



**DOUGLAS COUNTY  
INDUSTRIAL DEVELOPMENT BOARD**

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

**Minutes  
March 20, 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 – February 21, 2012**

Georgia Stiles made a motion to approve the minutes of the February 21, 2012 meeting with no changes. Alex Palm seconded. The motion passed unanimously.

**B. Budget**

Perry Murray went over the budget with the IDB. He explained the process that the budget goes through. He discussed the operating fund, revenue and land and building fund. There was discussion about the funds for the Spec building included in the budget for \$858K . Georgia Stiles made a motion to approve the budget with no changes. Alex Palm seconded. The motion passed unanimously.

**C. Clear Lake LLC – Paul Meyer**

Paul Meyer handed out information and explained that in 1998 the County signed a lease with option with Clear Lake LLC. He explained the terms for the lease and option to purchase. He said Clear Lake LLC is exercising their option to purchase the property on which they have built. He said the closing is pending with Ticor Title. *No action taken or needed.*

**D. Private Industrial Sites (Alex Campbell)**

*There was no discussion*

**E. DCIDB Ordinance and Function (Kelly Morgan)**

*There was no discussion*

**III. Unfinished Business:**

**A. Industrial Site Analysis**

**1. Oak Creek**

**Land & Water Environmental Contract**

Alex Campbell explained that they will be re-delineating after they complete the Wilbur-Winchester site.

**2. Bolon Island**

**RFP Status**

Alex said Douglas County Public Works expects to issue the RFP this summer to clarify four or five issues.

### **3. South County**

#### **RFP to List Property**

Alex said Paul is expecting to release the RFP in four to five weeks.

#### **Alpha Leisure**

Alex explained that he spoke with Johnnie Crean who has the position to represent Alpha Leisure. Johnnie said that they will most likely exercise their option to buy with the balloon payment of \$925K this year, possibly with the intention of selling it. The balloon payment is due September 1, 2013 and he is indicating they may do that prior to the due date.

Alex said that public works crews have flagged the corners of the property south of Alpha Leisure in order to remove the blackberries and the sign this spring.

### **4. Sutherlin Industrial Park**

#### **i.e. Engineering Study Update**

They are working on a contract under the grant and they are moving forward. Alex said the wetland delineation has expired. He said there has not been much change in the material and Rob Paul is seeing about getting it extended.

### **5. Wilbur-Winchester**

#### **Land & Water Re-delineation Status**

Alex explained that Susan has been in touch with McFarland Cascade who is very interested in a purchase. The delineation was scheduled for last week. Loran Waldron from Land and Water Environmental services stated that they are working on it. He said there is a conference call scheduled later today with DSL to discuss the data that they have collected so far. They are trying to get a feel for how they are going to react to the changes in the rules. Alex said the intent would be to, once DSL and Army Corp approve, to take that revised map to McFarland Cascade and engage in a discussion with the expectation they will be able to purchase. He said they are moving ahead with some expansion efforts with their operations already.

Discussion regarding what it would take to have these properties "shovel-ready" ensued. There were questions about the costs and what the time frames would be.

Rob Paul stated that the information and certificates regarding wetland issues, mitigation, and infrastructure are in the Certification Binder.

Alex Palm stated that all the information is signed off by DSL, however; not the Army Corp of Engineers.

There was discussion about the 180 day time frame and the possibility of going over the time frame due to the Army Corp. Alex Campbell mentioned Senate Bill 766, considering it a possibility to help move things forward.

Kelly suggested that Alex Campbell and Rob converse with the Land Committee to come up with a summary on each of the sites, showing the issues that need to be dealt with, the costs of those issues and the time frame needed.

#### **B. Debt Reduction Recommendation**

*There was no discussion.*

#### **C. UCC Truck Driving School**

*There was no discussion.*

#### **D. Spec Building Recommendation**

*There was no discussion*

**Reports**

**A. Finance Committee**

**1. Revolving Loan Fund**

*There was no discussion*

**Presentation – Douglas County Employment (Annette Shelton-Tiderman)**

Annette Shelton-Tiderman, a Workforce Analyst from the Employment Department, gave a presentation on Employment in Douglas County and Labor Market Information.

The IDB expressed interest in having Annette return at the next DCIDB Board meeting so that they could have the opportunity to ask questions.

**VI. Open Discussion**

*None was forthcoming*

**VII. Adjourn DCIDB Business Meeting**

Respectfully submitted,

Douglas County Industrial Development Board

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Brandi Whelchel, Staff

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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, Perry Murray, and Kelly Morgan

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

Dr. Joe Olsen, Robb Paul, Mike Baker, Carl Patenode, and Patricia Klassen

**County Representatives:**

Commissioner Susan Morgan, Paul Meyer

**Staff:**

Brandi Whelchel, CCD Staff; Tracy Loomis, CCD Staff; Eileen Ophus, CCD Staff;

**Ad Hoc Committee Members:**

**Guests:**

Loran Waldron, Land & Water Environmental Services; Alex Campbell, the Partnership; Dave Kaiser; Greg Henderson; Brain Davis, City of Roseburg; Melony Hakola, G.Stiles Realty;