Joint Meeting Minutes of:

MID-WILLAMETTE VALLEY HOMELESS ALLIANCE (MWVHA) BOARD OF DIRECTORS;
ORS 190 ENTITY BOARD OF DIRECTORS

Meeting Location(s):
May 08, 2025
Mid-Willamette Valley Council of Government
100 High St SE, Salem, OR 97301
And
Via teleconference (Zoom)

MWVHA BOARD

MEMBERS PRESENT

Chair, Polk County, Commissioner, Jeremy Gordon
Vice Chair, Marion County, Commissioner, Danielle Bethell
City of Independence, City Councilor, Shannon Corr
City of Keizer, City Councilor, Soraida Cross
City of Salem, Mayor, Julie Hoy
CoC Collaborative Committee, Co-Chair, Christine Sommer
Marion County Housing Authority, Executive Director, Jason Icenbice, **Alt. Christine Sommer**
Mid-Willamette Valley Community Action Agency, Chief Prog. Officer, Ashley Hamilton
Salem Health, Chief Communications and Community Relations Officer, Leilani Slama, **Alt. Tricia Frizzel**
Salem Housing Authority, Housing Administrator, Nicole Utz, **Alt. Jessica Blakely**
Salem-Keizer School District 24J, Superintendent, Andrea Castañeda
Willamette Health Council, Deputy Director, Josie Silverman-Méndez, **Alt. Trish Kumar**

MEMBERS ABSENT

City of Monmouth, City Councilor, Christopher Lopez
City of Salem, City Councilor, Shane Matthews
Confederated Tribes of Grand Ronde, Tribal Council Member, Lisa Leno
CoC Collaborative Committee, Co-Chair, Sarah White
CoC Collaborative Committee, Subject Matter Expert, David Zepeda
Law Enforcement Assisted Diversion, LEAD Navigator, Renee Pfeffer
Marion County Housing Authority, Executive Director, Jason Icenbice
PacificSource, Skye Hibbard-Swanson
Salem Housing Authority, Housing Administrator, Nicole Utz
West Valley Housing Authority, Executive Director, Christian Edelblute
Polk County Veteran Services, Veteran Services Officer, Eric Enderle
Union Gospel Mission, Executive Director, Dan Clem

ORS 190 ENTITY BOARD

MEMBERS PRESENT

Chair, Polk County, Commissioner, Jeremy Gordon
Vice Chair, Marion County, Commissioner, Danielle Bethell
City of Independence, City Councilor, Shannon Corr
City of Keizer, City Councilor, Soraida Cross
City of Salem, Mayor, Julie Hoy
Salem-Keizer School District 24J, Superintendent, Andrea Castañeda

MEMBERS ABSENT

City of Monmouth, City Councilor, Christopher Lopez
Confederated Tribes of Grand Ronde, Tribal Council Member, Lisa Leno

STAFF AND GUESTS PRESENT

Church at the Park, DJ Vincent
City of Keizer, Cathy Clark
Curandi, Chris Barber
LWV, Cheryl Gribskov
MWVCAA, Sara Webb
MWVHA, Cassie Bay
MWVHA, Executive Director, Misty Bolger (Formerly Sorte)
NWHS, Kim Leathley

WECOME

Chair Gordon called the joint meeting to order at 3:01 p.m.. The presence of a quorum for the MWVHA and ORS 190 Board was noted.

ALLIANCE BOARD CONSENT AGENDA

The board discussed several changes to the consent agenda items. Cassie provided clarification on the resignations and appointments as well as minor corrections to the Health and Safety Committee RFP workgroup roster. The group chose to table MWVCAA's proposed ESG activities until the next board meeting.

MOTION TO APPROVE MWVHA CONSENT ITEMS AS AMENDED BY: **BETHELL**

Seconded by: Corr
In favor: Gordon, Bethell, Corr, Cross, Hoy, Frizzel, Castañeda & Kumar
Opposed: None

Abstentions: None
Absent: Lopez, Matthews, Leno, Hibbard-Swanson, Clem

The board expressed gratitude for Sarah White's service and noted the importance of maintaining rural voices in the alliance. Chair Gordon provided context that Sarah's decision was due to personal capacity reasons, not fundamental issues with the alliance's operations.

ORS 190 CONSENT AGENDA

Bolger explained there were minor adjustments made to two provider sub-grantees to address small discrepancies between budget figures and supporting documentation. She explained that both providers agreed to the changes without issue.

MOTION TO APPROVE ORS 190 CONSENT ITEMS BY: **BETHELL**

Seconded by: Hoy
In favor: Gordon, Bethell, Corr, Cross, Hoy, Frizzel, Castañeda & Kumar
Opposed: None
Abstentions: None
Absent: Lopez, Matthews, Leno, Hibbard-Swanson, Clem

PUBLIC COMMENT

None

ALLIANCE BUSINESS/ACTIONS

EMPLOYEE HANDBOOK

Bolger presented two proposed employee handbook changes: a clarified remote work policy and a correction to sick leave carryover. Andrea raised concerns about the lack of accommodation language in the remote work policy, and the board discussed whether the sick leave change required further consideration. Both changes were tabled for additional review and legal analysis, with the current 2-day remote work allowance remaining in place for now.

