Joint Meeting Minutes of:

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

Meeting Location(s):
January 8, 2026
Marion County Board of Commissioners
555 Court St NE, 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 Monmouth, City Councilor, Christopher Lopez
CoC Collaborative Committee, Co-Chair, Christine Sommer
CoC Collaborative Committee, Subject Matter Expert, Toni Maries
Confederated Tribes of Grand Ronde, Tribal Council Member, Lisa Leno
Law Enforcement Assisted Diversion, LEAD Navigator, Mareis Dickerson
Marion County Housing Authority, Alt., Christine Sommer
Mid-Willamette Valley Community Action Agency, Alt., Breezy Poynor
Northwest Human Services, Chief Executive Officer, Kim Leathley
PacificSource, Director, Marion & Polk Counties CCO, Zaira Flores Marin
Salem Health, Director, Community Outreach, Tricia Frizzell
Salem Housing Authority, Housing Administrator, Nicole Utz
Salem-Keizer School District 24J, Superintendent, Andrea Castañeda
Willamette Health Council, Alt., Trisha Kumar

MEMBERS ABSENT

Backbone, President, River Woods
City of Salem, Mayor, Julie Hoy
City of Salem, City Councilor, Shane Matthews
CoC Collaborative Committee, Co-Chair, Brenda Newey
Union Gospel Mission, Vacant
West Valley Housing Authority, Executive Director, Christian Edelblute
Polk County Veteran Services, Veteran Services Officer, Eric Enderle

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 Monmouth, City Councilor, Christopher Lopez
Confederated Tribes of Grand Ronde, Tribal Council Member, Lisa Leno
Salem-Keizer School District 24J, Superintendent, Andrea Castañeda

MEMBERS ABSENT

City of Salem, Mayor, Julie Hoy

STAFF AND GUESTS PRESENT

MWVHA, Executive Director, Misty Bolger
MWVHA, Admin & Comm, Cassie Bay
Church at the Park, DJ Vincent
City of Keizer, Mayor, Cathy Clark
Curandi, Chris Barber
REDW, Auditor, Josh Quinn
YYA Subcommittee co-chair, Jay Greenfield (Punx w/Purpose)
YYA Subcommittee co-chair, Megan Perez (Salem Keizer School District)

WECOME

Chair Jeremy Gordon called the Special Joint Meeting of the MWVHA Board of Directors and the ORS 190 Entity Board to order at 3:03 p.m. and confirmed with Alliance staff that Oregon Public Meeting Law notice requirements were met.

ALLIANCE BOARD CONSENT AGENDA

CONSENT AGENDA ITEMS

Chair Gordon requested that the agenda be pulled from the consent agenda for separate consideration. He requested an amendment to the order of agenda items, specifically to allow REDW to present on the Alliance audit earlier in the meeting.

MOTION TO APPROVE AGENDA AS AMENDED MADE BY: **BETHELL**

Seconded by: Corr
In favor: Gordon, Bethell, Corr, Cross, Lopez, Maries, Leno, Dickerson, Leathley, Flores Marin, Frizzell, Castañeda & Kumar.
Opposed: None
Abstentions: None

FY 24-25 AUDIT REPORT

Josh Quinn, Senior Audit Manager with REDW, presented the FY2025 audit for the MWVHA / ORS 190 Entity for the fiscal year ending June 30, 2025. Mr. Quinn reported that REDW issued an unmodified (clean) audit opinion, stating that the financial statements present fairly, in all material respects, the financial position of the entity. He summarized key financial highlights, including total FY2025 revenues of approximately $18.1 million, expenditures of approximately $18 million, and an ending unassigned fund balance of approximately $260,000, and noted increases in assets and liabilities related to grant activity. Mr. Quinn reviewed required governance communications, explained that standard audit risks were identified and addressed, and confirmed that two misstatements identified during the audit process were corrected prior to issuance of the final report. Board members thanked REDW and Alliance staff for their work and noted that the clean audit reflects strong fiscal oversight and responsible stewardship of public funds.

