

PACIFIC COMMUNITIES HEALTH DISTRICT (PCHD)
REGULAR MEETING MINUTES OF THE BOARD OF DIRECTORS
Tuesday, June 16, 2026

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

ALSO, PRESENT: Lesley Ogden, CEO Coast
Ryan Combs, COO Coast
Karla Clem, Dir. PCHD Foundation
Jennifer Kimberlain, VP of Nursing Services
Sarah Cole, AVP of Nursing Services
Kathryn Doksum, District Finance Manager
Jon Conner, Dr. Facilities
Holly Stanley, Senior Financial Analyst
Carrie Connelly, Local Government Law/PCHD General Counsel (attended virtually)
Derek Neff, Facilitator/Recorder

CALLED TO ORDER: Chris Carlson, Chairperson, called the regular monthly meeting of the Board of Directors to order at 1:00 p.m.

CONFIRMATION OF AGENDA ITEMS: OCCC was added onto the agenda to discuss a donation from the Health District. Kathryn Doksum will present a STARS project final summary as part of the Financial Report.

APPROVAL OF MINUTES: The regular Board meeting minutes for May 19, 2026, were reviewed with no requested changes.

Chris Carlson, Chairperson, requested a motion to approve the May 19, 2026, regular Board meeting minutes. Aimee Thompson moved to approve the May 19, 2026, regular Board meeting minutes. Lola Jones, seconded. Motion carried by unanimous voice vote.

Carrie Connelly requested a motion to amend the April Meeting minutes to reflect the names and positions of the Board Members to become signers on the Health District Bank Account and remove Ralph and Bonnie as signers on the Health District Bank Account. Lola Jones motioned to amend the April Meeting minutes to reflect the names and positions of the Board Members to become signers on the Health District Bank Account and remove Ralph and Bonnie as signers on the Health District Bank Account. Aimee Thompson, seconded. Motion carried by unanimous voice vote.

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

REPORT FROM LEGAL COUNSEL/FOUNDATION UPDATE: Carrie Connelly updated the group with Resolution 27-02. Carrie let the group know that the Board and the District has the authority to approve funds for the project in Corvallis with it being outside of the jurisdictional boundaries.

Karla Clem reviewed her proposal to the Health District for the Good Samaritan Regional Medical Center 4th floor expansion. It's a \$14 million project with an ask of \$500,000 from the Health District to support renovations increasing Med-Surg capacity in honor of local Health District patients. This project will add 12 Med-Surgical postpartum rooms

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and 1 Labor & Delivery Room and it will renovate additional spaces to accommodate up to 12 private or 20 semi-private med-surg patient beds.

Aimee Thompson moved to approve Resolution 27-02 authorizing a donation of \$500,000 to the Good Samaritan Hospital Foundation Center for Women and Families Capital Project. Lola Jones, seconded. Motion carried by unanimous voice vote.

Carrie Connelly signed out of the meeting at 1:17 p.m.

HOSPITAL UPDATE: Dr. Lesley Ogden introduced the OCCC team of Marshall Roache, President of OCCC, and the new Dean, Pierce Moon. Pierce presented the group with an update on OCCC and the Nursing program. Some highlights include:

- This years pinning ceremony was 46 graduates, the largest OCCC has had so far
- The NCLEX passing rate was 96% for 2025
- The Oregon State Board of Nursing ranks the program 7th out of 32 programs

Aimee Thompson talked about how solid this program has become. It's amazing to watch how OCCC has grown. Lola added that committing to housing each student is incredibly impressive and helps with making the students successful.

Aimee Thompson moved to approve a \$75,000 donation to OCCC. Lola Jones, seconded. Motion carried by unanimous voice vote.

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

- Dr. Ogden updated the group on insurance and how that is going to impact the community
- CMS released an interim final rule and fact sheet outlining how states must implement H.R. 1 related federal Medicaid community engagement requirements.
- Before the rule was released, the OHA estimated about 460,000 enrollees would be subject to the requirements and H.R. 1 changes could lead to more than 200,000 Oregonians losing Medicaid coverage.
- June 30 the final rules will be released, and these rules will have to be implemented by January 1, 2027.
- The Medicare trust fund that funds part A of Medicare (skilled nursing, home health hospice, etc.) will be insolvent by 2033 by their new calculations due to changes that occurred to the tax code this year.

