



Management Update Minutes

OREGON

Tuesday, March 1, 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, Jon Heynen, Tanisha Bush, Matt Lawyer, John Carlson, Jeff White, Camber Schlag, Melissa Rounds, Tom Kissinger, Katrina Rothenberger, Shawn Baird, Sherry Lintner, Annette Jensen, Justine Flora, Brian May, Jane Vetto, Scott Norris, and Robert Manier as recorder.

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

INFORMATIONAL:

Consider Appointment of Herschel Sangster as a citizen-at-large member to the Marion County Parks Commission

-Thomas Kissinger

Summary of presentation:

- This will be presented at the March 16, 2022, Board Session;
- With this appointment, 9 of 11 seats will be filled;
- Applicants attend two Parks Commission meetings, and they are interviewed by the Chair and Vice-Chair;
- Mr. Sangster has worked as a risk management consultant for Oregon State Parks;
- He has served on numerous community boards; and
- Mr. Sangster enjoys outdoor recreation and is very interested in park accessibility.

Board Direction Regarding Tax Foreclosed Property

-John Carlson

Summary of presentation:

- Mr. Carlson brought 12 tax accounts from the 2019 foreclosure list to get direction from the Board on how to proceed in getting them back on the tax roll.

Board discussion:

- The Commissioners received a summary of the following 12 tax accounts:
 - Tax accounts 510917 and 343108, located at 20775 Butteville Road NE, Aurora:
 - The prior owner has requested to purchase the property back; and

- The Commissioners approved selling it back to the prior owner.
- Tax account 543280, located at 4757 Niles Avenue NE, Salem:
 - The lot is abandoned and overgrown; and
 - The Commissioners approved selling the property at a public auction.
- Tax account 543281, located at 4753 Niles Avenue NE, Salem:
 - The Commissioners approved selling the property at a public auction.
- Tax account 521103, located at 11863 Silverton Road NE, Silverton:
 - The Commissioners approved selling the property at a public auction.
- Tax account 559911, located at 4597 Lisa Street, Salem:
 - The house is vacant; and
 - The Commissioners approved selling the property at a public auction.
- Tax account 597968, located at 20898 Highway 99E NE, Aurora:
 - The Commissioners approved selling the property, together with tax account 597970, at a public auction.
- Tax account 597970, located adjacent to 20898 Highway 99E NE, Aurora:
 - The Commissioners approved selling the property, together with tax account 597968, at a public auction.
- Tax account 106178, located at 1703 Laurel Avenue, Woodburn:
 - The Commissioners approved selling the property at a public auction.
- Tax account 537081, located at 2020 Talbot Road SE, Jefferson:
 - Neils Jensen is currently farming fescue on approximately five acres of the property;
 - Mr. Jensen is interested in purchasing the property;
 - The property cannot be sold directly to Mr. Jensen, it has to go to public auction;
 - Mr. Jensen is requesting that the county waits until after September 1st to auction the property, so he has time to harvest his crop:
 - He is requesting a farming lease with the county so he can continue to farm the property until it is sold.
 - Mr. Jensen does not live on the property;
 - There are several dilapidated buildings on the property;
 - Justine Flora thinks it would be better to have someone farming the property than to have it completely vacant:
 - Liability waivers would be part of the lease agreement.
 - If the property does not sell at public auction, it can then be sold through a private sale; and
 - The Commissioners would like to lease the property to Mr. Jensen for five years to take him through his five-year growing contract:
 - The lease payment would be the annual property taxes; and

- The buildings should be secured.
 - Tax account 548041, located at 609 Appleblossom Avenue N, Salem:
 - The home is occupied;
 - The prior owner, and occupant, have requested to purchase the property back; and
 - The Commissioners approved selling it back to the prior owner.
 - Tax account 333121, located at 252 Juneva Place SE, Salem:
 - The home is occupied;
 - The prior owner, and occupant, have requested to purchase the property back; and
 - The Commissioners approved selling it back to the prior owner.
- County policy dictates that opening bids are 75 percent of real market value:
 - Statue does not dictate a minimum bid price; and
 - The Commissioners would like to look at changing the policy so that they could set a minimum bid price of higher than 75 percent.
- The public auction will be held in April, and then again in October;
- The Commissioners would like to have a future discussion on what can be done to help prevent these types of situations from happening;
- For properties 1 through 7 that are to be auctioned off, Mr. Carlson will do the following:
 - Present a board order at the March 16, 2022, Board Session;
 - Run a public notice in the Journal on March 22, 29, and April 5, 12; and
 - The auction will be on April 25, 2022.
- Mr. Carlson will look into the lease for property 8; and
- Properties 9 through 11 will be sold back to the prior owners of record, on contract, or by payment in full.

Board Direction Regarding Emergency Rental Assistance (ERA) Program

-Melissa Rounds, Robert Manier

Summary of presentation:

- Have funded almost \$2.2 million to 405 individual households;
- The county's contract with United Way has been amended to allow them to attend eviction hearings at Circuit Court on the county's behalf;
- Staff is looking for Board direction on ERA 2 funds, based on the responses received from Yardi;
- Treasury has specific guidelines for documents that must be submitted; and
- Instead of allowing self-attestation the tenant must submit several documents including:
 - Lease agreement;
 - Income verification;
 - Identity verification; and
 - Rental bill showing that they are in arrears.

