



# Management Update summary Minutes

OREGON

**April 16, 2024. 9:30 AM**

Courthouse Square, 555 Court St. NE, Salem  
5th Floor, Suite 5232, Commissioners Board Room

## ATTENDANCE:

Commissioners: Kevin Cameron, Colm Willis, and Danielle Bethell. Staff: Alvin Klausen, Shawnnell Fuentes, Jon Heynen, Trevor Lane, Ryan Matthews, Christina Bertschi, Phil Blea, Steve Dickey, Sheila Roberts, John Carlson, Toby Giddings, Jeff White, Sherry Linter, Scott Norris, Chad Ball, and Matt Lawyer.

Commissioner Kevin Cameron called the meeting to order at 9:30 a.m.

## INFORMATIONAL:

### **Review Budget for Health-Related Social Needs (HRSN) Community Capacity Building Application**

-Christina Bertschi

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

- Grant will build infrastructure for the HRSN and the 1115 waiver;
- There are four budget and application categories:
  - Technology;
  - Development of Operation and Business Practices;
  - Workforce Development; and
  - Outreach.
- Portion is developing systems needed in Electronic Health Record (EHR) from referrals to billing for services;
- EnSofttek, Inc will build system, train, research, and interface:
  - This will be \$30,000.
- Enhancements to EHR will be about \$10,000;
- Hardware for hired staff, and administrative costs will be included;
- Hiring housing navigators as 1115 waiver provides six months of rent and then a housing voucher is provided:
  - Will immediately apply for housing vouchers; and
  - Not all will need or qualify for vouchers.
- This will allow for more people to be served:
  - Currently there is one navigator serving about 20 individuals.
- This can serve anyone that is Medicaid eligible;
- Historically have ensure everyone is helped at the end of the six months;
- Some items that are covered includes:
  - Rent;
  - Utilities; and
  - Nutritionist access.
- The application is due May 31, 2024, and the draft is due by May 22, 2024; and
- This is a capacity grant.

**Board Direction:**

- Commissioner Bethell would like to meet to discuss this.

**IGA Amendment #1 with OHA for Financing of Community Mental Health, Addiction Treatment Recovery & Prevention, and Problem Gambling Services**

-Ryan Matthews

**Summary of presentation:**

- This is a clean-up amendment:
  - The wrong funding formula was used by OHA in the original contract;
  - Smaller counties ended up getting more;
  - Asked to sign, it would be amended, and funding will be restored; and
  - Aid and assistance funding of \$7.5 million will help the small counties.
- Restored funding amount is \$632,960.21 and it restores aid and assist funds; and
- Future amendments will be additional funding amounts through HB 5204.

**Board Direction:**

- The BOC is good to proceed.

**Mental Health Advisory Committee Appointment, Serenia Dotson**

-Phil Blea

**Summary of presentation:**

- The committee supports the development and operations of mental health efforts as it is the local health authority;
- Ms. Dotson has a child who she helped navigate the mental health system:
  - This experience will be a benefit for the committee.
- Ms. Doston works with the Intellectual and Developmental Disabilities (IDD) population:
  - Writes behavioral health plans.
- Volunteered on the school board through attendance; and
- Jane Vetto, Legal Counsel, recommended Ms. Dotson finish Nicole Miller's term (she will be removed):
  - It will be done on one-board order.

**Board Direction:**

- Update the committee list to show city of residence of members; and
- The BOC is good to proceed with the item on consent.

**Down Payment Assistance and Homeowner Residential Rehabilitation Report #2**

-Steve Dickey

**Summary of presentation:**

- Two more applicants are approved and pending finalization of their closing dates;
- There are 40 individuals on the list;
- The most updated list has been sent to the BOC:
  - Everyone that applied is on the list.
- There are more individuals who are in the process of applying;
- There is \$1,021,650 remaining in the down payment assistance program:
  - This is after paying for the four homes; and
  - The remainder of the funds is enough for about eight homes.
- The four completed applications are from the following areas:
  - Northeast Salem;
  - Woodburn;
  - Mill City; and

- Southeast Salem.
- The assistance is somewhat based on a first come first serve basis:
  - Every applicant is at different stages of the process when they apply:
    - Some are financial ready; and
    - Some need to take a homeowners readiness class, etc.
  - Finding a home that fits the applicant's needs; and
  - Lender pre-qualification.
- Notification will be sent to applicants that funding is running out for the year:
  - Letting them know that they will not be receiving funding.
- Next year about \$650,000 will be received:
  - Enough for about another four homes; and
  - This will be the rough amount of what will be received annually.
- U.S Department of Housing and Urban Development (HUD) released new income limits:
  - A family of four went from \$66,950 to \$73,550; and
  - This is about a ten percent increase.
- Interest rates have impacted costs and eligibility;
- Homeowner rehabilitation program is ramping up:
  - One is completed;
  - Three under construction;
  - Eight are in the bidding process;
  - Those under construction/have received aid is about \$130,000 in funds; and
  - Bids are in the 20s to mid-40s range.
- Many are choosing to do work in the bathroom; and
- It is a up to amount of \$125,000 as prices and interest rates are high.

**Board Direction:**

- Will review next year if changes need to be made;
- Mr. Dickey to provide Area Median Income (AMI) of each applicant; and
- The BOC is good to proceed.

