



MARION COUNTY BOARD OF COMMISSIONERS

# Management Update Minutes

**Monday, April 22, 2019, 9:00 a.m.**

Courthouse Square, 555 Court St. NE, Salem  
5th Floor, Suite 5232, Silverton Conference Room

## ATTENDANCE:

Commissioners Kevin Cameron, Sam Brentano, and Colm Willis, Jan Fritz, Jane Vetto, Jeff White, LeAnne Aurand, Camber Schlag, Lisa Trauernicht, Barb Young, Jolene Kelley, and Kristy Witherell as Recorder.

## GUEST:

Janet Carlson

Jan Fritz called the meeting to order at 9:00 a.m.

## INFORMATIONAL:

### **Continuum of Care Planning Update**

- Janet Carlson

#### ***Summary of presentation:***

- On March 28, 2019, the Mid-Willamette Housing Initiative Steering Committee made three recommendations moving forward with establishing the continuum of care:
  - Send out a resolution to the jurisdictions to formalize their approval;
  - The group is unsure if Yamhill County is interested in joining:
    - The committee asked for impact analysis data regarding Yamhill County joining the group; and
    - Jan Calvin and Jimmy Jones are working to put the data together.
  - Staffing plan:
    - Jan Calvin is a consultant for the Mid-Willamette Housing Initiative; and
    - The steering committee endorsed the staff recommendation continuing using contractors.
- The committee will need to decide if they want to include other partners in the continuum of care program;
- The group is presenting their program to the City of Salem:
  - City of Keizer;
  - Grand Ronde Tribes; and
  - Yamhill County.
- Jan Calvin is working on a project management plan, which has four parts:
  - Buy-In Period;

- Organization/Formation Period;
- Application Process; and
- Operation.
- Marion County signed a Memorandum of Understanding with Mid-Willamette Valley Council of Governments (COG) and invested money:
  - Invested in the Mid-Willamette Homeless Initiative.
- COG will need a charter or Memorandum of Understanding to create the Continuum of Care; and
- Staffing costs are covered through next year.

***Board discussion:***

- The commissioners would like to see other jurisdictions involved put in money to help support the Continuum of Care Program.

**Review Housing Rehabilitation Loan Application**

- Lisa Trauernicht

***Summary of presentation:***

- Working with Valley Development Initiatives on their Community Block Grants for housing rehabilitation;
- An individual in Marion County has applied for a loan that exceeds the amount that they are able to qualify for;
- Seeking \$3,000 to replace a waterline;
- In order for the loan to be approved, COG needs board consensus; and
- Ms. Trauernicht will write a letter regarding taking the grant application forward to the COG board.

***Board discussion:***

- The commissioners are in support of the letter;
- The commissioners would like more information about the program; and
- Funds come from the federal government.

**Discuss Auction for Tax Foreclosed Properties**

- Jeff White, LeAnne Aurand, Camber Schlag

***Summary of presentation:***

- Starting the process to have a property auction;
- Some of the properties have issues and the board will need to decide whether to keep them on the auction list;
- 736 Apache Court SE, Salem:
  - Outside city limits;
  - The lender was not aware that the property was in tax foreclosure;
  - The lender was not on the title report;
  - The former owner vacated the property and the home has been vacant for years;
  - Cannot walk through half of the house due to debris inside;
  - Contacted the previous owner to give her a chance to remove her personal property;
  - The property owner has kept up on mortgage payments and doesn't understand how she lost the property;