MOTION TO RECEICE FY25 AUDIT AS PRESENTED BY **BETHELL**

Seconded by: Lopez
In favor: Bethell, Lopez, Gordon, Corr, Cross, Leno & Castañeda
Opposed: None
Abstentions: None

REMAINING CONSENT AGENDA ITEMS

2. (3:05) ALLIANCE BOARD CONSENT AGENDA — CHAIR GORDON
   a. Agenda;
   b. December 2, 2025 (special) meeting minutes **(pages 06-12)**;
   c. December 9, 2025 (special) meeting minutes **(pages 13-15)**; and
   d. December 11, 2025 (regular) meeting minutes **(pages 16-24)**.

MOTION TO APPROVE MWVHA CONSENT AGENDA ITEMS B THROUGH D BY: **BETHELL**

Seconded by: Corr
In favor: Gordon, Bethell, Corr, Cross, Maries, Leno, Dickerson, Leathley, Frizzell & Castañeda.
Opposed: None
Abstentions: Lopez, Kumar & Flores Marin

ORS 190 CONSENT AGENDA

CONSENT AGENDA ITEMS

3. (3:10) LTRA GRANT AGREEMENTS & ALLIANCE SCOPE OF WORK — CHAIR GORDON

Approval of LTRA Grant Agreements & MWVHA Scope of Work (pages 25-28) Click here to see proposed grant agreements.

a. Center for Hope & Safety – Support Services Only;
b. MWVCAA - Housing Voucher;
c. MWVCAA – Support Services Only;
d. Sable House – Support Services Only;
e. Shangri-La – Support Services Only ; and
f. MWVHA Scope of Work.

MOTION TO APPROVE MWVHA CONSENT AGENDA ITEMS A THROUGH F BY: **BETHELL**

Seconded by: Corr
In favor: Gordon, Bethell, Corr, Cross, Leno & Castañeda.
Opposed: None
Abstentions: Lopez

PUBLIC COMMENT

None

ALLIANCE BUSINESS/ACTIONS

ROSTER CLEAN UIP & CHARTER AMENDMENT

Misty Bolger presented proposed roster and governance updates. She explained that a charter amendment was requested to remove the City of Woodburn from the Governance Charter following the City's decision to no longer participate.

MOTION TO AMEND GOVERNANCE CHARTER AND REMOVE THE CITY OF WOODBURN MADE BY **BETHELL**.

Seconded by: Frizell
In favor: Gordon, Bethell, Corr, Cross, Lopez, Maries, Leno, Dickerson, Leathley, Flores Marin, Frizzell, Castañeda & Kumar.
Opposed: None
Abstentions: None

Bolger also presented a recommendation to remove David Zepeda, the lived experience representative, from the Board due to non-participation, consistent with the Governance Charter. Board members noted their appreciation for Mr. Zepeda's time, perspective, and service to the Alliance and expressed gratitude for his contributions.

MOTION TO REMOVE DAVID ZEPEDA, LIVED EXPERIENCE REPRESENTATIVE, FROM BOARD DUE TO NON-PARTICPATION MADE BY **BETHELL**.

Seconded by: Flores Marin
In favor: Gordon, Bethell, Corr, Cross, Lopez, Maries, Leno, Dickerson, Leathley, Flores Marin, Frizzell, Castañeda & Kumar.
Opposed: None
Abstentions: None

YOUTH & YOUNG ADULT SUBCOMMITTEE GOALS

Jay Greenfield, YYA Subcommittee Co-Chair, joined by Co-Chair Megan Perez, presented the Youth & Young Adult Subcommittee's goals and provided a brief update on committee activities. Mr. Greenfield noted that the proposed goals had already been reviewed and approved by both the YYA Subcommittee and the Collaborative Committee and were shared with the Board for awareness and discussion. The goals focus on amplifying youth and young adult voices with lived experience, expanding outreach through community partnerships, advocating for data-informed funding and practices, improving use of the youth Coordinated Entry system, and strengthening local youth data. Board members expressed appreciation for the committee's leadership and growth, asked questions related to metrics and Board support, and encouraged continued communication and future updates. The YYA Subcommittee shared plans for outreach events beginning in 2026 and agreed to return to the Board later in the year to provide progress updates.

ELLE GROUP CONSULTING – OUTREACH PLAN

Alliance staff introduced the Preliminary Outreach Plan for the Environmental Scan, developed by Elle Consulting Group in partnership with the Health and Safety Subcommittee. Staff noted that the consultants were not present at the meeting and directed Board members to the presentation materials included in the packet. Discussion focused on reviewing the draft outreach approach and focus group questions, with Board members providing feedback related to clarity, scope, trauma-informed language, and avoiding overly narrow or place-specific framing. Members emphasized the importance of ensuring the outreach captures lived experience across the two-county region and identifies gaps and connections between housing, homelessness, and health systems. Board members were invited to submit additional feedback to Alliance staff for consolidation and follow-up with the consultant at a future meeting.

