

**COOS COUNTY URBAN RENEWAL AGENCY
REGULAR BOARD MEETING**

7:30 a.m., Tuesday, June 24, 2025

Port of Coos Bay Commission Chambers, 125 Central Avenue, Suite 230, Coos Bay, Oregon 97420

MINUTES

ATTENDANCE

Agency Board Members:

Todd Goergen, At Large (Chair); Kyle Stevens, Port Commissioner; Matt Hamilton, City of North Bend; Joe Benetti, City of Coos Bay; Lucinda DiNovo, City of Coos Bay; John Sweet, Coos County; and Drew Farmer, Coos County. Absent: Jessica Engelke, City of North Bend; and Elise Hamner, Port Commissioner.

Guests:

Lanelle Comstock, Port Staff; Megan Richardson, Port Staff; Krystal Karcher, Port Staff; and Christina Sanders, Port Staff.

1. CALL MEETING TO ORDER

Chair Todd Goergen called the meeting to order at 7:31 a.m.

2. INTRODUCTION OF BOARD MEMBERS AND GUESTS

3. CONSENT ITEMS

A. Approval of April 30, 2025 Board Meeting Minutes

Chair Goergen proposed tabling the approval of the April 30, 2025 minutes due to uncertainty about comments made regarding what constitutes a major plan amendment. Chair Goergen noted a discussion pertaining to his amendments may have occurred outside the meeting and requested time to review the YouTube recording to clarify his amendment or rescind it. The Board agreed to table the approval of the April 30, 2025 minutes.

B. Approval of May 29, 2025 Budget Committee Meeting Minutes

Upon a motion by Drew Farmer (Second by Kyle Stevens), the Agency Board Members voted to approve the May 29, 2025 Budget Committee Meeting Minutes. **Motion Passed Unanimously.** (Ayes: Benetti, DiNovo, Farmer, Goergen, Hamilton, Stevens, and Sweet. Nays: None. Absent: Engelke and Hamner).

4. BUDGET HEARING – FY 2025/26 BUDGET

A. Public Hearing

Chair Goergen opened the FY 2025/26 Budget Hearing at 7:33 a.m.

Megan Richardson stated the available cash on hand is \$2,878,000. Additional resources include previously levied taxes estimated at \$8,000, interest at \$50,000, tax increment revenues at \$434,646, and loan proceeds of \$5 million. This results in total resources, excluding taxes to be levied, of \$7,936,000. Including taxes, the total resources amount to \$8,370,646.

Ms. Richardson explained that the budget expenditure includes materials and services of \$913,222, which differs by \$50,000 from the Budget Officer's proposal due to the reallocation of \$50,000 to the unappropriated ending fund balance, as discussed during the budget meeting. The total capital outlay is \$7 million, with current debt service for Umpqua Bank at \$5,424 and estimated debt service for a new project at approximately \$402,000, resulting in total expenditures of \$8,370,646.

John Sweet expressed his concern about having \$2,878,000 cash on hand and the potential for taking on additional debt. Chair Goergen and Ms. Richardson clarified that the \$7 million serves as a placeholder for funds and does not represent an authorization for a large loan. The Board discussed the possibility of utilizing the funds in a tiered manner, similar to a construction loan.

Chair Goergen asked for any public comment or testimony on the proposed resolution. There being none, Chair Goergen closed the FY 2025/26 Budget Hearing at 7:38 a.m.

5. **ACTION ITEMS**

A. 2025Res01: Adopting a Budget, Making Appropriations, Imposing and Categorizing Taxes – Combined for Fiscal Year 2025/26

Upon a motion by Lucinda DiNovo (Second by Drew Farmer), the Agency Board Members voted to approve Resolution 2025Res01, a resolution adopting a budget, making appropriations, imposing, and categorizing taxes – combined for the 2025/26 fiscal year. **Motion Passed Unanimously.** (Ayes: Benetti, DiNovo, Farmer, Goergen, Hamilton, Stevens, and Sweet. Nays: None. Absent: Engelke and Hamner).

6. **PUBLIC COMMENT**

There was no public comment.

7. **SCHEDULE NEXT MEETING DATE**

The Board agreed to meet more regularly to maintain momentum on major projects. The Board agreed to schedule the next meeting for August 2025, with the exact date to be determined via Doodle Poll, to review progress on engineering studies and financing options.

8. **OTHER/ADJOURN**

Todd Goergen adjourned the meeting at 7:44 a.m.