**Tax Accounts by Back Requests, 334949, 597125, and 540294**

-John Carlson

**Summary of presentation:**

- These properties are on the 2021 foreclosure list which transferred to the county January 2024;
- Two of the homes have individuals living in them and the prior owners have sent letters requesting to buy them back;
- The last property is a cell tower owned by Diamond Infrastructure who provide service for T-Mobile:
  - They were unaware that it was taxed as real property; and
  - They are working on getting a buyback letter created.
- The cell tower is located in Salem;
- The two homes are in Salem and Stayton;
- A finance fee is ten percent is charged on top of the interest of the taxes for the cell tower;
- The two homeowners asked to enter a contract:
  - They have enough funds for the 25 percent down payment.
- The Salem homeowner is eager to move forward;
- If contract is breached a letter is sent stating, there is 20 days to remedy issue;
- The property owner owns the home;

- The longest contract type is for ten years;
- The interest rate is 11 to 12 percent;
- The board can require a financial literacy class to be taken;
- It was made clear that taxes need to be paid moving forward;
- Breach of contract can result in losing the home;
- An escrow account may be done;
- Stayton homeowner lost her home in the Santiam Wildfire:
  - They are getting a Christian Aid Ministries (CAM) home; and
  - They do not live on the property but there are tenants.
- It is best to add escrow process to the procedure, so it is done for all contracts.

**Board Direction:**

- The BOC is good to proceed with the buybacks and escrow language will be added;
- Details will be further discussed at a future work session; and
- Will look further into escrow process.

**Use of Price Agreements for Federal Grants**

-Jeff White, Toby Giddings

**Summary of presentation:**

- Marion County Health and Human Services has a funding challenge;
- Proposed language change will be beneficial;
- The current language prohibits the use of price agreements or cooperative contracts when using federal funds:
  - Nothing prohibits this in the chain above this.
- Propose to modify to be able to use cooperative price agreements and/or establish contracts or a purchase order based on a cooperative or price agreement if certain steps oversight is achieved:
  - There will be a cooperative checklist to follow to ensure it will be usable; and
  - Ensure all required federal language steps and statutes are covered.
- Will allow using solicitation already done if it meets all requirements;
- Current rule requires doing a Request for Proposal (RFP) even if there is an option readily available;
- Need to determine who will approve use of price agreement options are as follows:
  - Contracts staff;
  - Contracts manager; or
  - Contracts officer.
- Current ruling might have been placed as it could not be assured the cooperative did the correct steps to be federally eligible:
  - The check list was created to solve this problem.
- There is no policy for sourcing local first:
  - It would be best to have a work session to discuss the procurement process.
- Comfortable with staff to do the checklist process

**Board Direction:**

- The BOC is good with staff to do the checklist process; and
- Chad Ball will schedule a work session for procurement process.

**Proclamation of Older Americans Month for the Month of May**

-Gary White

**Summary of presentation:**

- Event will take place May 1, 2024; and
- The guests will be Gene Derfler, Gene Cameron, and Richard Withnell.

**Board Direction:**

- Commissioner Cameron will ask Mr. Withnell to invite his wife; and
- The BOC is good to proceed.

**Legislative Update:**

-Alvin Klausen

**Summary of presentation:**

- Senator Jeff Merkley Townhall:
  - April 26, 2024; and
  - Local leaders' portion before townhall.
- Congresswoman Andrea Salinas Event:
  - Funding appropriations;
  - Want event at cross section of the roundabout:
    - Not a safe area.
  - Has been postponed.
- Letters:
  - Annual Operations Plan of Oregon Department of Forestry (ODF):
    - No harvest in Marion County; and
    - Suggest using secondary operations harvest plan.
  - Go Rail:
    - Railroad lobby group; and
    - California to push locomotive emission removal at the federal level.

**Board Direction:**

- Senator Jeff Merkley Townhall:
  - Mayors of the canyon attend to discuss funding shortfall.
- Congresswoman Andrea Salinas Event:
  - Brian Nicholas and Lani Radtke, Marion County Public Works, will decide what makes most sense.
- Letters:
  - The BOC agreeable to letters.

**Board Session Agenda Review**

-Kevin Cameron

- Overview of agenda.

**Board Direction:**

- The BOC is good to proceed.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATE**Commissioner Danielle Bethell**

- N/A

**Commissioner Kevin Cameron**

- N/A

**Commissioner Colm Willis**

- N/A

OTHER

Ryan Matthews – Bureau of Justice Assistance (BJA) Grant Opportunity

- For law enforcement behavioral health response programs;
- It will be for three years and \$550,000;
- Grant may be used for mobile crisis;

- The application is due May 1, 2024:
  - A 15-page narrative is needed.
- Plan to use to pay for one response team:
  - It will pay for a Qualified Mental Health Professional (QMHP); and
  - Law enforcement partner.
- A full team for three years will cost around \$1 million:
  - About \$450,000 more is needed.
- The grant requires a \$300,000 match; and
- Many agencies are using their opioid settlement funds.

**Board Direction:**

- The BOC is agreeable to proceed.

**Adjourned** – time: 10:42 am

**Minutes by:** Mary Vityukova

**Reviewed by:** Gary L. White