

**COOS COUNTY URBAN RENEWAL AGENCY  
BUDGET COMMITTEE MEETING  
Tuesday, May 7, 2024, 7:30 a.m.**

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

**MINUTES**

**ATTENDANCE**

**Agency Board Members:**

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

**Budget Committee Members:**

Ed Ellingsen; Elise Hamner; Jayson Wartnik; Jeff Bunnell; Maeora Mosieur; Rod Taylor; and Rosey Thomas. George Wales and Timm Slater 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 7:31 a.m.

**2. INTRODUCTION OF GUESTS**

**3. SELECTION OF BUDGET COMMITTEE CHAIR**

Upon a motion by John Sweet (Second by Pat Goll), the Budget Committee Members voted to appoint Todd Goergen as the Budget Committee Chair. **Motion Passed.**

**4. REVIEW FY 2024/25 BUDGET DOCUMENT**

Megan Richardson reviewed the proposed budget document for fiscal year 2024/25. Available cash on hand is \$2,340,000. Estimated previously levied taxes to be received total \$8,000. Interest earnings are budgeted at \$50,000 and tax increment revenues total \$426,877. Total resources with taxes total \$2,824,877.

The budget for expenses include supplies, insurance, publications and advertising, legal counsel, management, audit, and professional services. Total expenses for materials and services is \$27,600 and debt service is budgeted at \$5,637. The unappropriated ending fund balance is \$2,791,640 for a total budget of \$2,824,877.

## 5. PUBLIC/COMMITTEE COMMENT

There were no members of the public present to provide comment.

Elise Hamner asked about goals and future projects for the Agency. John Burns stated the last project planned was the drainage repair on Transpacific Parkway. Bids for that project came in at twice the engineer's estimate and it was not moved forward. There are some areas of Transpacific Parkway that could be looked at in regard to usability when the planned container terminal is in operation, to ensure continued access for businesses. Ms. Hamner asked what the debt service is for, and when it would be paid off. Mr. Goergen stated the Agency must maintain debt service. Ms. Richardson stated there are three years left, including FY 2024/25.

John Sweet stated he sent a comment to the group ahead of the meeting, expressing concern that the increased tax revenue is not being utilized for the benefit of the district. This revenue would otherwise go back to the taxing districts that could potentially utilize it better. Mr. Sweet stated he would like to discuss a list of projects that money could be used for, so the existence of the Agency could be properly defended. Mr. Goergen stated urban renewal is a great tool for economic development and creating family wage jobs, and this is a good discussion to have with the Agency Board at the next meeting, following this budget committee meeting.

Pat Goll asked if there is a sunset for the district. Mr. Goergen stated that it was recently renewed. Macora Mosieur asked if there was a need to include promotional funding in this budget to help the community understand the need for the Agency. Joe Benetti stated he believed the funds would need to be used for infrastructure projects and wasn't sure they could be used for marketing. Mr. Sweet stated if there are good projects then the Agency should continue, but if not it should be considered to let the district run out. Mr. Benetti asked if the funds would need to be focused on the North Spit or if they could be used throughout the County. Mr. Goergen stated the funds can only be used for projects within the district. Mr. Benetti asked if the district could be enlarged and stated if the container terminal goes through, then the money raised in the district would likely be more than could be spent in the district, so it should be looked at how to spend those funds in other areas of the County.

Mr. Goergen stated the district does not have to take in the full amount of tax revenue it is due. The Agency does not want to set a precedent, but the budget committee could recommend not taking the full allotment of tax revenue. Mr. Benetti asked if that were to happen, how much of the revenue would go back into the school fund and how much would go to the State.

Rod Taylor stated there could be value in expanding the district, and that the funding could be used for the repair of the Englewood dike. The failure of this dike could result in the loss of a substantial amount of property for people, and this issue is something the Port and the Urban Renewal district should be involved in. Mr. Goergen stated the funds could be expended on a study to explore ways to expand the district.

Jayson Wartnik stated the interest income budgeted appears to be low and asked what the rate is currently. Ms. Richardson stated the rate is about 4%. Mr. Wartnik stated at that rate, the interest income could be higher than budgeted and may need to be adjusted in the budget. Ms. Richardson stated the budgeted amount would not stop the Agency from accruing the interest.

Mr. Goergen moved the meeting forward by stating the Agency can work on a list of projects that would be meaningful to the district and the idea of expanding the district is worth further discussion but may be complicated.

6. **PRESENT THE MOTION TO RECOMMEND THE BUDGET, OR SCHEDULE A FOLLOW UP MEETING**

Upon a motion by Maeora Mosieur (Second by John Sweet), the Budget Committee Members voted to approve the certification to the County Assessor of a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX of the Oregon Constitution. **Motion Passed Unanimously.**

Upon a motion by Eric Farm (Second by Pat Goll), the Budget Committee Members voted to approve the proposed budget for the Fiscal Year 2024/25 and forward to the Coos County Urban Renewal Agency Board of Directors for adoption. **Motion Passed Unanimously.**

7. **OTHER**

Upon a motion by John Sweet (Second by Rosey Thomas), the Budget Committee Members voted to recommend to the Agency Board that a list of meaningful projects be developed to better utilize the tax revenue. **Motion Passed Unanimously.**

Mr. Wartnik asked what would happen to the funds currently in the account if the district were to be dissolved. Mr. Sweet stated the funds would be distributed back to the taxing districts that would have otherwise received them.

8. **ADJOURN**

Chair Goergen adjourned the meeting at 7:59 a.m.