

APPROVED BY ORDER # 2-19-37

MINUTES OF THE
LINCOLN COUNTY BOARD OF COMMISSIONERS

MEETING OF January 3, 2018

CALL TO ORDER

Chair Thompson called to order the regular session of the Lincoln County Board of Commissioners.

ROLL CALL - ESTABLISHMENT OF A QUORUM

Also present at the meeting were Commissioner Doug Hunt, Commissioner Bill Hall, County Counsel Wayne Belmont, Public Information Office Casey Miller and Recorder Kristi Whitaker.

RECOGNITION/PROCLAMATION

A. Commissioner Thompson recognized Carmen Gavette, Tax Office, for twenty years of service.

B. Bridget Robertson, Assistant Personnel Director, introduced Lincoln County's new employees.

ADOPTION OF CONSENT CALENDAR

Item (G) (4) – Declaring Certain County Owned Vehicles to be Surplus and authorizing their Disposal has been removed.

Commissioner Hall moved to nominate Doug Hunt to serve as the chair of the Board of Commissioners for calendar year of 2018. Commissioner Thompson seconded. A vote was taken and passed unanimously.

Commissioner Hunt moved to nominate Commissioner Hall as Vice Chair of the Board of Commissioners for the calendar year 2018. Commissioner Thompson seconded. A vote was taken and passed unanimously.

Chair Thompson introduced the Consent Calendar and the items were reviewed. Commissioner Hall moved and Commissioner Hunt seconded to approve the consent calendar. The vote was taken and passed unanimously.

**APPROVAL OF THE CONSENT CALENDAR
OF JANUARY 3, 2018**

CONSENT CALENDAR ITEMS:

Minutes of Board of Commissioners Meeting

Order #1-18-01 Board of Commissioners' Meeting Minutes December 20, 2017

Commission Appointments and Resignations

Order #1-18-02 Changes in Membership to the Lincoln County Local Alcohol and Drug Abuse Planning Committee

License Applications or Renewals

Order #1-18-03 Issuance of an Oregon Liquor Control Commission Liquor License to Portfolio Hotels, LLC dba Salishan Spa & Golf Resort

General Budget Resolutions

Resolution #18-3-1A Adjusting the 2017 – 2018 Adopted Budget Appropriations for Lincoln County

Documents and Recording Matters in the Commissioners Journal

- Order #1-18-04 Benton County Amendment of Contract Award for Lincoln County for the Provisions of Mental Health Supported Housing Rental Assistance Services (Terms: Retroactive to 07/01/17; \$661/month)
- Order #1-18-05 Oregon Military Department Office of Emergency Management Emergency Management Performance Grant No. 17-521 (Terms: 07/01/17 – 06/30/18; Not to Exceed: \$74,274)
- Order #1-18-06 Intergovernmental Agreement #8033 between the State of Oregon acting by and through Oregon Parks and Recreation Department and Lincoln County (Terms: Terminates on 09/30/18; not to exceed: \$280,000)

Execution of Documents

1. Amendment January 16, 2018 Memorandum of Understanding by and between Lincoln Community Land Trust, the City of Newport, the City of Lincoln City and Lincoln County

Commissioner Hall invited Diane Linn, Executive Director of Proud Ground and Manager of the Lincoln Community Land Trust, to share news on progress and momentum of the land trust.

Diane referred to the Newport City Council meeting the night prior and the unanimous vote to approve the minor amendment. In the coming months higher integration will occur between the Lincoln County Land Trust and Proud Ground to better serve the community by getting families into permanently affordable home ownership as they leverage resources. Proud Ground is the largest land trust in the state of Oregon and has over 275 homes in their portfolio and is looking to expand statewide. Proud Ground has been working very hard over the last three years for advocacy at the state level.

The amendment today is to allow the Lincoln Community Land Trust Board of Directors to assign all responsibilities, obligations, and assets from the Lincoln County non-profit to the state-wide non-profit, Proud Ground, so they can use their capacity to access the Oregon mortgage bond products for families at a rate of about 1% less than they could find through other mortgage providers in the area. Proud Ground is bringing resources from the federal government through Self-Help Homeownership Opportunity Program (SHOP), subsidy pool funds from Proud Ground, and matching those funds with resources that were saved over the last three years to go directly to the families in the form of down payment assistance.

One example will be the application currently with the Wilder development in South Beach; Proud Ground hopes to make 6 of those homes permanently affordable.

