



## **DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD**

744 S.E. Rose Street - Roseburg, Oregon 97470  
(541) 672-6728 Fax (541) 672-7011

**DCIDB Minutes  
March 15, 2011  
10:30  
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 – February 15, 2011**

Norm Gershon made a motion to approve the February 15, 2011 minutes as presented. Ron Doan seconded. There was no discussion or changes. The motion passed unanimously.

**B. Finance Committee Report**

Perry Murray explained that the Finance Committee had worked on developing a budget presentation that would be very understandable. The goal will be to build a presentation that allows 3-5 years presentation with visual aids like graphs.

Perry explained that the revenue earned by the contracts and notes receivable was not sufficient to cover debt service related to the parks. He went on to explain that the Video Poker provided the main source of income for operations and the remaining portion of the debt service.

Perry explained that given this scenario, investing in activities that did not generate some income from Industrial Park operations would eventually lead to the depletion of IDB funds. He said that job creation creates many intangible benefits, but doesn't guarantee the longevity of IDB programs.

Perry introduced the IDB proposed budget. He explained that the operating costs represented the annual staffing contract and ongoing support of the Partnership. He explained that the grant for the Oak Creek Pump Station was included under Intergovernmental Assistance as revenue and the expenses for the station were included in the expenses as ownership of the Pump Station will pass to Green Sanitary.

Perry explained that the County was not customarily in the business of building buildings, but the IDB Land Advisory Committee had designed and recommended a spec building for the Sutherlin Industrial Park and had, with the Boards' consensus. Developed a timeline and budget for the project. The spec building budget was included in the 2011-2012 budget as part of the Capital Expenditures.

Perry explained that the budget included 400ft of street, pad preparation, a building shell, engineering and planning costs, and landscape and contingency funds. The overall cost of the project is budgeted at \$897,000. Perry explained that the committee was applying for a OEDD planning grant for \$45,000 to help offset some of the planning and engineering costs.

General discussion of the spec building plan and budget ensued.

Dave Sabala made a motion to approve the recommended budget with the spec building amounts and forward the budget to Management and Finance.

Ron Doan seconded the motion.

Perry called the question. There were seven yays. Alex Palm abstained due to his new appointment to the Board. The motion passed by majority.

### **III. Reports/Discussion**

#### **A. Wave Energy Project**

Dave Sabala presented the Board with a PowerPoint of the Wave Energy project. He explained that Oregon Power Technology (OPT) was developing the Reedsport Power Park. The presentation explained the design and function of the wave energy buoy and how it interconnected to the power supply. He also explained the difference in reliability between wave energy and wind energy. Dave discussed the FERC process and the test phase process required before OPT can set up a full system.

A Q & A followed.

### **IV. Adjourn DCIDB Business Meeting**

There being no further business, the meeting adjourned at 11:30.

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, Lauren Young, Georgia Stiles, Kelly Morgan, Perry Murray, Ron Doan, Alex Palm, and Dave Sabala

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

Eric Swanson, Charmaine Vitek, Aaron Cubic, Betty Stanfill, Frank Reading, Carl Patenode, David Van Dermark,

**County Representatives:**

Commissioner Susan Morgan, Paul Meyer

**Staff:**

Tania Korpi, CCD; Wayne Luzier, CCD

**Ad Hoc Committee Members:**

**Cindy Kent**

**Guests:**

Liz Thomason, Eileen Ophus, Vicki Howren, Kay Huff