

HADCO
Board Meeting Minutes
January 23, 2025

PLACE: HADCO Conference Room

TIME: 12:40 PM

ATTENDEES

Commissioners: Chris Spens, Jeff Cooley, and Mike Baker. Jerry Griesse and Donna Bosier were absent.
HADCO Leadership: Janeal Kohler and Jamie Ambrosini.

READING & APPROVAL OF MEETING MINUTES

Commissioner Baker motioned to approve the December 19, 2024, HADCO Board meeting. Commissioner Spens seconded. No additional discussion. All in favor; motion passed.

REPORT OF THE SECRETARY

AMP1 is still in the red due to software changes on HUD's end. This is delaying the funds draw. HUD also noted a shortfall of over \$100,000 from 2022. Once HADCO populates fiscal year-end financial reports for HUD, the money will be released. Between CFP draws and the shortfall funds, AMP1 will be out of the red by March 31st. AMP2 and Section 8 are doing well.

HADCO partnered with UCAN to use the Myers Center for a warming center. It has been going well; UCAN staff and volunteers have been excellent. There is always UCAN staff awake and monitoring the guests, including third-party security. Security does patrols around the neighborhood to make sure none of the warming center guests are disturbing residents or wandering where they don't belong.

Some residents have complained or shared concerns and fears about having a warming center in their area. These have been properly addressed by staff. There was one incident that was resolved quickly. All the other warming center guests have been well-behaved. UCAN will return to their primary warming center location next week.

PUBLIC COMMENT: None

BILLS, BOARD COMMUNICATIONS AND DISCUSSION ON PUBLIC COMMENT:

Update to the possible land acquisition from Roseburg High School Foundation: Commissioner Cooley expressed interest in the property on HADCO's behalf and asked for additional information. The requested information has not been provided yet.

Janeal got approval from ODDS for the sale of DD House. There is still a discrepancy about the prepayment penalty. Janeal requested confirmation of the prepayment penalty clause in the contract and supporting documentation of how the prepayment penalty was calculated. This information has not been provided. The buyer still wants to move forward with the purchase even with the delays.

UNFINISHED BUSINESS: None

NEW BUSINESS

Janeal discussed the Executive Director review process. The existing form will be used with a few narrative additions requested.

Janeal does not anticipate any changes in HUD's funding or business processes from the presidential transition. So far, no changes have been announced that directly impact HADCO. It remains to be seen if the ending of DEI work throughout the federal government will require HADCO to end its DEI committee. Even if the federal government shuts it down, Oregon state and private charitable foundations may still require DEI work as part of their granting processes.

The February Board meeting is cancelled. The March Board meeting will include public comments on changes to the annual plan and an executive session for the review of the Executive Director.

ADJOURNED: 1:00 PM