Commissioner Hall stated that one of the most important things about this program is that this is the one model that will provide home ownership needs to middle-class working families. After having two homes in the local portfolio we now have several in process.

Diane stated that they were able to create five buyer initiated down payment assistance grants; 3 in Newport and 2 in Lincoln City. This will provide between \$54,000-62,000 to their down payment which eliminates the need for private mortgage insurance. No more than 38% of the family's income can go toward their mortgage; throughout the recent recession, not one house went into foreclosure because they were set up for success.

Commissioner Thompson inquired about what the program required for maintenance of property. Diane responded that the program has strict criteria for the quality of homes identified for the program; the homes have to meet certain energy efficiency criteria and be in decent durable condition. Rehab and improvements have been factored in as part of the program costs. In addition, if individuals later face financial challenges, the program offers post purchase support for families. The organization maintains lease agreements with the families and do have the right to inspect as needed.

Commissioner Bill Hall is joining the Board of Directors for Proud Ground the state-wide non-profit and there will still be a local advisory committee to assist with guiding Proud Ground does in Lincoln County.

DISCUSSION/INFORMATION

1. Consideration of the Economic Development Alliance of Lincoln County Economic Development Grant Recommendations

Caroline Bauman, Executive Director of the Economic Development Alliance of Lincoln County, addressed the Economic Development Alliance Board of Directors recommendations. Applications were considered in December at a board meeting and recommendations were provided based on a point scoring system created by the Board; the results were forwarded to the Lincoln County Board of Commissioners. The Board of Directors recommended 7 grant applications for a funding total of \$103,822.

Commissioner Hall asked Wayne Belmont, County Counsel, if the fund was capable of alteration to accommodate the total amount recommended. Wayne stated that adjustments to the fund could be discussed and accommodated when the board is ready to proceed.

Commissioner Hall requested Caroline discuss significant factors that were used during the Board of Directors decision making process. Caroline stated that the Board looks at the direct economic impact of each application. The top three applicant scores were higher because they addressed workforce or housing directly or would build a specific sector, such as tourism.

Commissioner Hunt inquired as to how the Board felt about frequency of applications, receipt of funds, and size of awarded grants. Caroline stated that certain institutions that apply for this grant are in the business of economic development and are repeatedly well qualified for the award. For example, Oregon Coast Community College has been repeatedly awarded, but always for different projects and benefit of different parts of the county. Caroline stated the board discussed flexibility within the grant program in terms of the maximum award amount of \$15,000 and would like to discuss increasing the award amount if the project had a large impact.

Commissioner Hunt stated he would like to find a way to broaden the base of fund recipients. Commissioner Hall stated one change implemented to encourage a wider applicant base was to reduce the application to two pages to encourage smaller non-profits, who might not be skilled in grant writing, to apply. Commissioner Thompson added that he felt the \$15,000 cap is acceptable; stating the original purpose of the grant was to show organizations they had public support.

Commissioner Hall moved to fund the grants at the recommended amount of \$103,822. Commissioner Hunt seconded the motion. A vote was taken and passed unanimously.

An order will be drafted and brought back to the consent calendar for the January 24, 2018 meeting.

CONSTITUENT INPUT

Chair Thompson called for constituent input, Jeff Doyle of Toledo Rural Fire Protection District (TRFPD) provided an update. Last year there were 755 calls for the TRFPD, roughly 2 a day, the department didn't miss or deny any call. The department is comprised mostly of volunteer fire fighters.

Jeff stated the station could use help with funding the construction of a new building. The district is currently responding to the new addition of highway 20, which is not within the district. Desired building would increase response time as well as back up for communications. As of the first of the year, all new buildings are required to have 1.5% green energy built in, this project has 10-15%.

ADJOURNMENT

The next meeting of the Board of Commissioners will be held on January 10th, at 9:30 a.m. in Room 108 of the Lincoln County Courthouse.

The meeting adjourned at 10:11 a.m.

These meeting minutes were read and approved this 7th day of February, 2018.

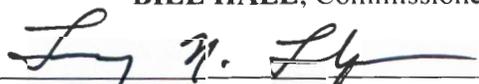
LINCOLN COUNTY BOARD OF COMMISSIONERS



DOUG HUNT, Chair



BILL HALL, Commissioner



TERRY THOMPSON, Commissioner