



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

744 S.E. Rose Street - Roseburg, Oregon 97470
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**August 16, 2011
10:30-11:30
Umpqua Room
Roseburg Public Safety Center
700 SE Douglas
Roseburg, OR 97470**

**I. Welcome & introductions
A. Self Introductions**

II. New Business:

A. Approval of Previous Minutes – July 19, 2011

Perry asked for a Motion to approve the July 19, 2011 Minutes. Norm Gershon made a motion to approve the minutes. Dave Sabala seconded. There was no discussion or changes. The motion passed unanimously.

B. Mel Arts Mowing Contract Renewal – Tania Korpi

Tania explained that the IDB had been contracting with Mel Arts for several years to do the mowing and weed abatement at Sutherlin Industrial Park. She said that the IDB had decided to move to a biannual contract renewal, but this had been creating payment issues as the cost exceeds the contract amount in the second year. She asked that the IDB consider renewing the contract on an annual basis to avoid this and that they renew the contract currently before them.

Georgia Stiles asked if Mel was doing a good job and if they actually did weed abatement. Tania explained that Mel took care of weeds and the berries as needed.

Dave Sabala made a motion to renew the current contract and move back to an annual renewal process. Georgia Stiles seconded. The motion passed unanimously.

III. Reports/Discussion

A. Finance Advisory Committee Report – Perry Murray

Perry Murray explained that the Finance Advisory Committee had met to discuss IDB finances. The purpose was to get a full picture of the revenue, debt and receivables that were on the IDB's books.

He explained that the receivables had been evaluated and that Port of Umpqua and Wildlife Safari were considered current receivables, Lower Umpqua Hospital and Alfa Leisure were long term receivables and that Roseburg Trailer works was an at risk receivable.

He explained that the Advisory Committee had raised concerns about the collectability of the long term receivables as both have balloon payments. The concern with the Lower Umpqua situation is whether the Hospital is including the debt on their books and accruing the payment for the balloon in 2021. There is also concern about the fact that it appears that the

County made the loan to the Hospital District and the funds were subsequently re-loaned to a developer that is an off shore corporation by the Hospital District.

IDB members requested that we verify the status of the debt to the IDB on the Hospital books.

The concern with Alpha Leisure is that the property is being held for speculation by the buyer. The Finance Advisory Committee asked that the Board consider the idea of trying to reacquire the property so the IDB can use it in marketing.

Some discussion of the options and impacts of paying down the IDB's outstanding debt, building the spec building and trying to get the Alpha property ensued.

Dave Sabala asked if the Finance Advisory Committee had any recommendations. Perry explained that the advisory committee was just presenting the finance information and associated issues to the Board and that the Board should take some time to consider the information and come back with recommendations and ideas. Dave said he would also like to hear recommendations from the Advisory committee.

B. Land Committee Report

Alex Palm, Chair of the Lands Advisory Committee, presented information on the IDB industrial parks. Alex explained that the Committee had been looking at the parks and the current marketing information and project readiness. The goal was to determine if it made sense to open marketing to a Real Estate Agent.

Alex presented a packet of information to the members (copy on file at the CCD office, 744 SE rose, Roseburg, OR). He included the strengths and weaknesses of each park and information that needed to be determined. Included in each summary were some follow up suggestions. Alex included maps showing the wetland areas in each park and the impact on the usability of the land.

The IDB members began a discussion of the impact of wetland regulations on the Industrial Parks, possible other properties for new industrial parks and whether the industrial parks should be privatized.

Perry said that the IDB had a lot to consider following this presentation and should start considering the options and possibilities for the future of the industrial parks.

IV. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial Development Board

Tania Korpi, Staff

Perry Murray, President

Attachment A

A tape of the meeting is available at the CCD Office at 744 SE Rose, Roseburg, Oregon.

The following is the list of DCIDB members who attended the meeting:

Norm Gershon, Alex Palm, Georgia Stiles, Gary Waggoner, Dave Sabala, Kelly Morgan, Perry Murray,

The following is the list of attending DCIDB Ex-officio members:

Joe Olsen, Charmaine Vitek, Betty Stanfill, Carl Patenode, Patty Klassen

County Representatives:

Staff:

Tania Korpi, CCD;

Ad Hoc Committee Members:

Alex Palm

Guests:

Greg Henderson, John Ayer, Josh Tibbetts