

Coos-Curry Housing Authority
Regular Board Meeting

M I N U T E S

April 23, 2014
North Bend City / Coos-Curry Housing Authorities Main Office
1700 Monroe St.
North Bend OR 97459

Attendance:

Coos- Curry Board Members: David Tilton, Chair; Bruce Newman, Vice-Chair; Mark Low, Commissioner; Joe Cook, Commissioner and David Kitchen, Commissioner.

Absent: Laura Beville, Commissioner.

Staff: Ned Beman, Executive Director; Cheryl Slagle, Deputy Executive Director; Karen Dubisar, Accountant, and Denise Russell, Assistant to Executive Director.

Others Present: None

1. Call to Order: The meeting was called to order by Chair, David Tilton, at 4:00 p.m.
2. Establishment of a Quorum: A quorum for the Coos-Curry Housing Authority was established.
3. Possible Seating of a Commissioner: This agenda item is being omitted because the appointment has not come through Curry County's Board of Commissioners. It will be on the next Regular Board Meeting Agenda.
4. Election of Officers: Chair Tilton requested nominations from the Board for the positions of Chair and Vice-Chair. Executive Director Beman indicated that the seats rotate from year-to-year between the Counties.

Chair Tilton (Commissioner David Kitchen 2nd) nominated Vice-Chair Bruce Newman to be the next Chair of the Coos-Curry County Housing Authority. The nomination passed unanimously.

Chair Tilton (Commissioner Joe Cook 2nd) nominated Commissioner Mark Low as the next Vice-Chair of the Coos-Curry Housing Authority. The nomination passed unanimously.

5. Residents and Citizens to be Heard: None.
6. Approval of Minutes: Upon a motion by Commissioner, David Kitchen (Commissioner, Mark Low 2nd) the minutes of the February 26, 2014, Regular Board Meeting and the March 26, 2014, Public Meeting and the Regular Board Meetings be approved as written. The motion passed unanimously.

7. Approval of the Banking Service Contract: Executive Director, Ned Beman, reported to the Board that because Sterling Bank was merging with another bank, and RFQ was sent to all the Banks in the area that were on the Approved Collateralization List for the State of Oregon. There were four responses: Banner Bank (where the local Sterling Bank is going), Umpqua Bank, US Bank and Wells Fargo. There was a panel discussion to demo the banking software. The one that did the best presentation with the most benefits to offer the Housing Authority was Wells Fargo. Wells Fargo's software is user friendly, and will tailor the software to our needs.

The panel felt that Umpqua Bank's current software was more user friendly than that of Sterling Bank's. However, Umpqua purchased Sterling Bank so they would be able to use their software. Banner Bank demoed their software, and US Bank could not meet all of the requirements from HUD regarding collateralization to provide services to the Housing Authority.

Chair Tilton stated that Wells Fargo seems to be a lot higher scoring on Pricing of Services of the other banks. E.D. Beman indicated that Wells Fargo had the clearer and upfront pricing structure.

Chair Tilton asked if any of the other Commissioners had questions or comments to ask E.D. Beman. No more discussion was forthcoming. The Chair entertained a motion from Vice-Chair Newman (Commissioner David Kitchen 2nd) to approve the recommendation for Banking Services with Wells Fargo. The motion passed unanimously.

8. Secretary's Report: Executive Director Beman reported to the Board that the project to combine the North Bend City Housing Authority and the Coos-Curry Housing Authority is not dead. Chair Patty Cook is meeting with the North Bend City Mayor and the City Council Members. Vice-Chair Bruce Martin, the Principal of North Bend High School, will be speaking with the E.D. Beman and staff to discussion what has been done so far and get a better understanding of the reasons for the merger.

A Special Board Meeting will be held, May 13, 2014, to approve a new Auditing Services contract by phone conference. The current auditor turned in his resignation due to health issues. The Housing Authorities will be going out for a quick turn around on Auditing Services RFP. One local firm received a RFQ and three other firms that do auditing for other agencies in the state. Hopefully, we receive responses from them.

Jordan Cove is committed to helping lessen the impact of the LNG project on the elderly and disabled. E.D. Beman is working on a rough idea on how Jordan Cove will work with the Housing Authorities for E.D. Beman to take to Washington, D.C.

Jordan Cove is receiving pressure from Senator Roblan and Representative McKeown to assist the Housing Authority. Jordan Cove will be meeting with the local representatives for Senator Merkley and Senator Wyden next week.

While in D.C., E.D. Beman will be meeting with HUD to discuss the waiver for the side payment. Jordan Cove is being fair in their proposals. E.D. Beman explained that this is the first time that any agency in an area of economic boom has been proactive in lessening the impact on their Section 8 programs.

Jordan Cove thought is to give a lump sum, onetime payment, and if there is any funding left over from the payment, that the monies be used to further affordable housing in the region.

A. Financial Report: Capital Funds are being moved into Operations and will be used during the year. Coos-Curry has some fencing that needs to be replaced or repaired.

B. Operations Report: Section 8 is working on filling up the program. Of the last 100 Top of the List, 50 responses have been received. There will be fewer after eligibility is determined. Section 8 vouchers are still below the funding level.

C. Maintenance Report: Commissioner Joe Cook, requested additional information regarding the eight emergency work orders from the last quarter. Deputy Executive Director, Cheryl Slagle will email a report to the Board with the specifics.

D. Contracts and Projects: None

E. Staff/Training: None

9. Informational Items: None

10. Executive Session: None

11. Adjournment: Upon a motion by Commissioner, David Kitchen, the Coos-Curry Housing Authority meeting was adjourned at 4:32 P.M.

David Tilton, Chair
Coos-Curry Housing Authority

ATTEST:

Ned Beman, Executive Director