



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

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

**Minutes
May 15, 2012
10:30-11:30
Umpqua Room
Roseburg Public Safety Center
700 SE Douglas
Roseburg, OR 97470**

I. Welcome & introductions

A. Self Introductions

Kelly Morgan, IDB President, welcomed everyone. Patricia Klassen introduced the City of Sutherlin's new City Manager, Jerry Gillham.

II. Approval of Previous Minutes – March 20, 2012

Ron Doan made a motion to approve the minutes of the March 20, 2012 meeting with no changes. Dave Sabala seconded. The motion passed unanimously.

III. Unfinished Business:

A. UCC Truck Driving School

Alex Campbell explained that the process to develop a loan program was moving forward. He explained that there wasn't an estimated date of completion as the program had to go through the development process for Umpqua Bank. Susan Buell and Susan Morgan met with Alan Ford to discuss developing private contributors to the fund.

B. Additional Actions for Shovel Ready Status (Alex Campbell/Alex Palm)

Kelly explained that the IDB had started to do an evaluation of the County's industrial site to get an idea of what was available for marketing and sale and what still needed work.

Alex explained that there are three State Certified parks with a high level of due diligence completed and various State agencies are satisfied that their permitting process could be completed in 180 day. This does not include the Federal permitting requirements or wetland sign of by the Army Corp of Engineers.

Alex Campbell explained that the wetland redelination was done in the Wilbur/Winchester site and the Oak Creek delineation was completed and being sent to DSL. He said the results of the Wilbur/Winchester redelination were not promising and Robb Paul was pursuing some other options. The Sutherlin IP wetland delineation has expired and is scheduled to be redone.

The South Umpqua Industrial Park is scheduled for clean up in May. The county is working with ODOT to acquire a small piece of property that will square up the available land in the park.

Alex said that there is continuing discussion about listing the SE parcel of the South Umpqua Industrial Site with a realtor. Paul Meyer will bring a draft of the RFP for listing services to the next IDB meeting. At this time we should consider taking the same stance as the County Lands Department and be willing to offer a market commission to a buyer's agent.

Alex explained that there are some high priority items that need to be accomplished so the County sites can be marketed.

1. There needs to be an appraisal or land value study of the available sites. Alex Campbell was directed to proceed with obtaining this.

2.a. Explore the possibility of getting Alfa Leisure's first right of refusal released from a 14 acre parcel in the South Umpqua site. Alex Campbell was directed to follow up on what needs to be done to get the first right of refusal released.

2.b. Purchase the one acre parcel from ODOT. Robb Paul is working with ODOT to achieve this.

3. Look at establishing a County owned wetland bank at the log ponds in Sutherlin. Alex Campbell and Robb Paul were asked to work on this with a goal of completion in one year.

4. Resolve outstanding barriers for marketing Bolon Island. Robb Paul is working on this. He is getting services under a contract that will address the overlay, easement and access issues. The County is working on the Road and Rail easement issues and may need to file a suit to get a response from the rail owner.

5. Determine follow up on marketing the Winchester/Wilbur site once delineation is complete. Kelly Morgan asked if it should be taken off the inventory since most of it was wetlands and unusable? He also questioned the value of it as available for a broker commission. Alex Campbell said there was no value in excluding it as a possibility if it would be a commissioned base sale.

Alex Campbell went on to discuss the value of opening the County industrial properties broker sales. The need to have approval from the Commissioners was discussed.

Ron Doan made a motion to forward a recommendation to the Commissioners to open the County owned industrial properties for sale by a realtor or with a buyer's broker commission. Dave Sabala seconded. The motion passed unanimously.

Other Strategies

Kelly Morgan opened a discussion of the virtual building at the Sutherlin Industrial Park. Kelly suggested that this was not a project to go forward with at this time.

Perry Murray discussed the inclusion of the virtual building in the budget approved by the IDB and forwarded to the Commissioners. He explained that the intergovernmental cooperation of the City of Sutherlin, Douglas County, DSL and CORP was adding value to the project. He said that there was an opportunity to leverage some funds through grant dollars. Perry said this was a worthwhile pursuit and the IDB should move forward while committing as little money as possible.

