



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

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

Minutes

February 21, 2012

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 – January 17, 2012

Georgia Stiles made a motion to approve the minutes of the January 17, 2012 DCIDB meeting with no changes. Dave Sabala seconded. The motion passed unanimously.

III. Reports/Discussion

A. DCIDB Ordinance and Function – Paul Meyer

Paul Meyer explained the DCIDB ordinance. He discussed the structure, mission and authorities. There was discussion of the evolution of the IDB ordinance and powers. It was explained that the IDB was an advisory board to the Commissioners and that all actions and recommendations required approval by the Commissioners.

The funds available for revolving loans were also discussed. Uses and purposes of loan funds and incentives were discussed. Paul went over the findings necessary to make funds available and participate in a project and the process the IDB would have to take, including seeking Commissioners' approval.

It was noted that the IDB had not, in the past, utilized its funds to develop a true revolving loan fund, but had participated in many projects to improve the industrial parks. There are encumbrances upon some of the IDB resources that are related to participation in projects and would limit the amount available for a revolving loan fund (RLF).

Paul explained that the IDB and the County often partner using Water and Road Funds to do infrastructure improvements. Susan explained that the technical assistance grant for Sutherlin will be using County Roads and Water funds for the County's portion of the match.

No recommendations for modifications were forthcoming.

It was suggested that Management and Finance and the IDB Finance Advisory committee work more closely and improve communications on upcoming projects and expenses.

Tania Korpi explained the process for getting IDB actions and recommendations to the Commissioners. She said she submits a report of the IDB actions and recommendations to the Commissioners, County Counsel and Management & Finance. Tania was directed to include the BOC Memo in the IDB packets in the future so members could follow up on progress as needed.

B. Clear Lake LLC – Paul Meyer

No discussion occurred.

C. Review of Action Items Pending

1. Industrial Site Analysis– Kelly Morgan

Kelly Morgan asked Alex Palm to provide an update on the five industrial sites the IDB has. Kelly asked if the IDB could get a summary of each of the sites of what it would truly take to have them shovel ready. He would like to get a report to Alex Campbell for marketing purposes. Kelly said the IDB needs to know the cost structure and time frame to make this happen.

Alex Palm said that the South County Industrial Park is the “A” site. It’s as shovel ready as possible and ready for permitting. The issue is that most of the land is tied up. Alex said he thought there was an outstanding recommendation to contact the Alpha Leisure people and see if it would be possible to clear that up. Kelly asked if the last step would be pricing the land and what step should be taken to set the price. It was determined that an appraisal was needed. It was suggested that the County might be able to do the appraisal with their staff.

Susan Morgan explained that the 5 acres currently available at the site is listed for sale at \$50,000/acre and that all County industrial land is listed at \$50k/acre. She reminded the Board that there are caveats related to those prices including no zoning change from industrial and there are job creation requirements. She said there were offsets on the prices related to incentives.

Susan offered to flip down through the items.

2. Solicit Realtors proposal to sell County Park Land – Susan Morgan

Susan explained that a draft of a proposed MLS contract had been sent out. It is not possible to do a private agreement to list a property on an MLS and still have the County market it. The County listing must be removed from Oregon Prospector, but re-listing it on Oregon Prospector is part of the contract requirements for a MLS listing agent. This will maintain the shovel ready status.

Paul Meyer is drafting a RFP for realtors that will list the skills needed and redraft the contract. The contract draft will come back to the IDB for review. Counsel will be seeking recommendations from the IDB and the Land Committee on a flat amount to include as a listing fee. Susan said responses to the RFP would have to go through a review and evaluation process.

Kelly asked when it would be done. Paul Meyer said possibly within a month. Susan said it would depend on Paul’s work load.

3. UCC Truck Driving School – Susan Morgan

Susan Morgan said that the project was moving forward. Umpqua Bank was designing a loan product to be used. She will give a more detailed report at the next meeting.

4. Debt reduction – Board decision

No discussion occurred.

5. Alpha Leisure – Board Decision

Susan said this is the other sight relevant to the South County Industrial site. She reminded the IDB that the discussion was whether to look into possibly buying out the contract. She said the Commissioners had discussed this and that there was a desire to let the contract come due in 2013 and let Alpha Leisure make a decision about what they were going to purchase. She also stated this would be a good point to have them either exercise or terminate the option on the additional piece of land. The concerns are that pushing will encourage Alpha to consider holding the land as valuable for speculation.

Kelly restated that the Commissioners did not want to move on this and it should be taken off the Agenda.

Alex Campbell suggested that we find out if they (Alpha Leisure) have a sale price for the property and see about marketing it for them on Oregon Prospector. Susan explained that, in order for Alpha to sell the property, they would have to execute the contract.

Kelly said that if we don’t market the property it is off the market until 2013. Alex updated the IDB that Alpha had no intention of developing the land and did intend to sell it. The IDB directed Alex Campbell to approach Alpha Leisure about marketing the property and give a report next month.

Susan explained that the control of the property is that the zoning can't be changed from industrial.

Discussion regarding possible problems and issues with the contract and potential buyers occurred.

6. Oak Creek - Clarify Wetlands Mitigation

Alex said that Oak Creek was the industrial site in Green. He said the wetland delineation was expired and that Kirk Jarvie had extended the delineation on the southern 1/3, but the northern 2/3 needed to be re-delineated.

Alex said that the Wilbur site is almost all wetlands. Some of the wetlands indicators have changed and that may have changed the Wilbur site.

Land & Water Environmental will be re-delineating the Wilbur site this spring. Alex moved that Land and Water be hired to do the Northern 2/3 of the Oak Creek site at the same time. Georgia Stiles seconded. The motion passed unanimously.

Susan informed the IDB that the geotech report on the site across from Ingram had been released to the IDB for their use.

7. Sutherlin IP tech assistance grant – Signing update.

Susan Morgan said that the contract from State Economic Development had been received and the County had entered into an agreement with i.e. Engineering to do the study. The County's share of the match will be road design assistance. Updates will be available as the project proceeds.

Alex Palm said the next site of interest was the Reedport/Bolon Island site. He said this site was a question mark. There access questions, fill overlay questions and a pressure sewer line in an unknown location.

Alex Palm recommended that the County do an RFP to assess the site. Fred Jacquot made a motion that the County Commissioners issue a request for proposal to assess the Bolan Island site. Dave Sabala seconded. The motion passed unanimously.

8. Spec Building Recommendation Status – Construction /Virtual

No discussion occurred.

D. Industrial Development Revolving Loan Fund – Ordinance 2.16.140

Discussed during Ordinance discussion.

E. Private Industrial Sites – Alex Campbell

No discussion occurred.

IV. Open Discussion

To be held at next meeting.

IV. Adjourn DCIDB Business Meeting – 11:50

Respectfully submitted,

Douglas County Industrial Development Board

Satania Korpi, Staff

Kelly Morgan, 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:

Lauren Young, Alex Palm, Georgia Stiles, Fred Jacquot, Dave Sabala, Perry Murray, and Kelly Morgan

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

Eric Swanson, Brian Davis, Aaron Cubic, Betty Stanfill, Pat Klassen, Scott Somers, Mike Baker

County Representatives:

Commissioner Susan Morgan, Paul Meyer

Staff:

Satania Korpi, CCD Staff;

Ad Hoc Committee Members:

Guests:

Loran Waldron, Land & Water Environmental Services; Alex Campbell, the Partnership; Alan Paulson, Roberts Creek Water District; Dave Kaiser