LTRA COMMUNITY PLAN

Misty Bolger provided an update on the Long-Term Rent Assistance (LTRA) Community Plan and recent clarification received from OHCS regarding timing and flexibility for updates. She explained that the additional time allows the Alliance to convene a thoughtful community workgroup and reassess priorities based on lessons learned from the prior plan, including areas of underspending related to outreach and unit access. Bolger outlined plans to invite current and past subgrantees, Board members, and broader community partners to participate

and emphasized the importance of equity, culturally specific services, and alignment with evolving community needs. Board members asked questions regarding timelines, grant duration, alignment with the Community Health Improvement Plan (CHIP), outreach to community-based organizations, and opportunities for broader participation. Staff confirmed that community members may participate in the workgroup and committed to sharing updates, a list of current workgroup participants, and progress reports as the planning process moves forward.

CONTRACT SERVICES FOR HR, PAYROLL & EMPLOYEE BENEFITS

Executive Director Misty Bolger provided an update on efforts to address misalignments between staff employment contracts and current benefit offerings, noting that wellness benefits have been corrected and that additional work is underway to evaluate retirement options. Bolger explained that establishing a retirement plan has proven more complex than anticipated and that multiple options are being explored, with a more complete recommendation to be brought back at a future meeting. She also reviewed potential changes to payroll, HR, benefits brokerage, and banking services, emphasizing the need for clearer contracts, improved responsiveness, and operational efficiency. During discussion, it was clarified that entering into a new HR services contract could not proceed at this time because a contract had not yet been presented to the Board and the action was not fully noticed; consideration of a new HR provider was therefore postponed until a contract can be reviewed and acted upon at a future meeting.

MOTION (ORS190) TO SIGN BROKERAGE AGREEMENT WITH HUGGINS INSURANCE MADE BY **CORR**

Seconded by: Bethell
In favor: Corr, Bethell, Cross, Gordon & Leno.
Opposed: None
Abstentions: None

MOTION (ORS190) TO APPROVE ONPOINT COMMUNITY CREDIT UNION AS FINANICAL INSTITUTION MADE BY **BETHELL**

Seconded by: Bethell
In favor: Corr, Bethell, Cross, Gordon & Leno.
Opposed: None
Abstentions: None

HUD NOFO UPDATES

Executive Director Misty Bolger informed the Board that the HUD Notice of Funding Opportunity (NOFO) had recently been released. She explained that additional guidance from HUD continued to be issued and that she had not yet had sufficient time to fully review and analyze the materials. Bolger noted that preliminary information suggests the NOFO may largely focus on renewing existing contracts; however, she emphasized that it would be

premature to provide detailed updates before completing a full review. She advised that a Director's Memo summarizing key information and implications for the Alliance would be distributed to the Board once the guidance has been thoroughly reviewed.

ALLIANCE POLICY UPDATES

Misty Bolger reviewed a catalogue of prioritized administrative, financial, and governance policies proposed for development and review over the coming months. She explained that several policies are needed as the Alliance continues operating independently, including cybersecurity, fraud, waste and abuse, property and equipment control, financial procedures, records retention, board recruitment, personnel files, and updates to existing HR-related policies. Board members provided feedback and suggestions, including consideration of a grievance or complaint process, whistleblower procedures, volunteer applicability, technology and AI use, and improved processes for annual policy acknowledgments such as conflict of interest and code of conduct forms. Staff welcomed additional suggestions and noted that draft policies will be brought to the Board for review and consideration at future meetings.

VOTE FOR CHAIR

The Board conducted its annual election of officers. Polk County Commissioner Jeremy Gordon was nominated to continue serving as Chair of the Alliance and ORS 190 Entity. With no additional nominations, nominations were closed and the Board voted unanimously to elect Commissioner Gordon to continue as Chair.

VOTE TO ELECT COMMISSIONER GORDON TO CONTINUE AS CHAIR

In favor: Corr, Cross, Lopez, Maries, Leno, Dickerson, Leathley, Flores Marin, Frizzell & Kumar.
Opposed: None
Abstentions: Gordon

Following the Chair election, Commissioner Gordon selected Marion County Commissioner Danielle Bethell to serve as Vice Chair, as permitted under the Governance Charter.