Kelly Morgan said it was a good project, but one which Alex Campbell would have limited time to move on given his other assignments.

Alex Palm said the development of a wetland bank will help with the Sutherlin mitigation.

It was agreed that there would be continued pursuit of the virtual building project, but it would not be the highest priority.

Alex Campbell said that purchasing fill for the 14 acre South Umpqua Industrial site and seeking rail use rights at South Umpqua would be secondary to getting the first right of refusal from Alpha lifted.

IV. New Business:

A. Staffing Services Contract with CCD - Tania

Tania Korpi, CCD staff, explained that CCD and IDB have a contract for staffing services. The contract is \$36,000 per year. CCD has been providing services for about 20 years. CCD is not requesting any increases and was seeking a motion to renew the contract for the next year.

Perry Murray recommended that the IDB renew the contract with CCD. Ron Doan seconded the motion. Dave Sabala abstained from the vote as he is on the CCD Board. Ron Doan notified the IDB that he was on the CCD Board, but participated in the vote. Kelly Morgan, Perry Murray, Ron Doan, Alex Palm, Fred Jacquot, Lauren Young and Georgia Stiles voted to renew the contract with CCD.

B. DCIDB Ordinance and Function (Kelly Morgan)

Kelly Morgan picked up the discussion regarding the IDB ordinance and restrictions the IDB operates under. He explained that the IDB had very little actual control, but had to forward recommendations to the Commissioners and wait to see if action would be taken rather than take independent actions. He opened the floor for discussion about the IDB's role and purpose as currently empowered.

Perry Murray commented that he felt the IDB should have authority to make decisions and that politics should be removed so sound business decisions could be made.

Richard Arrow cautioned the Board that decisions regarding financial impact to the County should have County oversight.

Alex Palm said that there needed to be a process that included discussion with the County Commissioners and legal counsel in those situations. He expressed some frustration with the numbers of recommendations forwarded to the Commissioners that are never acted upon.

Fred Jacquot stated that IDB needed to be able to make decisions that support the Mission, and are not necessarily politically motivated.

Lauren Young felt the IDB should have more control. The little things should not need to be run by the Commissioners.

Georgia Stiles questioned the purpose of the Board's existence with the limited power and responses to their recommendations.

Ron Doan said that he feels there are things that the IDB does and looks at that are of value. The recommendations to the Board are of value.

Kelly recommended putting together a subcommittee and having a discussion with Paul Meyer and Susan Morgan to look at the ordinance and whether there is a need for the IDB.

C. Private Industrial Sites (Alex Campbell)

No discussion occurred due to time constraints.

V. Reports

A. Finance Committee (Perry Murray)

1. Revolving Loan Fund

No discussion occurred due to time constraints.

VI. Presentation:

Annette Shelton-Tideman – OED

Occupations in Demand (Douglas County) - <http://www.qualityinfo.org/pubs/demand/r6.pdf>

Occupations in Demand (Oregon) - <http://www.qualityinfo.org/pubs/demand/sw.pdf>

Annette provided an in depth look at the effect of the recession on Douglas County and Oregon in terms of job losses, employment changes and industry. She highlighted that industry and future job growth are moving away from lumber and manufacturing and towards the healthcare professions.

VII. Open Discussion

No discussion occurred.

VIII. Adjourn DCIDB Business Meeting

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 DCIDB members attended the meeting:

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

The following DCIDB Ex-officio members attended the meeting:

Rob Paul, Aaron Cubic, Carl Patenode, Charmaine Vitek, Patricia Klassen, Brian Davidson, Jerry Gillham

County Representatives:

Richard Arrow, Douglas County CFO

Staff:

Satania Korpi, CCD Staff

Ad Hoc Committee Members:

Alex Campbell, Cindy Kent

Guests:

Annette Shelton-Tideman, OED Research; Melony Hakola, G. Stiles Realty; Dave Kaiser, Dave Kaiser Enterprises; Kay Huff, Green Sanitary District; Vicki Howren, Tri City Water/Sanitary; Alan Paulson Roberts Creek Water Distirct