APPOINT RFP WORKGROUP FROM H&S COMMITTEE

Misty presented the recommended appointments for the Health & Safety RFP Workgroup:

- Denise Boyles (Salem Health) - Health
- Sarah White - Housing
- Lynelle Wilcox (SafeSleep) - Housing
- Christina Bertschi (Marion County) - Health
- Misty Sorte - Executive Director
- Cassie Bay (Staff) - Lived Experience

MOTION TO APPROVE RFP WORKGROUP BY: **BETHELL**

Seconded by: Hoy
In favor: Gordon, Bethell, Corr, Cross, Hoy, Frizzel, Castañeda & Kumar
Opposed: None
Abstentions: None
Absent: Lopez, Matthews, Leno, Hibbard-Swanson, Clem

Corr raised concerns about lack of Polk County representation. Chair Gordon agreed to follow up on getting Polk County involvement.

ORS 190 BUSINESS/ACTIONS

HUD CONTRACT DISCUSSION

Chair Gordon introduced discussion on whether to sign the $36,000 FY23 HUD grant contract, which includes newly introduced federal compliance provisions.

The board tabled the motion to approve the FY23 HUD contract to allow time for further legal and financial review. The discussion highlighted several key concerns and next steps:

Concerns raised by the board and staff:

- **Lack of Clarity on Compliance Standards:** Members noted confusion regarding new HUD provisions, including those related to immigration status, DEI restrictions, and gender identity language.
- **Potential Conflicts with State Contracts and Alliance Policies:** Concerns were raised about differences between HUD contract terms and existing CE practices, Oregon anti-discrimination laws, and funding requirements from OHCS.
- **Financial and Operational Risks:** Questions arose about the impact of rejecting or delaying the grant, including effects on staffing, future HUD funding eligibility, and when funds could actually be drawn down.
- **Provider Uncertainty:** Feedback from subgrantees indicated a split in readiness—some felt they could move forward, while others feared non-compliance and potential funding freezes.

Action steps identified to support an informed decision:

- **Legal Review:** Legal counsel will be engaged to analyze contract provisions related to immigration status, DEI restrictions, and gender identity. The review will also assess potential conflicts with state law and Alliance policies, liability exposure, and legal protections for staff and subgrantees.
- **Financial Impact Analysis:** Staff will develop short- and long-term financial scenarios, including impacts of delaying or declining the funds, fund reimbursement timelines, cash flow effects, and the risk to future HUD scoring.

- **Policy and Compliance Considerations:** A review of Alliance and Coordinated Entry policies will be conducted to assess alignment with HUD contract terms. Staff will begin drafting subrecipient guidance and internal compliance controls.

MISTY BOLGER (SORTE) CONTRACT

Chair Gordon introduced discussion on next steps for Misty Sorte contract as Interim Executive Director.

Vice Chair, Bethell moved to permanently hire Misty Sorte as executive director, removing her interim status. She praised her work and communication over the past months.

MOTION TO APPROVE PERMANENT HIRE OF MISTY SORTE BY: MWVHA **BETHELL**

Seconded by: Hoy
In favor: Gordon, Bethell, Corr, Cross, Hoy, Frizzel, Castañeda & Kumar
Opposed: None
Abstentions: None
Absent: Lopez, Matthews, Leno, Hibbard-Swanson, Clem

Chair Gordon and Vice-Chair Bethell will work with Misty and legal counsel to draft a new permanent contract. The board still plans to conduct a review and organizational assessment with Misty at a future meeting.

ALLIANCE-ORS 190 UPDATES

DIRECTOR'S REPORT

Bolger provided updates on several items:

- Most contracts are ending this month, except for those with MWVCOG and for landlord engagement.
- Upcoming landlord education events are scheduled for May 14 (Polk County) and May 16 (Salem).
- The Alliance is advancing plans for a training academy focused on culturally specific organizations and is now included in Marion County's 2025–2030 Climate and Health Adaptation Plan.
- The Director is also representing the Alliance on the Community Health Improvement Plan (CHIP) workgroup.
- YHDP monitoring was recently completed with Mid-Willamette Valley Community Action, and
- Plans are underway to implement quarterly monitoring for all subgrantees.

ZOOM CHAT MESSAGES

00:41:38 Jessica Blakely, Salem Housing Authority: Hi all. Sitting in for Nicole who is out on a family emergency.

00:49:10 read.ai meeting notes: Chris added read.ai meeting notes to the meeting.

Read provides AI generated meeting summaries to make meetings more effective and efficient. View our Privacy Policy at https://www.read.ai/pp

Type "read stop" to disable, or "opt out" to delete meeting data.

01:04:00 Shannon Corr, Independence: DAS Remote work process: Department of Administrative Services : Remote Work : Chief Human Resources Office : State of Oregon

01:38:37 Andrea Castañeda: Legal question: would be considered a covered party through the lawsuits seeking injunctive relief?

01:44:01 Shannon Corr, Independence: Congrats Misty!

01:44:08 ashley.hamilton: Congrats, Misty!

01:46:38 Trisha Kumar:Transferring devices, so I'm leaving and coming back!

01:47:27 Trisha Kumar:ty!

01:48:37 Shannon Corr, Independence: Where in Polk Co will the LTRA education effort be? Date and time?

01:51:57 Cassandra Bay: Misty Bolger

01:58:49 Cathy Clark, Keizer Mayor: Can Misty reach out to each board member for proper person to send invoice to?

ADJOURNMENT

Chair Gordon adjourned the board meeting at 4:21 p.m.

Jeremy Gordon
Jeremy Gordon (Jun 13, 2025 15:49 PDT)

06/13/2025

Jeremy Gordon, MWVHA Chair & ORS 190 Entity President — Date

Misty Bolger
Misty Bolger (Jun 16, 2025 08:10 PDT)

06/16/2025

Misty Bolger, MWVHA Executive Director — Date

2025.05.08_MWVHA_BOD_ORS190_Minutes

Final Audit Report 2025-06-16

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