

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

February 15, 2011

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 Chair Gene Melton and Board Members Jon Eck, Jennifer Groth, Joanie Johnson, Stephanie Kramer, John Muenchrath and Crystal Shoji. City staff present were City Attorney Nate McClintock, Finance Director Rae Lea Cousens, Deputy Finance Director Susanne Baker, Public Works and Development Director Jim Hossley, Library Director Carol Ventgen, Economic Revitalization Administrator Joyce Jansen, Fire Chief Stan Gibson, and Police Chief Gary McCullough.

Public Comments

No comments were given.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of the January 18, 2011 Urban Renewal Meeting; 2b: acceptance of the January 2011 accounts payable check register; and 2c acceptance of the January 2011 combined cash report. Board Member Eck moved to approve consent calendar approving the minutes of the January 18, 2011 Urban Renewal Meeting, accepting the January 2011 accounts payable register, and accepting the January 2011 combined cash report. Board Member Johnson seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Review of the Hollering Place Development Proposal

Economic Revitalization Administrator Joyce Jansen stated a Request for Qualifications (RFQ) was published for the Hollering Place Project to solicit developers. One Letter of Interest was received from George McNair and when reviewed by staff and Jerry Johnson, Johnson, Reid LLC it was found to be non-responsive and conflicted with the master plan. Mr. McNair's proposal revealed the use of multiple developers instead of one, speculative as to who those developers would be, vague concerning development timelines, proposed a different business opportunity; and did not indicate whether there would be a mix of uses in each phase. Mr. Johnson recommended the City consider keeping the project information available and wait for improvement in the market before advertising the project again. George McNair, Coos Bay: Stated he submitted a rough proposal to meet the deadline and has since read the master plan and proposed a different plan. Chair Melton stated by consensus the plan would be placed on hold and suggested he submit a new proposal. City Attorney Nate McClintock stated the Agency could not consider a new proposal without republishing and providing everyone the opportunity to submit. Mr. McNair suggested changes to the RFQ to partition the property into phases, change the retail to craftsman, and development of condos/apartment living units.

Urban Renewal Agency Minutes – February 15, 2011

Update on West Newmark Traffic Study and Downtown Traffic Circulation Phase 1

Garrett Pallo, Civil West Engineering stated on November 16, 2010 the Agency approved a work order to prepare a traffic study to evaluate pedestrian safety, traffic safety, and traffic flow on Newmark Avenue west of Ocean Boulevard. Mr. Pallo stated the traffic study was approximately 50% complete and discussed the progress of the traffic study with 34 reported accidents documented over the past three years; traffic counts, and sight distance and turning movement deficiencies; signal warrants, evaluation of level of services for each intersection, and stated the evaluation of alternatives would be developed when the computer model was completed. Mr. Pallo stated Phase 1 of the Downtown Traffic Circulation Plan recommends changing Anderson entirely one-way east and Commercial entirely one-way west; changing 2nd and 3rd Streets to two-way streets, and adding bulb-outs to increase sight distance and safety. The balance of the plan would be completed in a month and include costs to implement. Phase 2 included the intersection of 7th, Commercial, Central, and Anderson with a refuge lane on Central to allow entry into McKay's, installation of candles on 7th to separate east and southbound traffic and eliminate lane changes on 7th. Councilor Muenchrath suggested the intersection of Central and 7th would best fit a traffic signal. Mayor Shoji stated consideration for pedestrians needed to be added to the 7th, Commercial, and Central intersection. Mr. Pallo suggested this was a tough intersection and the completed plan would incorporate more details. Phase 3 would be the Central and Ocean Boulevard intersection with Phase 4 the westerly section of Ocean Boulevard. Steve Skinner asked why a warrant was not included at the intersection of Newmark and Cammann wherein Mr. Pallo stated the data was available and would be included in the study.

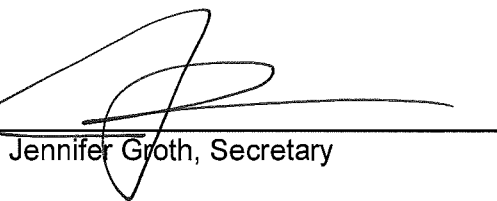
Approval of Change Order No. 1 for the Demolition of the Lockhart Bldg/Fire Station

Public Works and Development Director Jim Hossley stated due to the complexities of the demolition of the Lockhart building and old downtown Fire Station the bid to demolish did not include the saw cutting required to separate the Lockhart building and old downtown Fire Station from Gary Riftkin's building and the Old City Hall. The saw cutting was completed on the Lockhart Building on a time and materials basis once the thickness of the wall, depth, and lengths of the cuts were able to be determined. The old downtown Fire Station saw cutting was pending. Board Member Shoji moved to approve Change Order No. 1 for the Lockhart Building/Fire Station Project in the amount of \$53,756.79 and authorize the contractor to proceed with the saw cutting at the old downtown fire station on a time and materials basis at a rate not-to-exceed \$92.00 per hour. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Eck, Groth, Johnson, Kramer, Muenchrath, and Shoji voting aye.

Adjourn

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

Attest:


Jennifer Groth, Secretary


Gene Melton, Chair