

BAH AREA HOSPITAL DISTRICT BOARD EDUCATION SESSION MINUTES

MAY 13, 2025

SPRUCE FIR CONFERENCE ROOM/TEAMS HYBRID @ 5:30 PM

CALL TO ORDER

Troy Cribbins, Board Chairperson, called the Bay Area Hospital (BAH) District Board Education Session to order at 5:32 pm.

BOARD ATTENDANCE

Troy Cribbins; Patrice Parrott; Renee Nelson; Darin O'Bryan, DDS; Arlene Roblan

ABSENT

Dr. Tom McAndrew (*excused*)

STAFF ATTENDANCE

Brian Moore, CEO; Jennifer Collins, CNO; Kelli Dion, CQO (*via Teams*); Gretchen Nichols, COO; Mitch Watson, interim CFO; Kim Winker, Marketing & Communications Director; Denise Bowers, EA

LEGAL COUNSEL

Megan Kronsteiner, Esq. not present.

PUBLIC ATTENDANCE

Members of the public were in attendance in person.

GUEST PRESENTERS

MacGregor Hall, Deschutes Investments

Jeffry Lamb, Deschutes Investments

As the Deschutes Investment consultants had not yet joined the meeting, management yielded the board the time to hear an update on Land Use and Development opportunity.

Board Discussion on Land Use

The board reviewed the feasibility analysis for grant-funded development opportunities on the 16-acre property with challenging topography including a spring, ravine, and dense tree cover.

Insights from the master facility plan highlighted the difficulty of using the hospital campus property for building expansion due to the topography and infrastructure requirements. Alternative parcels were deemed more practical for development.

Potential residential development on the hospital property was explored as a collaborative opportunity involving grant funding from the city of Coos Bay and the state.

A discussion was initiated regarding repurposing hospital property to meet community needs without compromising the healthcare mission.

The city conducted a community survey to gather feedback on proposals and understand priority needs.

Action Items

- Evaluate how grant funding can be leveraged for the infrastructure improvements to lower the cost of residential development.
- Reengage with Gretchen Nichols, the lead executive, for recommendations on the development process.
- Collaborate with the city of Coos Bay and relevant state authorities to explore partnership opportunities for housing projects. Review community survey results to align development proposals with community priorities.

Next Steps

- Further discussions to assess the feasibility of repurposing hospital property for residential development without compromising its healthcare mission.
- Follow-up communication from Brian regarding updates on community feedback and city priorities.

Defined Benefits Plan vs. Defined Contribution Plan Discussion

Jeffrey Lamb, Deschutes Investments discussed the differences between defined benefit plans and defined contribution plans, particularly in the context of a hospital's pension plan. It highlights the status and financial metrics of the plan, including participant details and asset values. The document explains that a defined benefit plan is a promise from the employer to pay a specified benefit, while defined contribution plans, like 401K, involve employee contributions.

As of January 1, 2024, the plan has 431 participants, with 26 actively accruing benefits, 56 due benefits but not accruing, and 349 receiving payments. The defined benefit plan is currently frozen for new participants, meaning no new entrants can join. The plan assets were reported at approximately \$54.9 million, but there is a projected shortfall of \$15 to \$18 million based on current metrics. Participants can begin receiving benefits at age 55, with the normal retirement age being 65. The document emphasizes the importance of ensuring that all participants receive their entitled benefits.

Action and Follow-Up Items:

- **Monitor Financial Metrics:** Continuously monitor the financial metrics of the plan to ensure that the projected shortfall is addressed and that the plan remains solvent.
- **Actuarial Analysis:** Conduct an annual actuarial analysis to update the expected benefit payments and other relevant metrics.
- **Investment Strategy:** Review and adjust the investment strategy to ensure that the plan assets are managed effectively and that the risk is minimized.

- **Communication with Participants:** Ensure clear and consistent communication with plan participants regarding their benefits and any changes to the plan.
- **Funding Considerations:** Evaluate the need for additional funding to address the projected shortfall and ensure the long-term sustainability of the plan.

ADJOURNMENT

As the District Board Education Session meeting was at time, it was adjourned at 6:00 pm.


Troy Cribbins, Board Chairperson

Date: 6/10/25


Patrice Parrott, Secretary

Date: 06/10/2025