

AGENDA – LINN COUNTY BOARD OF COMMISSIONERS

DATE: March 2, 2021

DEPARTMENT: COMMISSIONERS / BUDGET OFFICE

ACTION REQUESTED:

ORDER # 2021-056

TRANSFER

- WITHIN THE GENERAL FUND
- WITHIN COUNTY ADMINISTRATION
- FOR PERSONAL SERVICES
- AND MATERIALS & SERVICES
- FROM CONTINGENCY
- IN THE AMOUNT OF \$ 110,000

This is a transfer within General Fund for the new position of Communications Officer that will be in the Administration's budget. This transfer also involves our Insurance line that is over spent and needs to be addressed at this point.

ORDER # 2021-058

REVENUE INCREASE

- WITHIN THE GENERAL FUND
- WITHIN THE SHERIFF'S OFFICE
- CARES MONIES REIMBURSEMENT
- FOR OTHER REQUIREMENTS
- FROM THE STATE OF OREGON
- IN THE AMOUNT OF \$ 508,843

This is money received from the STATE OF OREGON for CARES monies received this year. This is for the reimbursement of payroll and materials & services costs for this past prior year. They are taking the money to pay down their loan from the Road Department.

ORDER # 2021-059

REVENUE INCREASE

- **WITHIN THE ROAD FUND**
- **ROADMASTER**
- **TO CONTINGENCY**
- **FROM A LOAN REPAYMENT**
- **IN THE AMOUNT OF \$ 633,843**

This is money that the Sheriff's Office is wanting to pay down their loan with the Road Fund. This will take more than 2 years off the loan @ 250,000 a year now.



Linn County Department of Health Services

PO Box 100, Albany, OR 97321

Toll Free (800) 304-7468 | TTY/Oregon (800) 735-2900

www.linncountyhealth.org

"Working together to promote the health and well-being of all Linn County residents"

Board Summaries for March 2, 2021

R&O 2021-048

This is the Intergovernmental Agreement between the Oregon Health Authority and Linn County for all services/programs offered by the Mental Health and Alcohol and Drug programs for calendar year 2021.

R&O 2021-057

This is Amendment #2 to the Intergovernmental Agreement between Benton County and Linn County for Mobile Crisis Services. This agreement has been extended from February 28, 2021 to December 31, 2021. Benton County will continue to pay Linn County \$20,188.58 per month for Mobile Crisis Services with a not to exceed amount of \$605,657.40.

R&O 2021-065

Appointing the Linn County Health Services Administrator as the County Financial Assistance Administrator for the 2021 & 2022 Intergovernmental Agreement for Financing of Community Addictions and Mental Health Services between Linn County and the State of Oregon.

<i>Administration</i>	<i>Alcohol & Drug Treatment</i>	<i>Developmental Disabilities</i>	<i>Environmental Health</i>	<i>Mental Health</i>	<i>Public Health</i>
M(541) 967-3888	M(541) 967-3819	M(541) 967-3890	M(541) 967-3821	M(541) 967-3866	M(541) 967-3888
F(541) 924-6904	F(541) 967-7259	F(541) 924-6905	F(541) 926-2060	F(541) 928-3020	F(541) 926-2102
tnoble@co.linn.or.us	thowell@co.linn.or.us	jsneddon@co.linn.or.us	ssanderson@co.linn.or.us	tthompson@co.linn.or.us	ssanderson@co.linn.or.us



LINN COUNTY GENERAL SERVICES

330 Third Avenue SW Albany, Oregon 97321

Phone: (541) 967-3880 Fax: (541) 928-3517

RUSSELL WILLIAMS

Director

Date: March 2, 2021

To: Board of Commissioners

From: Rachel Adamec, Real Property Program Manager

RE: Tax-Foreclosed Property Buy Back Request, Property Account #203485

The former owner of a tax-foreclosed property is requesting to buy back the property located at 600 W B St. in Lebanon. Attached is the email and letter submitted for the Board's consideration.

Additional information regarding the property:

- The county took deed of the property on December 10, 2020.
- Notice to Vacate letters were mailed on January 4, 2021.
- On January 8th the Civil Sheriff's Office posted the Notice. This prompted one of the occupants of the house to call. It was determined that the occupants of the house were tenants with a rental agreement in place.
- We are currently working with the tenants to get a signed lease agreement in place. We will prepare to sell the property subject to the lease if the county retains ownership of the property.
- The buy back amount for the property is \$20,786.32 (good through 3/15/21).

