

MINUTES
COOS COUNTY URBAN RENEWAL AGENCY
REGULAR BOARD MEETING

7:30 a.m. Thursday, December 11, 2025

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

Meetings are broadcast live on [YouTube](#). Hyperlinks below redirect to recording.

ATTENDANCE

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

Guests: Lanelle Comstock, Port Staff; Rick Adamek, Port Staff; Ray Dwire, Port Staff; Krystal Karcher, Port Staff; Christina Sanders, Port Staff; Paul Slater, Coos County; Colton Totland, Coos County; and Rod Taylor, Coos County.

1. [Call Meeting to Order](#)

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

2. Introduction of Board Members And Guests

3. [Consent Items](#)

A. Approval of July 30, 2025 Regular Board Meeting Minutes

Upon a motion by John Sweet (Second by Elise Hamner), the Agency Board Members voted to approve the July 30, 2025 Regular Board Meeting Minutes. **Motion Passed Unanimously.** (Ayes: Benetti, DiNovo, Engelke, Farmer, Goergen, and Hamner, Nays: None. Absent: Hamilton.).

4. [Discussion Items](#)

A. Transpacific Parkway Project Update

John Sweet presented the draft Request for Proposals (RFP) for a consultant to oversee the engineering, design, environmental compliance, public engagement, and coordination work for the project on the Transpacific Parkway. Mr. Sweet explained that the County Road Department had prepared the RFP and wanted feedback from the Board to ensure it reflected shared expectations while maintaining County/URA control over the process.

Elise Hamner asked what the maximum indebtedness limit is and where the Agency is right now. Lanelle Comstock stated the current indebtedness limit is \$37,200,000, with the CCURA set to expire in 2038. At the time the budget was approved, approximately \$8.3 million was available, including \$7 million allocated toward capital outlay and \$885,000 was allocated for this professional services RFP. Actual cash on hand was approximately \$2.8 million, with plans to secure a \$5 million loan to reach the budgeted total. Current outstanding debt was expected to be paid off by July 2026 with the remaining debt service amount of \$5,424. The Board noted the importance of maintaining some level of indebtedness to preserve URA functionality, and Staff indicated they would pursue the planned loan or, if necessary, a small interim loan to bridge any timing gaps.

Ms. Hamner asked Paul Slater about the contractor that is selected interacting with adjacent property owners and what Mr. Slater's expectations are. Mr. Slater noted that larger adjacent property owners such as the Port and major companies could be coordinated with directly, while recreational users and the general public would be engaged through a series of public input meetings. Mr. Slater anticipated that qualified proposing firms would be large engineering companies experienced in major transportation projects, likely partnering with local civil, survey, or public involvement specialists.

Chair Goergen asked how much activity would actually need to exceed or be outside of the existing rights-of-way. Mr. Slater explained that most improvements were expected to fit within the existing right-of-way, though limited additional right-of-way might be needed in specific areas such as turn lanes at the US 101 intersection, near Boxcar Campground, at major business accesses, and possibly at the railroad crossing to bring it up to current standards, and the BLM boat ramp.

Mr. Sweet asked about drainage which Mr. Slater has identified as a major focus, including upgrading some large existing pipe (6–7 feet in diameter near the old Weyerhaeuser ponds) to meet modern fish passage and stormwater requirements, as well as addressing known flooding issues in several locations along the route. The Menasha Bridge was reported to be in good condition, with only minor potential improvements such as guardrail end treatments anticipated.

Lucinda DiNovo asked about environmental services referenced in Task 8 of the RFP, specifically whether an archaeological baseline report would include consultation with local tribes. Mr. Slater confirmed that consultation with the tribes and coordination with the State Historic Preservation Office (SHPO) would definitely occur.

Board Members reiterated the need to finalize financing arrangements to maintain URA indebtedness after the current debt is paid off in July 2026. Staff indicated they would begin working on the loan process, with potential follow-up at a future meeting.

Ms. DiNovo raised the importance of public communication about the significant and exciting project and asked how that would be communicated to the public. The Board agreed that Port Staff should prepare a memo and press release for local media, post information on appropriate websites, and promote the RFP issuance to generate interest and attract strong consultant proposals. External Affairs staff were tasked with coordinating with County personnel to include supportive quotes from Commissioners.

Chair Goergen declared a conflict of interest for the record, stating that his family owns a large adjacent property and he would abstain from any votes related to the project.

Upon a motion by Drew Farmer (Second by Joe Benetti), the Agency Board Members voted to approve the Request for Proposals for the Transpacific Parkway project with minor revisions pending County review. **Motion Passed 7-0-1.** (Ayes: Benetti, DiNovo, Engelke, Farmer, and Hamner. Nays: None. Absent: Hamilton. Abstain: Goergen).

5. Public Comment

There was no public comment.

6. Schedule Next Meeting Date

Doodle Poll for next meeting date.

7. Other/Adjourn

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