



Management Update Minutes

OREGON

Tuesday, August 2, 2022, 9:30 a.m.

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5231, Commissioners Boardroom

ATTENDANCE:

Commissioners Kevin Cameron, Danielle Bethell, and Colm Willis, Jan Fritz, Chad Ball, Jessica Stanton, Tanisha Bush, Matt Lawyer, Brian Nicholas, John Carlson, Lani Radtke, Max Hepburn, Sherry Lintner, Matt Knudsen, Terri Darvell, Tim Glisson, Jane Vetto, and Shannell Fuentes as recorder.

Jan Fritz called the meeting to order at 9:30 a.m.

INFORMATIONAL:

Consider the reappointment of Mark Grenz as a Water Quality Representative (Home Builders Association) to the Marion Water Quality Advisory Committee (MWQAC) for a four-year term ending September 30, 2026

-Matt Knudsen

Summary of presentation:

- MWQAC has members from the general public, the Home Builders Association, the watershed council, and other areas;
- The advisory committee is involved with issues surrounding environmental regulation as it relates to water quality:
 - They provide the Board with recommendations on these issue.
- Mark Grenz has been on the committee since 2010:
 - He is a registered engineer; and
 - He represents the Home Builders Association.

Board discussion:

- MWQAC is a volunteer committee;
- There are 11 members on the committee; and
- There are 4 vacant positions:
 - 2 of the vacant positions are at large positions;
 - 1 is tied to a water district; and
 - 1 is tied to the watershed council.

Consideration of Terms for an Intergovernmental Agreement with the City of Salem for the Proposed Intersection of Gaia Street SE, a city street, to Culver Drive SE, a county road

-Max Hepburn, Lani Radtke

Summary of presentation:

- The Intergovernmental Agreement (IGA) is for the City of Salem's development of the intersection;
- The draft IGA establishes that the city will contribute \$600,000 in lieu of constructing urban frontage improvements on Culver Drive;
- The county will temporarily allow a gated intersection at Gaia Street:
 - Emergency vehicle access only.
- In September of 2023 the county will commit to completing county constructed structural capacity improvements to Culver Drive to allow for a full public intersection:
 - The gate will be opened at this time.

Board discussion:

- This is a good deal for the county;
- Culver Drive does not have a traffic capacity issue; and
- The goal is to have this come to Board Session on August 24, 2022.

City of Jefferson requests transfer of tax accounts 100458 and 100459 off Oak Court, in Jefferson, OR

-John Carlson

Summary of presentation:

- The properties are two 5 by 270 foot strips that go along Oak Court:
 - They were foreclosed on in 1986.
- The City of Jefferson is requesting that the accounts be transferred via quick claim so they can dedicate them to the street.

Habitat Project Update

-Tim Glisson

Summary of presentation:

- When the Board approved \$250,000 for the Mid-Willamette Habitat as part of the Annual Action Plan, the money was to be provided as a development subsidy:
 - Habitat had concerns with this as they are not set up for resale; and
 - The money can be provided as a direct home subsidy to the individual buyer.
- Following is Habitat's current funding model:
 - They sell the home at the maximum price established by Housing and Urban Development (HUD);
 - They recoup all of their construction costs;
 - There is equity of approximately \$25,000;
 - They hold a first mortgage for \$154,439 that the homeowner pays; and
 - They hold a second, silent mortgage that is for the equity:
 - Forgivable after 30 years; and
 - They cannot add the county funding to this.
- The county is required to hold the county's per home funding of \$125,000:
 - The county would hold a third interest on the property in the form of a Trust Deed for \$125,000.

- Staff needs direction from the Board on how to set up the Trust Deed:
 - There is a minimum requirement of 15 years for the affordability period:
 - It can be longer.