FINANCIAL REPORTS: Kathryn Doksum discussed the financial report for April 2026. There were 10 checks in total and there was not anything other than the normal monthly invoices paid.

On the Balance Sheet, total assets \$71,358,472, total liabilities \$43,294,991, total net position \$28,063,481 with the total liabilities and net position of \$71,358,472.

Kathryn went through the Income Statement for the General Fund. Total Net Revenue for May was \$44,406 and the Total Expenses are \$18,002. This gives a net income of \$31,532. After depreciation of \$358,863, there's a loss of \$332,459. Kathryn discussed the General Fund's Capital Budget and Reserve Funds. The General Fund had a capital budget of \$1.5 million and the Reserve Fund had a Capital Budget of \$7.5 million. \$2,532,021 was spent out of the Reserve Fund's Capital Budget leaving a total of \$4,967,979.

Kathryn discussed the Debt Service Fund. Net Revenue was \$54,171 with Total Expenses at \$142,531 for a Net Loss of \$87,536.

Kathryn went through the summary of the STARS project. In total, the expenses to date are \$12,493,636. The contributions to date include the Health District's \$2,780,324, the Pacific Communities Health District Foundation's \$1,797,741 and Others with \$7,417,105. Expenses yet to be reimbursed are \$498,466. Outstanding Contributions are \$234,058 from the Health District, \$113,854 from Others and then \$250,554 in Unapproved Funds needed to cover the balance from the Health District. There is \$484,612 in District reimbursements due to Samaritan Pacific Hospital with \$100,000 expected from the City of Newport. This includes the \$234,058 from the District as well as the unapproved funds with \$100,000 from the city that will come back to the District. There was a HRSA Grant submission filed for \$13,854.

Chris Carlson, Chairperson, requested a motion to approve the May Financial Report. Aimee Thompson moved to approve the May Financial Report. Lola Jones seconded. Motion carried by unanimous voice vote.

Chris Carlson, Chairperson, requested a motion to approve the Outstanding Contributions for the STARS project totaling \$250,554. Lola Jones moved to approve the Outstanding Contributions for the STARS project totaling \$250,554. Aimee Thompson seconded. Motion carried by unanimous voice vote.

Slate of Officers for 2026-27: Chris said that we are going to continue with the slate of officers for 2026-27 with the exception of Matt Updenkelder taking Ralph Breitenstein's place.

Aimee moved to approve of keeping the Slate of Officers as is with the addition of Matt Updenkelder replacing Ralph Breitenstein on the Board. Lola Jones seconded. Motion carried by unanimous voice vote.

CONSTRUCTION/FACILITIES/WATER RESILIENCY UPDATE: Jon gave an update on the housing project. He talked through the framing on the third floor. He contacted Roby's on working through furnishings. Jon also went up to North Lincoln to see what they had that we could use. The apartment furnishings will not look the same for the three furnished units.

Jon updated the group on the Water Tank Project. Water Systems was the only firm that proposed on the project for construction administration services. The bids for the General Contractor are due tomorrow, June 17, at 2 p.m. Jon asked the group if there was anyone that would like to be involved in the scoring of bids. Dr. Ogden asked how many groups are expected to respond. Jon isn't quite sure, but there were 8 or 9 groups on the walkthrough.

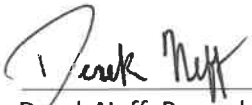
The STARS Behavioral Health Clinic at the SamFit building construction has begun. Framing for the new reception area is complete.

The Pharmacy project had some alterations back from the city. There is a small change to move the building to the south and the traffic pattern would egress onto SW Case Street. This reversed the drive through, but it is now mirrored so it won't require a redesign of the building however it is requiring a redesign of the building site. They are still hopeful that this will be complete by the end of November.

Aimee asked about the neighbor on the north side of the project and if they were upset. He has not heard any complaints from the neighbors.

BOARD ITEMS: None.

Adjourned at 2:18pm



Derek Neff, Recorder

PACIFIC COMMUNITIES HEALTH DISTRICT



David Long, MD, Secretary

PACIFIC COMMUNITIES HEALTH DISTRICT