MOTION TO APPROVE CHAIR SELECTION OF DANIELLE BETHELL TO CONTINUE AS VICE CHAIR MADE BY **LOPEZ**.

Seconded by: Corr
In favor: Gordon, Bethell, Corr, Cross, Lopez, Maries, Leno, Dickerson, Leathley, Flores Marin, Frizzell & Kumar.
Opposed: None
Abstentions: Bethell

ORS 190 BUSINESS/ACTIONS

VOTE FOR PRESIDENT & VICE PRESIDENT

Nominations were opened for President of the ORS 190 Entity, and Polk County Commissioner Jeremy Gordon was nominated. With no additional nominations, nominations were closed and the Board voted to elect Commissioner Gordon as President.

VOTE TO ELECT COMMISSIONER GORDON TO CONTINUE AS PRESIDENT

In favor: Corr, Cross, Lopez, & Leno.
Opposed: None
Abstentions: Gordon

Nominations were then opened for Vice President of the ORS 190 Entity, and Marion County Commissioner Danielle Bethell was nominated. With no additional nominations, nominations were closed and the Board voted to elect Commissioner Bethell as Vice President.

VOTE TO ELECT COMMISSIONER BETHELL TO CONTINUE AS VICE PRESIDENT

In favor: Corr, Cross, Lopez & Leno.
Opposed: None
Abstentions: Bethell

Board members noted that the bylaws require separate nominations and elections for President and Vice President which is a different process than what the governance charter requires for chair and vice chair. Board members discussed the potential benefit of aligning the ORS 190 officer election process with the Alliance Board process and noted that this may be considered as a future update.

OHCS OREGON REHOUSING INITIATIVE (ORI) GRANT AGREEMENT

Board members discussed the proposed Oregon Rehousing Initiative (ORI) grant agreement with the State of Oregon. During discussion, concerns were raised regarding alignment between written grant requirements and provider practices, particularly related to low-barrier housing access and accountability for subgrantees. Staff emphasized the importance of clear expectations, transparency, and consistent application of contract requirements, noting that monitoring processes are being strengthened to better assess compliance, outcomes, and program practices. Staff also described plans for enhanced subgrantee monitoring, including self-assessments, site visits, HMIS review, and financial and policy documentation review. The Board acknowledged the importance of incorporating feedback pathways and complaint processes to support system improvement and accountability.

MOTION TO APPROVE OREGON REHOUSING INITIATIVE (ORI) GRANT AGREEMENT BETWEEN OHCS & MWVHA MADE BY **BETHELL**.

Seconded: Corr
In favor: Corr, Bethell, Gordon, Cross, Lopez & Leno.

Opposed: None
Abstentions: None

DIRECTOR'S REPORT

As part of the Director's Report, Executive Director Misty Bolger highlighted staff accomplishments and recognized David Peek, HMIS Specialist, for his work on the HUD-required Longitudinal Systems Analysis (LSA) report. Bolger noted that in the prior year, preparation of the LSA required multiple staff and consultant resources, while this year Mr. Peek completed the work primarily independently, with limited assistance from staff, and submitted the report ahead of schedule. She credited this achievement to significant improvements in data quality and effective collaboration with subgrantees to strengthen HMIS data entry practices and expressed appreciation for the efforts of Alliance staff.

OTHER UPDATES

Marion County Commissioner Danielle Bethell provided two informational updates related to public safety and community response efforts. First, she described the launch of the REACH pilot program, a six-month initiative pairing a paramedic, EMT, and Qualified Mental Health Associate (QMHA) to respond to mental health, substance use, and homelessness-related calls in the downtown Salem area. The team will be dispatched through both 911 and 988, operate in the field rather than from a fire station, and focus initially on identified hotspots. Commissioner Bethell explained that the program aims to reduce strain on emergency services, improve crisis response, and address gaps in the current 988 system, with outcomes tracked at 30, 90, and 180 days. She noted the pilot is supported by Marion County and the City of Salem and will be closely evaluated for impact.