Board discussion:

- If a check is issued directly to the tenant, it is up to them to get it to the landlord;

- Maybe the county could limit the program to individuals involved in eviction hearings through the court system;
- Approximately 300 ERA 1 applications are currently in process, and approximately 250 new applications have been received;
- The eviction moratorium expires in September 2022;
- 12 months of assistance is available under ERA 2, plus an additional 3 months of forwarding rent:
 - An individual cannot receive more than 18 months of combined ERA 1 and ERA 2 assistance.
- Approximately \$4 million is left in ERA 1 funds;
- The county has 40 percent, or \$3.3 million, of its ERA 2 award;
- The county may not need all the funding;
- Treasury will probably start to recapture ERA 2 funds if the county does not start spending them;
- The requirements to qualify for ERA 2 funds are less restrictive than the ERA 1 requirements; and
- Commissioners Bethell and Willis would like to delay the decision on ERA 2 and have staff return in two weeks with an update on ERA 1.

Wildfire Update

- All

Summary of presentation:

Tom Rohlfig:

- Working on the application process for property tax refunds due to Senate Bill 464, for properties that were not automatically sent refunds;
- There is a gap between the federal boundary that was drawn, and the boundary drawn by the county;
- Approximately 24 applications have been received:
 - 3 are vacant lands that the county needs more information on before a decision can be made;
 - 5 lost structures or acquired damage restricting the use of structures;
 - 3 lost access to their businesses due to road closures and utility outages;
 - Several reported that cleanup was required due to smoke damage, loss of fencing, or loss of personal property due to lack of utilities and access; and
 - 2 are in designated forest land and lost 15,000 newly planted trees, and they had their use disrupted.
- Staff is looking for guidance on how to proceed.

Board discussion:

- There is no way to know if a property owner had their use disrupted;
- The program is for the 2020-21 tax year;
- The application process is closed; and
- The Commissioners are okay with issuing refunds to all the properties except the 3 vacant properties:
 - Staff will research those and gather more information.

Legislative Update

- All

Summary of presentation:

Tanisha Bush:

- The Commissioners were presented a rough draft of a letter that staff and county providers would like sent out.

Katrina Rothenberger:

- The letter was written by Curry County to the Oregon Health Authority (OHA) requesting the implementation of House Bill 2910:
 - Requests that they apply to the Centers for Medicare and Medicaid Services for supplemental funding for non-federal, non-public emergency medical services entities:
 - This would impact Woodburn Ambulance, Falck, and Santiam Ambulance.

Shawn Baird:

- This is a provider tax to obtain extra Medicaid funding:
 - The ambulance services are reimbursed below cost for Medicaid patients.
- Publicly owned services receive an extra supplemental payment through a certified public expenditure:
 - Private entities are not eligible for this type of supplemental payment.
- The legislation for providing reimbursement to private entities has been passed, but OHA has not yet implemented it;
- For the three private entities, the combined reimbursement will amount to approximately \$500,000 per year; and
- The three private entities would like Marion County to send a letter to OHA requesting the implementation of House Bill 2910.

Board discussion:

- The Commissioners are fine with a letter being sent:
 - Curry County's letter needs to be edited to represent Marion County; and
 - Mr. Baird has a draft letter he will send to the Commissioners.

Tanisha Bush:

- The Commissioners were provided with a draft document on legislative funding that includes the following:
 - The county did not get funding for long-term housing;
 - The City of Gates did not get funding for downtown development;
 - Public Works received funding for safety corridor improvements; and
 - The county received funding for road and bridge repair.

Board discussion:

- The county's delegation needs to focus on the items that the county has asked for.

Communications Update

-Jon Heynen

Summary of presentation:

- One media inquiry is outstanding regarding mega chicken farms;
- The affordable housing town hall is Thursday from 6 p.m. to 7 p.m.:
 - 17 individuals are registered on Zoom; and
 - There is no registration requirement for in-person attendance.
- 100 individuals are registered for the State of the County;
- Working on the news blog draft:
 - Will send the Commissioners a link by the end of the day; and
 - The goal is to have it functional by the end of the week.
- Working on reviving the county's old Twitter account:
 - If it cannot be revived by tomorrow a new account will be set up.

Board discussion:

- Commissioner Willis would be willing to sign a letter opposing the mega chicken farms;
- Commissioner Bethell does not know enough about the mega chicken farms; and
- If a new Twitter account is set up it should be for Marion County, it should not be specific to the Board of Commissioners.

COMMISSIONERS' COMMITTEE ASSIGNMENTS and UPDATES:

Danielle Bethell:

- Matt Lawyer has been producing a weekly "what's happening" for Commissioner Bethell:
 - Lists where she has been in the past week, and what projects she has been working on;
 - A copy will be provided to the other Commissioners; and
 - It is a good record to have going forward.
- Commissioner Bethell is on the board of the Northwest Senior and Disability Services, and last year she was on their budget committee;
- Met with developers and others to discuss Our Place:
 - They feel that the operating costs for Her Place are extremely high.
- Commissioners Bethell and Willis discussed Her Place, Redwood Crossings, and other housing models.

Meeting adjourned at 11:28 a.m.

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