

Coos County Urban Renewal Agency
Board Meeting

Thursday, March 27, 2025, 7:30am

125 W. Central Ave, Suite 230, Coos Bay, OR 97420
Port of Coos Bay Commission Chambers

**COOS COUNTY URBAN RENEWAL AGENCY
NORTH BAY DISTRICT**

P.O. Box 1215 • Coos Bay, Oregon 97420 • 541-267-7678

M E M O R A N D U M

TO: Coos County Urban Renewal Agency Board
and all Interested Parties

FROM: Lanelle Comstock, Agency Administrator

DATE: March 20, 2025

SUBJECT: CCURA Meeting Notice

NOTICE OF REGULAR CCURA MEETING

The Board of Directors of the Coos County Urban Renewal Agency – North Bay District, Coos County, State of Oregon, will hold a regular Board Meeting on **Thursday, March 27, 2025 at 7:30 a.m.** in the Port of Coos Bay’s Commission Chambers located at 125 West Central Avenue, Suite 230, Coos Bay, OR 97420.

Members of the public are invited to attend the meeting in person or view the meeting live on the Port of Coos Bay’s YouTube Channel at the following link: www.youtube.com/portcoos.

Members of the public may provide public comment in person, via Zoom, or in writing. If members of the public would like to provide public comment during the meeting via Zoom, please call the Port’s Administrative office at 541-267-7678 by 3:00 p.m. on Wednesday, March 26, 2025. Written comment will be accepted until 3:00 p.m. on Wednesday, March 26, 2025 by sending an email to portcoos@portofcoosbay.com with the subject line ‘Public Comment.’

LC/js

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

7:30 a.m., Thursday, March 27, 2025

Port of Coos Bay Commission Chambers, 125 W. Central Ave., Suite 230, Coos Bay, Oregon 97420
Watch Live on YouTube: www.youtube.com/portcoos

TENTATIVE AGENDA

1. **CALL MEETING TO ORDER**
2. **INTRODUCTION OF GUESTS**
3. **CONSENT ITEMS**
 - A. Approval of June 3, 2024 Board Meeting Minutes 5
4. **DISCUSSION ITEMS**
 - A. Determine Future of the Agency
5. **PUBLIC COMMENT**
6. **SCHEDULE NEXT MEETING DATE**
7. **OTHER/ADJOURN**

Consent Items

**COOS COUNTY URBAN RENEWAL AGENCY
REGULAR BOARD MEETING
7:30 a.m. Monday, June 3, 2024**

Port of Coos Bay Conference Room, 125 Central Avenue, Suite 230, Coos Bay, Oregon 97420

DRAFT MINUTES

ATTENDANCE

Agency Board Members:

Chairman Todd Goergen, At Large; Eric Farm, Port of Coos Bay; Kyle Stevens, Port of Coos Bay; Pat Goll, City of North Bend; Joe Benetti, City of Coos Bay; Bob Main, Coos County; and John Sweet, Coos County. Lucinda DiNovo, City of Coos Bay; and Jessica Engelke, City of North Bend were absent.

Guests:

John Burns, Port Staff; Lanelle Comstock, Port Staff; Megan Richardson, Port Staff; and Krystal Karcher, Port Staff.

1. CALL MEETING TO ORDER

Chair Todd Goergen called the meeting to order at 7:33 a.m.

2. INTRODUCTION OF BOARD, PORT STAFF, AND GUESTS

3. CONSENT ITEMS

A. Approval of June 29, 2023 Board Meeting Minutes

Upon a motion by John Sweet (Second by Pat Goll), the Agency Board Members voted to approve the June 29, 2023 Board Meeting Minutes. **Motion Passed.**

B. Approval of May 7, 2024 Budget Committee Meeting Minutes

Upon a motion by Joe Benetti (Second by John Sweet), the Agency Board Members voted to approve the May 7, 2024 Budget Committee Meeting Minutes. **Motion Passed.**

4. BUDGET HEARING – FY 2024/25 BUDGET

A. Public Hearing

Chair Goergen opened the public hearing for the fiscal year 2024/25 budget at 7:35 a.m.

The Coos County Urban Renewal Agency's Budget Committee approved the proposed fiscal year 2024/25 budget after its first budget committee meeting on May 7, 2024. Each year, following the Budget Committee's approval of the budget, the Board of Directors is required to hold a public hearing. The objective of the public hearing is to receive testimony from any person present. The public hearing is scheduled for 7:30 a.m., June 3, 2024 prior to the regular Board meeting.

Port staff is seeking Board adoption of the fiscal year 2024/25 budget in the amount of \$2,824,877.

B. Review of Budget Document

Ms. Richardson stated this year in the General Fund, materials and services are \$27,600 and debt service is \$5,637 with a total General Fund of \$33,237. The unappropriated ending fund balance is \$2,791,640 for a total budget of \$2,824,877.

Mr. Sweet asked for the time frame on the remaining debt. Ms. Richardson said three years, ending July 5, 2026.

Chair Goergen closed the public hearing at 7:38 a.m. and opened the Regular Board Meeting.

5. BOARD DISCUSSION

Mr. Goergen stated that at the Budget Committee meeting, there were concerns brought up about the future of the Agency and the lack of projects. Mr. Sweet expressed concern over the impact to the other taxing districts due to the taxes going to the Agency. The Agency has the option to impose a lower tax amount and keep the Agency alive, but it needs to be for a purpose. Mr. Goergen stated that by not taking the full tax revenue, that money would be returned to the State and to the school districts. Mr. Goll stated that money should be divided up to the other taxing districts within the Agency area. Mr. Benetti stated if the Agency could do something beneficial for the County and the area, this would be a better direction. Mr. Goll agreed that projects need to be developed to support the future of the Agency. Projects could include road improvements, such as fixing potholes, or addressing the drainage issue. Mr. Sweet asked how that could work, if the road were to be removed from the County maintenance. Mr. Goergen stated the Agency would not be able to assume maintenance, rather projects would need to be developed to create or improve infrastructure. Mr. Burns stated the first step would be to get an estimate of the road maintenance cost and then the Agency could discuss it from there. Mr. Sweet stated he would talk to the Roadmaster.

6. ACTION ITEMS

A. 2024Res01: Adoption of Budget, Making Appropriations, Imposing and Categorizing Taxes – Combined for Fiscal Year 2024/25

Upon a motion by John Sweet (Second by Pat Goll), the Agency Board Members voted to approve Resolution 2024Res01 adopting a budget, making appropriations, imposing and categorizing taxes – combined for fiscal year 2024/25. **Motion Passed.**

7. PUBLIC COMMENT

There was no public comment.

8. SCHEDULE NEXT MEETING DATE

To be determined.

9. OTHER/ADJOURN

Chair Goergen adjourned the meeting at 7:52 a.m.