

HADCO
Board Meeting Minutes
March 27, 2025

PLACE: HADCO Conference Room

TIME: 1:10 PM

ATTENDEES

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

READING & APPROVAL OF MEETING MINUTES

Commissioner Spens motioned to approve the January 23, 2025, HADCO Board meeting minutes. Commissioner Bosier seconded. No additional discussion. All in favor; motion passed.

REPORT OF THE SECRETARY

Financial reports are through February 2025. AMP1 is only \$5,000 in the red after CFP reimbursements were completed. AMP1 will end on budget after some deposits come through before year-end. The deposits are already in, but they aren't reflected in the statements. AMP1 cash flow is back up. AMP2 and Section 8 are doing well financially.

Most HADCO properties avoided flooding after the heavy rainfall this month. Some floodwater got very close to units, but didn't enter the structures. However, Gateway Village in Drain was hit hard with flooding. The property is close to the river; two of the three buildings had significant water damage. Staff are working with insurance on getting the damage repaired. One building had about three feet of water; the other had about four inches.

The property does have flood insurance. The coverage for one building is \$80,000 and the other \$65,000. Just the demolition bids came in at \$22,000 for asbestos abatement and over \$100,000 for demolition. Janeal and DMPM maintenance staff are determining how much of the repair work can be done in-house to reduce the demolition costs. If the work is done by DMPM maintenance, we will hire an air hygienist to do testing before tenants move back in. The asbestos mitigation still must be done by a certified firm, but maintenance can likely do most of their work without disrupting the spots with asbestos. Some additional asbestos testing will be done to ensure the maintenance staff isn't exposed.

The remainder of the month is dedicated to completing fiscal year end activities.

PUBLIC COMMENT: None

BILLS, BOARD COMMUNICATIONS AND DISCUSSION ON PUBLIC COMMENT: None.

UNFINISHED BUSINESS: None

NEW BUSINESS

Resolution 2172: Approval of LRPH Operating Budget for FYE 2026 – Budget increases are for cost increases in utilities, maintenance, and payroll; all of these are affected by revenue. LRPH has seen increased revenue because of the full year of having the Construction Contracts Administrator on staff. His time and salary are split between programs, but his primary focus is overseeing the capital funds program. There are also planned payroll budget increases in case there is additional workload to support the program. The budget proposal includes historical data to support the increase. Commissioner Spens proposed a motion to approve Resolution 2172, and Commissioner Bosier provided a second. All in favor and motion approved without additional discussion.

Resolution 2173: Approval of Section 8 Operating Budget for FYE 2026 – The budget proposal includes increases in HAP expenses, which increase each year with the rental market. Revenues are based on

projected allocations for HAP assistance. There are typical annual increases in admin expenses, including payroll for any additional staff support that may be needed. There was also an increase in expected audit expenses. Spens proposed a motion to approve Resolution 2173, and Commissioner Bosier provided a second. All in favor and motion approved without additional discussion.

The meeting adjourned to an executive session in accordance with ORS 192.660 for the Executive Director Evaluation at approximately 1:19 PM. The executive session ended, and the meeting reopened to officially adjourn at 1:33 PM.

Commissioner Cooley motioned to approve a 15% wage increase of the Executive Director effective April 1, 2025, for the next two years. Commissioner Spens seconded. No additional discussion. All in favor: motion passed.

ADJOURNED: 1:33 PM