

PACIFIC COMMUNITIES HEALTH DISTRICT (PCHD)
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, May 19, 2026

PRESENT: Chris Carlson, Chair
Aimee Thompson, Vice Chairperson
David Long, MD, Secretary
Lola Jones, Member

ALSO, PRESENT: Lesley Ogden, CEO Coast
Karla Clem, Dir. PCHD Foundation
Jennifer Kimberlain, VP of Nursing Services
Sarah Cole, AVP of Nursing Services
Derek Neff, Facilitator/Recorder
Jon Conner, Dr. Facilities
Holly Stanley, Senior Financial Analyst

CALLED TO ORDER: Chris Carlson, Chairperson, called the regular monthly meeting of the Board of Directors to order at 4:02 p.m.

CONFIRMATION OF AGENDA ITEMS: Lola Jones wants to discuss a STARS update.

APPROVAL OF MINUTES: The regular Board meeting minutes for April 21, 2026, were reviewed with no requested changes.

*Chris Carlson, Chairperson, requested a motion to approve the April 21, 2026, regular Board meeting minutes.
Aimee Thompson moved to approve the April 21, 2026, regular Board meeting minutes. David Long, MD, seconded.
Motion carried by unanimous voice vote.*

INVITATION FOR CITIZEN COMMENTS: There were no citizens present at the meeting.

REPORT FROM LEGAL COUNSEL: Carrie did not attend, there wasn't anything that needed to be consulted on.

HOSPITAL UPDATE: Dr. Lesley Ogden went through the Hospital Update and highlighted the following:

- STARS will be ready to go live on June 1st with inpatient services, and the van has arrived. We have hired temporary CNA's because the Recovery Support Specialist roles have not been filled for night shift yet.
- There is an additional Behavioral Health Resiliency Clinic that needs to be associated with STARS. It is where people go before and after they get affiliated to make sure there is continuity with their medications.
- The BHRC needs to be an independent space. The space that was determined to work was the old Corvallis Clinic Sleep Medicine Lab space. The cost of renovating it to meet the needs of the BHRC is \$80,000 and will come out of the equipment budget.
- SPCH has been approached by the Farmers Market about using the CHE as a potential new location for the market. There are a lot of logistical challenges that have popped up in regards to parking, CHE events on Saturday's, bathroom access, building access, etc.
 - The group voiced their concerns but wanted to explore this option to see if there was a way to move forward with this idea. Lola suggested a meeting to sit down with their team to talk through logistics. Chris talked about the CHE building and how the use of the building is designed for Health Education and how well the Farmers Market aligns with that. He didn't feel that the building would align with

that, but the parking lot would be worth discussing.

- The Pathfinder event went very well, and it allowed for us to partner with the county and state to simulate a disaster event. Kudos to Eric Maiorano from Emergency Management and Pamela Halbrook for running two simultaneous ER's, our hospital ER and Pathfinder ER.

FINANCIAL REPORTS: Holly Stanley discussed the financial report for April 2026. There were 9 checks in total and there was not anything other than the normal monthly invoices paid.

On the Balance Sheet, total assets \$74,604,899, total liabilities \$46,024,436, total net position \$28,852,115 with the total liabilities and net position of \$74,604,899.

Holly went through the Income Statement for the General Fund. Total Net Revenue for April was \$54,542 and the Total Expenses are \$23,010. This gives a net income of \$31,532. After depreciation of \$354,408, there's a loss of \$322,876.

Holly discussed the Debt Service Fund. Net Revenue was \$79,171 with Total Expenses at \$137,933 for a Net Loss of \$58,763.

Chris Carlson, Chairperson, requested a motion to approve the April Financial Report. David Long, MD moved to approve the April Financial Report. Aimee Thompson seconded. Motion carried by unanimous voice vote.

Holly then went through the projected budget totals for the 2025-26 as well as the projected 2026-27 budgets. She shared the projected totals for each fund for the 2025-26 fiscal year.

2025-26 Fiscal Year

- General Fund income is projected to be approximately \$1,717,098
- Debt Service Fund income is projected to be approximately \$3,581,860
- General Fund expense is projected to be approximately \$210,281
- Capital Outlay – During the current fiscal year the District received \$196,153 in FEMA funds for the Water Tank Project. \$5,722,030 was spent on the STARS project and \$973,387 for the Housing project.
- Debt Service Fund - Projected interest expense and principal payment for the General Obligation bonds are estimated to be \$3,784,950. Details of the projected 2025-2026 income and payments are contained in Exhibit A.3.

2026-27 Fiscal Year

- General Fund - The District's General Fund projected income is comprised of four major components; tax revenues, interest on the District's investments, rent income from the District's rental property and loan receipts. For 2026-2027 tax funds will arise from the District's operating levy proceeds remaining after any amounts paid to Samaritan Pacific Health Services.

Tax revenues are dependent on the property tax receipts within the District's service area and are statutorily limited by Measure 50. In accordance with the amended (in 2021) January 2002 Lease and Operating Agreement between the District and Samaritan Health Services, up to 70% of the operating levy is passed on to Samaritan Pacific Health Services to partially offset their expense for Special Services, primarily un-reimbursed health care following an allocation table based on the operating margin of the Lessee. Gross tax revenue is budgeted at \$1,774,546. In 2026-2027 Lincoln County expects to collect approximately 96% of assessed taxes.

