

**COOS COUNTY URBAN RENEWAL AGENCY  
BUDGET COMMITTEE MEETING  
7:30 a.m. Tuesday May 23, 2023**

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

**ATTENDANCE**

**Agency Board Members:**

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

**Budget Committee Members:**

Jayson Wartnik, Maeora Mosieur, Elise Hamner, Timm Slater, Ed Ellingsen, Rod Taylor, and Jeff Bunnell were present. George Wales was absent.

**Guests:**

John Burns, Port Staff; Lanelle Comstock, Port Staff; Mike Dunning, Port Staff; Megan Richardson Port Staff; and Laura Fortin, Port Staff.

**1. CALL MEETING TO ORDER**

Chair Todd Goergen called the meeting to order at 7:30 a.m.

**2. INTRODUCTION OF GUESTS**

**3. SELECTION OF BUDGET COMMITTEE CHAIR**

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

**4. REVIEW FY 2023/24 BUDGET DOCUMENT**

Mr. Goergen reviewed the budget. He stated the resources for available cash on hand is \$1,890,000; previous taxes yet to be received are \$8,000; interest earned is \$12,000; and tax increment revenues projected are \$323,387. Total resources except the taxes to be levied is \$1,910,000, adding in taxes to be levied would be \$323,387; total resources for the agency are \$2,233,387.

Expenditures include insurance for \$4,000; publications and advertisement for \$1,000; legal counsel for \$6,000; management fee to the Port for \$15,000, audit and accounting services for \$7,500; and \$100 for professional services, making total materials and services \$33,600. Debt services is \$5,848, for a total expenditure line of \$39,448 The unappropriated ending fund balance of \$2,193,939.

Mr. Wartnik asked where the increase in the tax review came from. Ms. Richardson answered that these figures come from the County. Mr. Goergen commented that perhaps the increase is coming from some of the capital improvements on Southport.

Ms. Hamner asked if the minutes from last year's budget meeting had not been approved yet. Ms. Comstock explained that the minutes are sent to the Board for approval.

Mr. Farm asked about the Professional Services Project Support line item, and the Transpacific Project. Mr. Goergen said the project is not complete and he thinks it is on hold, due to the Port's Terminal Project. The only cost expenditure was for professional services. Mr. Dunning said that amount was \$8,000. Mr. Slater asked if there were any current projects. Mr. Goergen confirmed there are not.

Ms. Mosieur commented that the proposed interest income is the same as it was for the past budget, she questioned with the increasing interest rates, how it is not affecting this budget. Ms. Richardson answered rates are going up, however there has not been an increase in this fund due to the balance. Mr. Wartnik asked if there is any statutory restriction for investment. Ms. Richardson explained there are not; interest earned goes into revenues and transfers into the State Pool. Ms. Mosieur asked about the debt service if it is a fixed rate. Ms. Richardson explained the principle remains the same and it is just the interest that changes.

Mr. Sweet commented that he does not feel there has been a very tight job of budgeting, and a 25% management increase is a lot. Mr. Burns replied that the expense of Port staff has not diminished over the years, and this management cost has not been increased to cover the additional costs. Mr. Burns further explained added expenses such as insurance coverage, and meeting structure, for example adding zoom capabilities. Mr. Goergen added that the management fee has not been increased in many years.

## 5. PUBLIC COMMENT

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

Upon a motion by John Sweet (Second by Maeora Mosieur), 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.**

Upon a motion by John Sweet (Second by Maeora Mosieur), the Budget Committee Members voted to approve the proposed budget for the Fiscal Year 2023/24 and forward it to the Coos County Urban Renewal Agency Board of Directors for adoption. **Motion Passed.**

## 7. COMMITTEE COMMENT

Chair Goergen asked if there were any additional questions. Discussions opened with a question about the North Bend Bridge crossing the Bay. Mr. Burns said there is work being done on the bridge, however it is open for service. Mr. Goll confirmed there have been a lot of repairs done over the past

year and the bridge is getting better. Mr. Burns gave an overview of the current projects happening on the Railroad Bridges. Crews are completing a \$35 million project to steal bridges along the rail line. The replacement of the Coalbank Slough bridge has been completed, and work is being done on the three swing span bridges; the crossing in North Bend, the Reedsport crossing, and the Florence crossing. Partney Construction recently completed work on ten bridges in the Eugene area. Contractors are embarking on a \$10 million Tie and Ballast Replacement Project along the rail line as well. There was a question asked if there would be any rail traffic along the line from Coos Bay to Coquille. Mr. Burns said there are no customers south of Coos Bay at this time. Mr. Burns added that GMA Garnet is currently moving six to eight cars a month.

Mr. Sweet shared information regarding Roseburg Lumber's project in Coquille. He said they are spending \$50 million for a new dryer, and significant plant upgrades, \$150 million is being spent to upgrade the Riddle plywood plant, and \$500 million in Dillard is planned for a particle board plant. Mr. Sweet said almost three quarters of a billion dollars are being invested. Mr. Goll mentioned that they have established a steady chip load business in Green Hill coming to Jordan Cove. Mr. Burns said the chip movement in Weed has picked up significantly as well.

Mr. Ellingsen asked about public access to the North Spit. Mr. Dunning reported that the areas currently closed will be permanently closed for about two years while the jetty project is being completed. Discussions were shared regarding the road conditions on the North Spit. Suggestions were to keep an eye on the conditions to avoid it worsening.

## **8. ADJOURN**

Mr. Goergen adjourned the meeting at 7:48 a.m.