Board discussion:

- Commissioner Willis would like Habitat to meet with the Board;
- The affordability period is the requirement that if the home is sold within that timeframe the money has to be recouped:
 - After the affordability period there is no HUD requirement to recapture the funds.
- The first mortgage amount is set at \$154,439 because an individual buyer cannot pay more than 30 percent of their income towards their housing;
- The second silent mortgage is for the equity:
 - This is recouped if the property is sold within 30 years.
- Habitat allows the family to sell the home for whatever they can sell it for;
- This is the east Salem project;
- The homes have a value of \$305,000, but the buyers only pay on a \$154,439 mortgage; and
- The Commissioners would like the Trust Deed set up as follows:
 - After 30 years, \$25,000 of the \$125,000 will be forgiven:
 - The buyers will be required to pay the county the remaining \$100,000.
 - If the buyers sell the home before 30 years, they are required to pay the county back the entire \$125,000.

Legislative Update

-Tanisha Bush

Summary of presentation:

- Senators Merkley and Wyden are trying to get the Community Action Agency \$1 million for the Santiam Lodge, a transitional home for wildfire survivors:
 - The location has not been made public, but the goal is to have it in Stayton; and
 - Mainly for wildfire survivors who were homeless prior to the fires:
 - Many have been staying at ARCHES.
- The Community Action Agency is in the process of buying ARCHES East which will be near Interstate 5 off of Fisher Road:
 - The building is the old Capital Inn & Suites; and
 - The goal with ARCHES East is to provide more health care services.
- The original ARCHES is being renovated;
- There was an incident with a teacher at the Middle Grove Head Start program run by the Community Action Agency:
 - The federal program has found them to have a deficiency; and
 - If they get one more within the next four years, they will have to compete for their funding.
- Homes that were designated high or extreme on the wildfire risk map were mailed letters:

- The county currently has no way of knowing who received their letter; and
- 27 letters were mailed to Marion County residents.

Board discussion:

- The Santiam Lodge would prioritize families over individuals:
 - ARCHES is geared more towards individuals.
- A concern is what will happen to the facility once the families are stabilized, and are the families being stabilized in the communities that they lived in before the fires;
- Community Action Agency would be buying the property; and
- Several of the homes designated high or extreme on the wildfire risk map have already been rebuilt:
 - If a home is at least 50 percent done the homeowner does not have to adapt their plans to new fire hardening rules:
 - The rules have not come out yet.
 - There are grants homeowners can apply for to assist with fire hardening.

Communications Update

-Jon Heynen

Summary of presentation:

- There is a front page article today in the *Statesman Journal* regarding areas in the Santiam Canyon that have been reopened:
 - The article promotes going to areas where the roads are still closed;
 - It is concerning to have people going into those areas during fire season when there are no easy ways in and out; and
 - Brian Nicholas suggested that the county coordinates with the Forest Service to see what messaging the county can help support.
- The dog shelter video was promoted and has been very popular.

Board discussion:

- The message needs to be coordinated between the U.S. Forest Service, Bureau of Land Management, and Marion County Parks:
 - The message needs to detail what is open and what is closed; and
 - A lot of the areas are unsafe.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATES:

Kevin Cameron:

- Several applications have been received for the Public Safety Coordinating Council:
 - The Commissioners will review and rank the applications.

Danielle Bethell:

- Met with the chair of the Siletz Tribe on a variety of topics:
 - Setting up a tour of their local school for the school board and the Commissioners if they would like to join; and
 - The school offers a lot of trade programs to their students.
- Met with several individuals to talk about developing a youth Law Enforcement Assisted Diversion (LEAD) project:
 - Troy Gregg supports the idea;
 - Everyone agreed that Juvenile would be the place to house the position; and
 - Having a meeting today with several individuals to discuss funding.

Colm Willis:

- There are a lot of interesting families and communities in the county whose stories may be worth capturing; and
- Met with a homeless individual who is now in recovery to get insights into his life, and the lives of the homeless living in Marion County:
 - There are people in the community who are not going to be successful in overcoming their addiction by participating in services provided by the county.

Meeting adjourned at 10:36 a.m.

COMPLETED BY: **Betsy Orr**
Reviewed by: Shawnnell Fuentes