Interest rates have remained steady for fiscal year 2025-2026 and will likely remain the same in the next fiscal year so interest income on the District's investments is budgeted for 2026-2027 at \$350,000.

The District purchased the Bayview Building on September 30, 2011 and has leased the building to Samaritan

Pacific Health Services for approx 21 years for an amount that covers repayment plus an interest rate of 4.75%, this source of rental income is in the amount of \$51,600. The District also has a loan to Samaritan Pacific Health Services for \$1,750,000 at 3% interest for renovations of the purchased building from C3J and the payments will come back as rent income to the District estimated at \$202,778 for this fiscal period. The District purchased the Apple Peddler Building on March 4, 2020 and will lease the building to Samaritan Pacific Health Services for approximately 30 years for an amount that covers repayment plus an interest rate of 4.75% (estimated), this source of rental income is in the amount of \$66,362.

- Debt Service Fund - The District's Debt Service Fund projected tax income is from a tax levy to repay the General Obligation bonds estimated to be \$3,700,000. Projected interest income is \$90,000.
- General Fund - One of the largest expenses in the General Fund is for the debt service on the C3J loan, budgeted at \$111,114. Other items of expense include Social Accountability \$125,000, Consulting fees \$96,000, and all other remaining expenses amounting to \$179,096.
- General Fund Capital Projects -The Pacific Communities Health District is constructing 6 units to house residents. Expected capital outlay for this fiscal year will be \$2,000,000. In addition, there will be \$500,000 reserved for donations from the Foundation.
- Debt Service Fund - The budget for the Debt Service fund is derived from the debt service schedule provided by bond advisors. The debt requirement for 2026-2027 budget year is \$3,900,350 comprised of a \$2,315,000 principal payment and \$1,585,350 in interest payments.

ADMIN FEES & STRUCTURE REVIEW: Dr. Lesley Ogden discussed the increase in administrative fees that the SPCH team provides. Kathryn, Jon and Derek put together a document that listed all the duties and responsibilities. Dr. Ogden proposed \$6,000 for administrative fees and \$8,000 additional per month for the FEMA grant related projects. The \$8,000 charge will go away as soon as the Water Resiliency Project is complete.

Aimee Thompson moved to approve the proposed administrative fee of \$6,000 retroactive to April 2026 and \$8,000 for the FEMA grant. David Long, MD, seconded. Motion carried by unanimous voice vote.

FOUNDATION UPDATE: Karla Clem discussed the proposal she sent over to the Health District for the Good Samaritan Regional Medical Center project. Chris commented that he was surprised how many people from the area are being seen at Good Samaritan Regional Medical Center. Karla went into more detail about the project. It's a \$14 million project with an ask of \$500,000 from the Health District.

Dr. Long asked about the legality of the Health District supporting the project in a different district. The group was unsure of the exact answer to that question and the group was going to follow up with the Legal Counsel to find out more information. Lola added that she would like to see the proposal in a one-pager with some of the data that Karla discussed.

We will revisit this next month.

CONSTRUCTION/FACILITIES/WATER RESILIENCY UPDATE: Jon gave an update on the housing project. He spoke very highly of Kaufman. Verdantas requested additional funds for the Housing Project for \$8,000. There were comments that came back that made them do some redesign. The construction crew found railroad ties on the north end of the project, and it will cost an additional \$5,000. Jon said that does benefit the neighbor to the north and spoke with him about the project. That neighbor decided to pitch in \$2,000 for the project. Aimee spoke highly of the neighbors and talked about how excited they have been of the project.

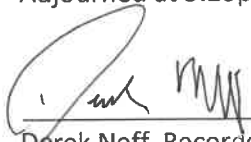
The Water Tank project is moving along with both the invitation to bid for the General Contractor and the RFP for the Construction Administration. Those were advertised in the DJC last week. The Construction Administration RFP has a

due date of June 10. So far 7 firms have requested the RFP. One has declined already, so there are 6 that have requested information. There are 6 requests for the General Contractor as well. There is a mandatory site walk next Wednesday afternoon and the bids for that are due June 17.

Jon provided updates on the Pharmacy project. A purchase agreement has been signed with the engineer and they are going to start on their drawings and working on bids for the civil work, the case work inside, low voltage security. Jon does not see any budget concerns. Chris asked if any of the work will be done by local people. RK Construction will be doing the civil work, Elkridge will be doing the case work and Oregon Electric Group will be doing the low voltage.

BOARD ITEMS: The Board discussed the potential meeting time change. The meeting will stay on Tuesday's, and the Board decided that the meeting time will change to 1pm to 3pm. Derek will update the invite to reflect the change to the meeting time.

Adjourned at 5:23pm



Derek Neff, Recorder
PACIFIC COMMUNITIES HEALTH DISTRICT

David Long, MD, Secretary
PACIFIC COMMUNITIES HEALTH DISTRICT