Adamec, Rachel

From: Nance Kiesling <nance@peak.org>
Sent: Monday, February 22, 2021 2:57 PM
To: Adamec, Rachel
Cc: Gollehon, Jodi
Subject: Petition for Exception with Good Cause
Attachments: BoardofCommisioners.pdf

Good Afternoon,

I have attached a letter to the Board of Commissioners requesting an Exception with Good Cause to Policy 8 for the 600 W. "B" Street Lebanon property.
This was a very hard letter to write as it is deeply embarrassing for our family. We are private people.

I hope this is appropriate and the Commissioners will give us every consideration.
We will be saying our prayers as we await their decision.

Thank you both for your patience and help with this difficult situation.

Sincerely,
Nance Kiesling

February 22, 2021

Linn County Board of Commissioners

- Roger Nyquist, Chair

- John K. Lindsey

- Sherrie Sprenger

300 SW 4th Ave

Albany, OR 97321

RE: Petition for Exception with Good Cause
600 W. "B" Street Lebanon, OR

Dear Commissioners:

I am Petitioning for an Exception to Policy 8 for Good Cause. I am asking for your help and understanding of these very difficult circumstances as I will attempt to explain.

On January 7, 2020 we received a registered letter from the Linn County Property Management office informing us that our only rental property had been foreclosed upon and deeded over to Linn County for nonpayment of property taxes. This was immediately followed by a panicked phone call from our tenants who had received the same letter in the mail with the same information. A day later they were hand-delivered a Notice to Vacate by a Linn County Sheriff Deputy.

This all came as a shock to us. We had not received any prior notification of a problem with unpaid taxes or possible foreclosure. Had we known, steps would have been taken immediately to pay the tax bill. The house is paid in full and is worth more than \$200,000. The tax amount owed is 10% of its value. As a last resort, we would have sold the house before allowing it to go into foreclosure.

The house was inherited and co-owned by Lucille Hughes and Randall Kiesling. We have an agreement that Lucy pay the Property Taxes annually. When the Property Tax bill arrives in the mail in October each year, it is given directly to Lucy to be paid. We had assumed the taxes were paid regularly as we have had this arrangement since 2001 and no reason to think otherwise.

One thing did change. In May 2014 a 1031 Property Exchange was done when the originally inherited property was purchased by developers of the Shopping Mall at the corner of Milton & Hwy 20 for more parking. The even exchange was for the property 600 West "B" Street. The property was paid in full. I believe this is when the problem with the taxes began. Had there been a mortgage the taxes would have been paid.

It has been nearly impossible to determine why the taxes were not paid as Lucy has suffered numerous small strokes and is currently living in a Care Facility where we are still unable to visit with her or enter the building due to Covid extreme restrictions. Using our Power of Attorney, we were able to request bank records and determined that she had indeed not paid the Property

Taxes. We learned that she has been sending large sums of money to 10 people in India for several years. The strokes have affected her abilities and judgement more severely than anyone realized.

Deputy County Attorney Jodi Gollehon kindly provided me with the dates notifications were mailed prior to January 7, 2021 - the only one received and signed was by our tenant in July 2019. This letter was not mentioned or shared with us by the tenant. There is an indication that a Certified letter was sent to our address but it was not received or signed. We are not subscribers to the Democrat Herald or Gazette-Times so the published notice was not seen.

This is our only retirement income along with Social Security. The loss of rental income is almost 40% of our monthly income. We are low income and struggling as many are at this time. We are in process of securing a reverse mortgage on our own home to pay the amount owed to Linn County. This process is taking longer than we had hoped to complete. We are going forward trusting that the Board will grant this exception. I hope this is not all in vain.

The current tenants in the home are two Seniors, their adult son, a dog and a cat. They are on a fixed income. Having to find an affordable property at this time would be an extreme hardship for them. Thankfully, Rachel Adamec is not pursuing the Notice to Vacate and has provided them with a month-to-month lease while this matter is being settled. The tenants are paying rent to Linn County. Holding on to the property at this time is generating income for the County. They were told they would be evicted by the County if the property is sold at auction.

Jodi Gollehon suggested that we provide a specific date by which we would pay the County in full. I am unable to provide an exact date that we would be able to pay the total outstanding amount due at this time. I would be able to pay \$10,000 in good faith if an exception is granted with the remaining paid as soon as our Reverse Mortgage comes through. In the meantime, Linn County will be generating rental income and have been paid rent for February and March totaling \$2150.

I am also pleading for this to be considered as part of the recent Covid Assistance measures that were put in place and stopped foreclosures through June 2021. I expect the funds to come through sometime in March.

The loss of this property would create a huge financial hardship that I am not sure we could recover as well as for the three tenants. I am begging for The Commissioners' understanding and kindness as you consider this Petition for Exception with Good Cause.

Sincerely and with kind regards,

Nance & Randy Kiesling
POA Lucille Hughes