

CENTRAL OREGON COAST FIRE & RESCUE DISTRICT

BOARD OF DIRECTORS SPECIAL MEETING

DECEMBER 8, 2021

- 1. Call to Order.** The virtual special meeting of the Central Oregon Coast Fire & Rescue Board of Directors was called to order by President Pankey at 6:00 p.m. on Wednesday, December 8, 2021.
- 2. Pledge of Allegiance.** Mr. Pankey led those present in the Pledge of Allegiance.
- 3. Roll Call.** Directors present online were Reda Eckerman, Buster Pankey, Todd Holt, Kathryn Menefee, and Kevin Battles. A quorum was present.
- 4. Ryan LLC Presentation to Board.** At this time Ron Nicholds, of Ryan LLC, introduced Melissa Munoz, a Partner in Ryan, and Caitlin Glenn, Director of the group who has been working on this project. Ms. Glenn explained some of the aspects of potential funding sources for the future fire station facility. One source of financing is through the New Market Tax Credit, which has a low interest rate of 1-2%. Interest on the amount received is paid for 7 years, and then the principal is forgiven. Ryan would handle the steps for qualification and would stay with it for the full 7 years, to ensure proper verifications were followed. It is, however, not guaranteed and there is no assured timeline, but the project could be started before the loan closes. Other funding sources are FEMA and USDA grants and HUD Community Development Block Grants. The NMTC net benefit on a \$10M project would be about \$2.1M, but we would need to have another \$7.5M because in order to sell in the market they need a complete package. Between grants and loans, we should be able to get there. She would like to start now in order to have an answer for next year. Mr. Holt pointed out that we are still looking at sites. Ryan will help with other grants; it will be a long process.
- 5. Executive Session.** At 6:39 p.m. the meeting was closed and an Executive Session was called pursuant to ORS 192.660(2)(e) "To conduct deliberations with persons designated by the governing body to negotiate real property transactions." At 6:59 the Executive Session ended and the Board returned to the regular meeting. No decisions were made.
- 6. Actions, if any, from Executive Session.** Moved by Mrs. Menefee, seconded by Mr. Battles, that Chief Mason evaluate the two properties discussed in Executive Session and present his findings at the next meeting; motion carried. Following further discussion, it was moved by Mrs. Menefee, seconded by Mrs. Eckerman, to defer the regular scheduled meeting in December to the January 2022 meeting; motion carried.
- 7. Good of the Order.** Discussion of the District participation in the holiday celebrations, including the parade and the traditional food drive.
- 8. Adjournment.** There being no further business to come before the Board the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Jan K. Hansen, Recording Secretary

Approved:

Board Chair