current property taxes wherein City Manager Rodger Craddock suggested the Assessor be contacted to explain.

Adjourn

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


Gene Melton, Chair

Attest: 
Jennifer Groth, Secretary