

North Bend City Housing Authorities
Special Board Meeting

M I N U T E S

October 29, 2014

North Bend City Housing Authorities Main Office
Conference Call

Attendance:

North Bend Board Members: Patty Cook, Chair; Helen Sutthill, DVM, Vice-Chair; Kevin Owens, Commissioner and Bruce Martin, Commissioner

Absent: None

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 at 5:00 p.m.
2. Establishment of a Quorum: A quorum for North Bend City Housing Authority was established.
3. Approval of Minutes: Commissioner, Kevin Owens; made a motion (Commissioner Helen Sutthill, DVM, Vice-Chair 2nd) to accept the minutes from July 22, 2014, Regular Board Meeting and September 30, 2014, Special Board Meeting of the North Bend City Housing Authority's Board of Commissioners meetings. The motion carried unanimously.
4. Resolution No. 733: Consortium Payment Agreement: Executive Director Beman stated that the Consortium Payment Agreement is a HUD required document for the Consortium Agreement that already passed.

Commissioner Owens asked if the Consortium is a HUD requirement or if the Consortium is a "may" thing? Executive Director Beman reported that HUD wants NBCCHA/CCHA to formalize what has been done since 1972 by completing and finalizing a Consortium.

Commissioner Owens requested clarification on whether the Consortium is a must or may requirement from HUD? Executive Director Beman, responded that it is not a requirement to form a Consortium; however, we are just formalizing what the Housing Authorities agreed to do in 1972.

Commissioner Martin, stated that he was told that it was a requirement at the Board Meeting where the Consortium was voted for. Executive Director Beman, restated that we are formalizing what was done between Coos-Curry Housing Authority and North Bend City Housing Authority back in 1972, and that is what HUD is requiring us to do. The Housing Authorities formed a consortium in 1972, when they agreed to share employees.

Commissioner Owens stated that the Coos-Curry Housing Authority minutes state that they have all the authority. Executive Director Beman affirmed that is what the Consortium Agreement says. Commissioner Owens and Martin, stated that is not what was presented to the Board. E.D. Beman stated the Consortium Agreement is the same for both Housing Authorities, and that nothing different was presented to either Housing Authority.

Commissioner Martin, stated his concern is that all the authority is given to Coos-Curry Housing Authority. He thought the funding was just going to be dispersed through CCHA.

Vice-Chair Sutthill, stated that she started the motion, and understood that is what the Consortium Agreement was, in fact, that it was stated pretty clearly. Chair Cook, concurred with Commissioner Sutthill. The only questions that Commissioner Sutthill remembers being asked was why is there? Commissioner Martin stated the questions was, "Is this a requirement from HUD, and the answer was "Yes" from E.D. Beman. If the answer was "may", there should have been a little more discussion. Commissioner Martin feels that the yes answer drove the Board one direction rather than discussing it in a further direction.

Executive Director Beman indicated that he understands what Commissioner Martin is saying, but the agreement to share staff was made in 1972. Commissioner Martin asked if the Consortium Agreement should have been done in 1972, right? E.D. Beman stated that we are just formalizing what the Housing Authorities have been doing since 1972. It is the Auditors and HUD that are asking why we do not have a formal Consortium Agreement.

Commissioner Martin, stated that if it is a must instead of a may, is it a requirement?; that is what I am asking. E. D. Beman asked a question, if the Housing Authority doesn't finalize a Consortium Agreement, then we need to dissolve the agreement of 1972 of sharing things?

Vice-Chair Sutthill asked, didn't we already vote on this, and isn't it pretty much done? E.D. Beman indicated affirmatively. Commissioner Owens, stated it is not a dead issue in his mind, not when the minutes reflect that it is a requirement and it is not – not when they are misled. E.D. Beman stated that they are asking us to formalize what we have been doing, which is a Consortium Agreement. Commissioner Owens stated that he would like to have the requirement in writing from HUD because it is not a must but a may. E.D. Beman indicated that in 1972, the Board did the may. Commissioner Martin stated, then Coos-Curry should have been making all of the policy decisions all along, and they have not been. They have been done jointly.

E.D. Beman stated that he assumed that the Board had read the agreement; he did not mislead them on what the Consortium Agreement said. Vice-Chair Sutthill, stated that she is not hearing anything different today then what has been presented in the past. Chair Cook concurred.

