

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

May 18, 2021

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held at 8:07 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Chair Stephanie Kilmer and Board Members Joe Benetti, Drew Farmer, Phil Marler, Carmen Matthews, and Rob Miles. Board Member Lucinda DiNovo attended remotely by teleconference. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, and Deputy Police Chief Chris Chapanar. City staff attending remotely by teleconference was Library Director Sami Pierson.

Public Comments

No public comments were made.

Public Comment Form

No public comment forms were received.

Consent Calendar

Chair Kilmer reviewed the consent calendar which consisted of:

2a: Approval of May 4, 2021 Minutes

2b: Acceptance of April 2021 Financial Reports

Board Member Farmer moved to approve the consent calendar as presented. Board Member Miles seconded the motion which carried. Ayes: Benetti, DiNovo, Farmer, Kilmer, Marler, Matthews, Miles.

Update on Coos History Museum Waterfront Improvements Project

Public Works and Community Development Director Jim Hossley stated in late 2020 the Agency, together with Coos History Museum, advertised a Request for Qualifications (RFQ) for a consultant to develop a plan, design, and provide construction management services for the Coos History Museum waterfront improvements. This project consisted of three components/areas: area one was a plaza which would be an inviting outdoor special event and community gathering space; area two was a proposed boardwalk to provide pedestrian access connection from Front Street, through the plaza, and to the new commercial development to the north; and area three would be a non-motorized watercraft launch at the south end of the Museum property. The Agency agreed to fund the design to assist the Coos History Museum obtain plans for the ability to apply for grant funding. The Agency was not

obligated to fund the project.

At the March 23, 2021 work session, staff provided the Agency with the status of scope of work and contract negotiations with the selected consultant, Cameron McCarthy Landscape Architecture & Planning, from Eugene. Staff shared the "Cadillac" project version was estimated at \$6,000,000 to \$7,000,000. Staff asked for a pared down simplified design. On March 29, 2021, the consultant provided a revised scope of work with a fee of \$285,543 for 30% design plans. Staff requested further paring down of the scope and fee for the project. On April 27, 2021, staff received a revised scope and fee of \$252,109. Staff requested further cut to the scope. The consultant came back with a proposal to provide concept design only (15% design documents instead of 30%) doing away with preliminary design, as well as, survey work with a total fee estimated to be in the \$150,000 range. The deliverables would be graphic materials and planning level cost estimate useful for pursuing grant funding. The URA budget has \$250,000 earmarked for the design of this project. Based on the fees proposed by the consultant for 15% plans, the cost to get the plans to final design and provide construction management services could be as much as \$1,000,000. Staff requested direction regarding the scope of work, acceptable fee, and continued negotiations.

Agency discussion ensued and requested History Museum plans for a better scope of work before moving forward for best use of funds.

Agency Comments

Board Member Miles stated the Boys and Girls Club Dance School project was almost complete and hoped during a work session meeting in the summer the Agency could walk over to see the completed project. Board Member Farmer asked if the Alonzo Tucker memorial was a separate project from the Waterfront Improvement project. Mayor Benetti stated it was being done separate and would be placed up in the front parking lot. Board Member Matthews asked if the City owned dock in front of the Coos Bay Village area was part of the scope of work for the waterfront development and how it was going to be used. Agency Manager Craddock stated it was a public space, it would need additional work as there was a drainage issue, but there was not a plan yet on how it was going to be used.

Adjourn

There being no further business to come before the agency, Chair Kilmer adjourned the meeting. These minutes were approved as presented by the Urban Renewal Agency on June 1, 2021.



Stephanie Kilmer, Chair

Attest: Nichole Rutherford
Nichole Rutherford, City Recorder