

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

October 18, 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, Coos County, Oregon.

Those Attending

Those present were Chair Gene Melton and Board Members Jennifer Groth, Joanie Johnson, Stephanie Kramer, Crystal Shoji, John Muenchrath and Mike Vaughan. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Acting Deputy Finance Director Amy Kinnaman, Planning Administrator Laura Barron, Engineering Service Coordinator Jennifer Wirsing, Economic Revitalization Administrator Joyce Jansen, Library Director Carol Ventgen, Fire Chief Stan Gibson, and Police Captain Gary McCullough.

Public Comments

Nick Furman, Coos Bay: Suggested a Nike ad celebrating Steve Prefontaine be incorporated as a mural at the Pedway or other buildings in Coos Bay. Board Member Vaughan inquired if Nike was willing to donate the copyright for use at the Pedway. Mr. Furman stated he had not contacted Nike with regards to the use of the copyrighted material but given Steve Prefontaine's history in Coos Bay, he felt Nike would be willing to allow the City to use the material. Board Member Johnson thought the Steve Prefontaine mural was a good idea but also wanted to go around the edge of the building with small sepia toned images of things that were important to the area including locations like the Shore Acres and the Egyptian Theatre. Board Member Muenchrath suggested directing staff to help secure the use of the copyright from Nike. Mr. Furman stated he was willing to help coordinate securing the use of the copyright from Nike. It was the consensus of the Board to direct staff to work with Mr. Furman to secure the use of the copyright from Nike.

Consent Calendar

Chair Melton reviewed the consent calendar which consisted of 2a: approval of the minutes of September 20, 2011; and 2b: acceptance of the September 2011 URA combined cash report. Board Member Groth requested item 2a approval of the minutes of September 20, 2011 be moved down to the agenda as item 3a for further discussion. Board Member Shoji moved to approve the consent calendar as amended accepting the September 2011 URA combined cash report. Board Member Kramer seconded the motion which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, Muenchrath and Vaughan voting aye.

Discussion on Development Options for the Lockhart and Old Fire Station Vacant Lots

Economic Revitalization Administrator Joyce Jansen stated the Urban Renewal Agency requested input from the public on four concept designs for the use of the vacant lots located in the downtown core area. The lots for review were the site of the Lockhart building at the corner of Central Avenue and 3rd Street and the site of the old downtown fire hall at the corner of Anderson Avenue and 4th Street. Ms. Jansen noted concept designs would be on display at City Hall and the City's website. City Manager Rodger Craddock thanked Hillary Baker for

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drawing the renderings and noted the concepts were developed using citizen input from prior Urban Renewal Agency meetings. Chair Melton opened the discussion for public input. Gary Rifkin, Coos Bay: Provided a PowerPoint presentation on what he considered to be the best uses for the Lockhart and old Fire Station properties; provided the Agency with a 2009 petition in favor of turning the Lockhart site into a parking lot. Mr. Rifkin also noted his five goals for the development of the vacant lots were to make the area customer friendly with additional parking; to hide waste receptacles from public view; add activity to the downtown and Old Marshfield; provide some marketing and branding of Old Marshfield; and to provide revenue for the City. No further public comments were given. Chair Melton closed public comments. Chair Melton reminded everyone that the City/Agency currently did not own the Lockhart property. Board Member Johnson was against taking the properties off the tax roll; suggested there was adequate parking within downtown; and was in favor of improving the properties to include buildings with the addition of pocket parking. Board Member Shoji and Kramer agreed Board Member Johnson. Board Member Vaughan stated he was in favor of Option 4; suggested the proposed parking spaces at the Lockhart site should be placed closer to the north side of Gary Rifkin's building; suggested the space next to the Hall Building was a good location for a transit station; and suggested a public plaza was a good use for the old downtown fire station site but noted he was against incorporating parking at that site. Chair Melton advised the Urban Renewal Agency would be taking additional public input on the development of the vacant lots at a future meeting. Board Member Shoji requested the comments from the Architect, Joe Slack be included in board members packets next time the Agency met to take public comments.

Approval of the Minutes of October 4, 2011

Board Member Groth requested the minutes of October 4, 2011 be amended to reflect Chair Melton was in favor of the two-way streets on 2nd and 3rd Streets but recommended waiting approximately six months to reconsider any changes to the parking. Board Member Kramer moved to approve the minutes of October 4, 2011 as amended. Board Member Muenchrath seconded the motion which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, Muenchrath and Vaughan voting aye.

Consideration of a Transit Transfer Station in the Pedway

Planning Administrator Laura Barron stated at the August 16, 2011 Urban Renewal meeting the Urban Renewal Agency (URA) voted unanimously in support of the use of the Pedway property as a transit transfer station and directed staff to assist Coos County Area Transit (CCAT) in securing a grant to assist with the planning of the project. Ms. Barron noted prior to seeking funding, city staff and CCAT wanted to obtain approval from the URA on the conceptual design of how the buses would utilize the property; total project cost was estimated at \$225,000 including approximately \$50,000 in city staff time for the project oversight and some of the infrastructure installation. Ms. Barron stated CCAT funds and grants were expected to be used to cover the cost of materials and contract labor. Board Member Groth inquired if the transit transfer station was only one lane. Ms. Barron advised the proposed conceptual design for the transit transfer station was two lanes, the travel area would be 32 feet wide, and the buses would enter from the west and travel east eventually exiting onto S. Broadway. Board Member Kramer inquired if Oregon Department of Transportation (ODOT) had given their approval for the Pedway to be used as a transit transfer station. Ms. Barron advised ODOT had given their

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approval for the Pedway to be used as a transit transfer station. Board Member Shoji inquired if CCAT would use grant money to cover the estimated costs whereby Ms. Barron confirmed CCAT was in the process of seeking grant monies to fund the project. Board Member Shoji stated she was in favor of the Pedway transit transfer station proposal suggesting the availability of public transit was important to the community. Board Member Muenchrath also expressed his support of the Pedway's use as a transit transfer station. Bruce Bennett, of CCAT: Suggested the request to incorporate a taxi loading zone at the Pedway was workable idea; and stated the Pedway was the best location for the transit transfer station. Board Member Vaughan recommended incorporating some of the previous concept designs into the conceptual design for transit transfer station; but felt there were better uses for the Pedway other than a transit transfer station.

Board Member Muenchrath moved to direct staff to proceed with the conceptual design as presented with enhancements and other changes to be considered at a future date. Board Member Johnson seconded the motion. Board Member Vaughan inquired if the restrooms were included in the costs estimates and expressed concern about the type of facilities that were going to be incorporated; suggested designing restroom facilities rather than using a modular building. City Manager Rodger Craddock confirmed the costs for the restrooms were included in the cost estimate. Mr. Bennett expressed concern about added expenses of having to design restrooms. Board Member Johnson inquired if all of the proposed restroom models were within CCAT's budget. Mr. Bennett stated he was not sure if all of the models were within his budget. A call for the question was made which passed with Chair Melton and Board Members Groth, Johnson, Kramer, Shoji, and Muenchrath voting aye and Board Member Vaughan voting nay.

Adjourn

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

Attest: 
Jennifer Groth, Secretary


Gene Melton, Chair