E.D. Beman asked Chair Cook how to proceed. Chair Cook indicated that the Consortium was voted on and a done deal.

Commissioner Owens wants to revisit the requirement from HUD and see where it says that we have to have a Consortium because that is not what the book said. E.D. Beman clarified that they want to go back to the agreement of 1972 of sharing and vote not to form a Consortium. If that is the case, you can do that. Commissioner Owens, stated no because the Board needs to revisit the last vote. E.D. Beman indicated that is not the question that he was asking; a vote to not have a Consortium will also impact the agreement from 1972 and split everything out.

Chair Cook asked if Commissioner Owens read the Consortium Agreement when it was put in the Board Packet? Yes, but it says may; we asked a direct question, if it was a requirement from HUD and it is not true. When I hear that, bottom-line we have to do it, HUD says that it is a requirement, then I have no choice. When someone says yes it is, and it is not true, but may, he has heartburn with that.

E.D. Beman reiterated what he was talking about was that the HAs need to formalize the Consortium, and that is what HUD is telling him. The Housing Authorities have been doing it as a Consortium since 1972 and they are asking where it is. We do not have a formal agreement. Commissioner Owens, stated that the minutes given to Coos-Curry state that we relinquish all authority to them.

Executive Director Beman stated that he did not change the Consortium Agreement, which is what the North Bend City Housing Authority Board voted on. That it was the Board's option to vote for that or not. Commissioner Owens stated that we were told one way and that is what changed the scheme of things. E.D. Beman disagreed because what..., Commissioner Martin interjected that he agreed with Commissioner Owens because he would have asked more questions if it were not a mandatory thing that NBCHA had to do. Commissioner Martin stated that he read the Consortium Agreement and was concerned about that, but the E.D. said that it had to be done. E.D. Beman restated that formalizing a Consortium Agreement had to be done, but how it was formed was up to the Board. If the Board does not want to formalize the Consortia they can go down another road - if you want to revisit it.

If no Consortia is formalized, then Chair Cook asked for clarification, that the Housing Authorities would be split apart? E.D. Beman indicated that is correct, and he does not have a problem with the Housing Authorities being split apart.

Commissioner Owens doesn't think the agreement should say, relinquish all authority of the Housing, why even have the Housing Authority at all? Why even have a Board? E. D. stated that he assumed that when the Board received the Consortium Agreement they read it. Commissioner Martin stated that the E.D. is trying to shift blame. E.D. responded that he is not shifting blame - he answered the question honestly, that we needed a formal Consortium Agreement. Commissioner Martin came away from the meeting with the understanding that the Board had to form a Consortium. E.D. Beman explained that we have been a consortium, but have not had any formal paperwork.

E.D. Beman further explained that there are two choices in revisiting the issue - to formalize the current Consortium or not too. Understanding that not forming a Consortia will undo what was done in 1972. It is unclear in either of the Board Minutes where Coos-Curry took over most of the books, and they have been doing the books since 1972ish.

Chair Cook asked if the HA is forgetting that the Coos-Curry Housing Authority operates from the North Bend City Housing Authority? Commissioner Martin and Owens stated that is a moot point. But to state that CCHA has authority over everything that the NBCHA does is not correct, that is not true. NBCHA has been able to run NBCHA and not go to Coos-Curry and ask permission. That is not the way that it has been since we've been on the Board, we have a say-so in what we do in NBCHA.

E.D. Beman suggested the Board table the Payment Agreement and revisit the Consortium Agreement at the next regularly scheduled meeting. The decision has to be on signing the Consortium Agreement or not, and NBCHA can have a discussion on whether or not they want a Consortium Agreement.

Chair Cook tabled the Payment Agreement and requested a discussion of the Consortium Agreement at the next meeting. E.D. suggested that NBCHA Board have a vote to rescind or not Resolution No. 731. If it passes we will have a discussion or if it fails than we won't.

5. **Adjournment:** Upon a motion by Commissioner, Martin (Chair Cook, 2nd) the North Bend City Housing Authority meeting was adjourned at 5:25 p.m.

Patty Cook, Chair
North Bend City Housing Authority

ATTEST:

Ned Beman, Executive Director