



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

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

**Minutes
November 15, 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 – October 18, 2011

Dave Sabala made a motion to approve the minutes of the October 18, 2011 meeting. Lauren Young seconded. The motion passed unanimously.

B. Nominating Committee Recommendations

Kelly Morgan explained that The IDB had four vacancies coming up in January. He also said that Norm Gershon had indicated that, if a replacement could be found, he would like to step down at the end of the year. This would create five vacancies.

Kelly said that five applications had been received. Perry Murray, Ron Doan and Alex Palm were applying to continue serving on the Board. Russ Noah and Fred Jacquot had also submitted applications.

Kelly said the Nominating Committee was recommending that all five applicants be appointed to the IDB.

Dave Sabala made a motion to recommend that the Commissioners reappoint Perry Murray, Alex Palm and Ron Doan and that they appoint Russ Noah and Fred Jacquot. Gary seconded the motion. The motion passed unanimously.

Commissioner Susan Morgan said she would take the recommendation to the Commissioners.

Norm received thanks for his many years of service from Perry, Susan, Dave and others.

III. Reports/Discussion

Bruce Laird – Industrial Recruitment Officer, Business Oregon

Bruce Laird touched on the early successes of the IDB with Alcan, Bay Liner, FCC, Ingram and Orenco. He explained that growing the local economy was a core strength in economic development. Bruce presented some of the tenets in economic development today.

Bruce said that the arena was hypercompetitive with faster decisions and more competition. There is more focus on opportunity targeting. Site selection drivers are mainly influenced by supply and market location and transportation.

Bruce went on to explain that the importance of opportunity could be broken into three tiers. Tier one would be key items like transportation, workforce, available ready land and incentives. Tier two would be predictable permitting, incentives, utilities and taxes. Tier three would cover items like quality of life.

Bruce stressed the importance of Opportunity targeting. He said now was a time to make sure you were properly identifying and matching capacities, workforce and objectives; identifying strengths and weaknesses and developing ready sites, incentives and workforce.

Michael Williams – Industrial Lands Specialist (Site Certification Program Manager), Business Oregon

Mike explained that 71% of site selectors think that shovel ready sites are important. He expressed the importance of certifying sites and working with DSL to develop conceptual wetland mitigation plans. He explained that working through the conceptual mitigation process with the DSL and Oregon Business Site Certification would help speed the process for a business looking to for permitting and building.

When asked about the value a spec building might add to a certified site. Bruce commented that he wouldn't recommend it. He said that being able to provide a virtual building that was as complete as possible was more marketable at this time. He said it provides the ability to break ground and move quickly and eliminates the cash burden. He stressed that the really important piece was how fast a company could get all the permitting and break ground. Having the documentation in hand to back that up is vital.

Mike explained that Linn-Benton was working on a Regional General Permit and that their efforts would be worth watching. He said there were programs and opportunities coming up that should be watched as they could be utilized to help with wetland issues and better the site certification.

IV. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial Development Board

Satania Korpi, Staff

Perry Murray, President

Attachment A

A recording of the meeting is available at the CCD office, 744 SE Rose, Roseburg, Oregon.

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

Norm Gershon, Lauren Young, Alex Palm, Gary Waggoner, Perry Murray, Kelly Morgan, and Dave Sabala

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

Eric Swanson, Dr. Joe Olsen, Aaron Cubic, Betty Stanfill, Mike Baker

County Representatives:

Commissioner Susan Morgan, Paul Meyer

Staff:

Tracy Loomis, CCD; Brandi Whelchel, CCD; Alex Campbell, The Partnership; Liz Thomason, The Partnership

Ad Hoc Committee Members:

Alex Palm, Cindy Kent

Guests:

Fred Jacquot, American Bridge; Mike Williams, OBD; Chris Clafin, OBDD; Bruce Laird, OBD; John Ayer; Dave Kaiser; Loran Waldron, Land & water Env. Svcs.