Commissioner Bethell also shared that Marion County has allocated $25,000 to support a targeted clinic for street-level individuals with dogs, focused on spay, neuter, and vaccination services in the downtown Salem area, with an initial emphasis on Wallace Marine Park. She explained that the investment is intended to address animal health concerns, including parvo outbreaks, reduce strain on local shelters, and improve public health outcomes. Commissioner Bethell noted that community partnerships and volunteers will be needed as the effort moves forward and offered to share additional information as planning progresses.

ZOOM CHAT MESSAGES

00:16:06	Homeless Alliance:	https://mwvhomelessalliance.org/about/board-of-directors/
00:22:12	Christopher Lopez (he/him): Apologies for attending remotely, my house is under the weather this week.	
00:22:42	Andrea Castañeda:	I can't hear anything. Is that just my audio?
00:22:46	Homeless Alliance:	https://mwvhomelessalliance.org/about/board-of-directors/

00:23:05 Kim Leathley, NWHS: @Andrea Castañeda I can hear, but it's not loud

00:23:21 breezy.poynor: Breezy Poynor-MWVCAA

00:23:24 Kim Leathley, NWHS: Kim Leathley, CEO Northwest Human Services

00:23:29 Jay Greenfield: Jay Greenfield - Punx with Purpose Program Manager

00:23:32 Christopher Lopez (he/him), Monmouth: Christopher Lopez - Monmouth

00:23:37 TFRIZ: Tricia Frizzell - Salem Health

00:26:54 Toni Maries (She/Her): Toni Maries - Lived Experience

00:26:58 Homeless Alliance: We don't see your sreen

00:27:29 Andrea Castañeda: Hi all. Andrea Castaneda, Salem-Keizer Public Schools

00:27:53 Nicole Utz, SHA: Nicole Utz, Director, Salem Housing Authority

00:29:20 Megan Perez(She/Her)- YYA Co-Chair: Megan Perez- CSOC Leslie Middle School/Board Director Radness Ensues

00:31:54 Trisha Kumar:Trying to transfer from car to desk if someone wouldn't mind letting me in!

00:32:40 Jeremy Gordon (Chair and Polk County Commissioner): Replying to "@Andrea Castañeda..."

has it improved?

00:40:51 Homeless Alliance: https://mwvhomelessalliance.org/about/board-of-directors/

00:45:46 Shannon Corr, Independence: BRB... have to feed the dogs

00:52:48 Zaira Flores Marin: thank you for clarifying that, I was curious if we needed to take action

01:05:18 Kim Leathley, NWHS: @Homeless Alliance - Hi Misty - I suggest that Stephen Goins be the person interviewed for NWHS - for us he's both a long-time SME as well as oversees most aspects of our service delivery to houseless community members and can also speak to our clinical service delivery.

01:14:50 Andrea Castañeda: I am sorry. We have an issue that requires my full attention. I am trying to multi-task, but it is failing. I need to go.

01:15:05 Jeremy Gordon (Chair and Polk County Commissioner): Replying to "I am sorry. We hav..."

god speed!

01:18:40 TFRIZ: Marion-Polk Community Health Collaborative ... recently published CHIP

01:18:45 Trisha Kumar, Willamette Health Council: Reacted to "Marion-Polk Communit..." with ❤️

01:19:58 Toni Maries (She/Her): Thank you for sharing, TFriz. Been hoping to get access to this.

01:20:20 TFRIZ: Reacted to "Thank you for sharin..." with 💔

01:32:33 Trisha Kumar, Willamette Health Council: thank you, Zaira!

01:33:19 Kim Leathley, NWHS: That's helpful @Jeremy!

01:54:33 Shannon Corr, Independence: I have to bail a few minutes early.

02:04:07 Zaira Flores Marin: I am so sorry all but I need to leave, thanks all, FYI - the CHIP is now live, hoping the Alliance can help spread the word with its network

02:09:35 Trisha Kumar, Willamette Health Council: Reacted to "I am so sorry all bu..." with 💔

02:10:05 Nicole Utz, Salem Housing Authority: Sorry - I have to take off from this meeting. Thank you all!

02:10:26 Trisha Kumar, Willamette Health Council: Replying to "I am so sorry all bu..."

We have some outreach materials if anyone would like them to share with their networks! (social media cards and the like)

02:25:54 Kim Leathley, NWHS: I need to peel away for another evening meeting. Thank you all!

ADJOURNMENT

Chair Gordon adjourned the board meeting at 5:07 p.m.