- The neighbors do not want to see it go back to the previous owner;
  - Can list the property for auction;
  - The county would like to sell it;
  - Market value is low;
  - Current market value estimate is \$225,000;
  - The county's policy is to use the Assessor's Office real market value as the determining factor in the price:
    - Minimum bid is set at 75 percent of real market value.
- 21845 Ferry Road SE, Stayton:
  - In the Mehama area;
  - Previous structure was torn down;
  - Vacant lot;
  - Buildable;
  - The commissioners are concerned with putting in a septic system on a small lot:
    - Mr. White will follow up on being able to put a septic system on the lot.
- 750 N. Pershing Street, Mt. Angel:
  - Currently having estimates done to get it cleaned out;
  - There are two outbuildings filled with debris and garbage;
  - Residential lot;
  - Vacant;
  - The real market value is low;
  - Current market value estimate is \$225,000; and
  - After cleanup, the condition of the home will need to be evaluated and it may need to be torn down, or it could be sold as is.
- 280 Pine Street NE, Salem and 2255 Commercial Street NE, Salem:
  - Gas station is located on Pine Street;
  - Mini mart and car wash is located on Commercial Street;
  - Wanting to sell the two lots together;
  - Real market value is low;
  - Current market value estimate for the gas station is \$600,000;
  - Still functional as a gas station with an island and a booth;
  - Current market value estimate for the mini mart and car wash is \$250,000;
  - There has been a lot of interest in purchasing these properties;
  - A business next to the mini mart has a strong interest in purchasing only that property; and
  - Can make a condition to sell both the mini mart and gas station together.
- 1288 East Lincoln Street, Woodburn:
  - Vacant lot;
  - Residential;
  - Current market value estimate is \$125,000; and
  - The home burned down more than a year ago.
- Two lots in the Wildwood Subdivision off of North Fork Road:
  - Two individuals are interested in purchasing Lot 3, Block 4, which is not suitable for a dwelling:

- Can be sold at a private auction due to the value of the property; and
    - Since multiple people are interested in it, would recommend listing it in the auction.
  - Lot 3, Block 2 property is across the road from the other property and is buildable:
    - Sloped hillside and close to the water.
- 140 Palmer Street, Mt. Angel (two lots):
  - The City of Mt. Angel would like to purchase the lots for a new city hall site:
    - The city manager will bring the matter forth at the May 6<sup>th</sup> city council meeting.
  - Gas tanks have been removed;
  - Two lots with a building that is straddling the lot line;
  - The past due taxes are \$50,000; and
  - Mr. White will keep the properties on the auction list until he hears back from Mt. Angel.
- 0 NW Alder Street, Mill City:
  - The county sent a certified letter to the city;
  - Mr. White contacted the city recorder:
    - City council is unwilling to pay the \$3,600 in back property taxes.
  - Property is not buildable; and
  - Sits next to the city park.

***Board discussion:***

- The commissioners would like the Assessor to reassess the properties; and
- The county can either use the Assessor's value, or a real estate professional's value assessment.

LEGISLATIVE UPDATES

- Barb Young

***Summary of presentation:***

House Bill 2019:

- Student Success Act; and
- \$2 billion plan that would be funded through corporate gross receipts taxes.

House Bill 2020:

- Cap and Trade continues to move; and
- \$1.4 billion plan.

PERS:

- Governor came out with a plan to stabilize PERS, which is the education focus only; and
- Deputy DA bill is moving through Ways and Means.

Senate Bill 3:

- Offering baccalaureate degrees in community colleges; and

- The bill is still moving.

County lottery funding bill:

- Still moving.

Willamette Falls Locks Commission:

- Bill is in Ways and Means; and
- Will write a joint letter of support with Clackamas County.

## COMMUNICATIONS

### **Update**

- Jolene Kelley

- Ms. Kelley gave a brief update of upcoming scheduled events.

## OTHER

### COMMISSIONERS' COMMITTEE ASSIGNMENTS AND UPDATE:

Sam Brentano:

- Attended O&C Counties meeting in Medford.

Kevin Cameron:

- Attended County College;
- Attended Detroit Lake Recreation Area Business Association;
- Attended Salem City Club;
- Testified on Friday, April 19<sup>th</sup>, for regional infrastructure funding; and
- Attended YMCA Prayer Breakfast.

Colm Willis:

- Attended CCO Board meeting;
- Attended County College; and
- Attended YMCA Prayer Breakfast.

Meeting adjourned at 10:27 a.m.

COMPLETED BY: **Kristy Witherell**

Reviewed by: *Joanna Ritchie*