



**DOUGLAS COUNTY  
INDUSTRIAL DEVELOPMENT BOARD**

522 SE Washington Ave. Ste. 111A - Roseburg, Oregon 97470  
(541) 672-6728 Fax (541) 672-7011

**Minutes  
March 19, 2013  
10:30-11:30  
Room 310  
Douglas County Courthouse  
1936 SE Douglas  
Roseburg, OR 97470**

**I. A. Approval of Previous Minutes – December 18, 2012**

The minutes of the December 18, 2012 DCIDB meeting were approved with no changes.

**B. Announce IDB Appointments**

Kelly Morgan announced the Commissioner's appointed Cindy Kent, Dave Sabala, Russ Noah, Lauren Young and Kelly Morgan for another term on the IDB.

**II. Unfinished Business**

**A. Realtor RFP (Alex Campbell)**

Alex explained the County advertised for a RFP. He said they contacted CCIM's involved in the area and have worked in the market previously. They received one proposal from Kevin Reed out of Eugene. Kevin put in an aggressive bid for the flat fee of \$2500. Alex said the County approved the contract last week.

*No action necessary*

**B. Land Committee Update – Drain Property Update (Paul Meyer)**

Paul Meyer updated the IDB about the title policy the County ordered and received in January for the Aldercraft property in Drain. He said there was a title defect for the Aldercraft lease and Aldercraft gave a quick claim deed to release any interest they had. It was recorded about a month ago in the Deed Records. The Title company indicated that will be adequate to take the Aldercraft lease off the Title policy.

Paul said he drew up a draft Sales Agreement for Bear Creek Timber Company which is an all cash sale with a purchase price the equivalent of what Aldercraft's purchase price would have been if their lease had remained current, plus back taxes of \$11,300 for a total of a little under \$200K. He said the land Committee expressed interest in job creation credit and the draft sales agreement did have that included. Paul said it stipulates family wage jobs created and sustained for 5 years would have a \$10K job credit. The Family wage is the combined value of wages and insurance of at least \$51,075/yr.

Ron Doan made a motion to move forward with the sale of the Aldercraft Property in Drain for \$187K plus the \$11,300 in back property taxes with a job credit after of \$10K per new family wage job with a cap of 4 jobs (\$40K) that have been continuously filled for five years. Alex Palm seconded.

Discussion ensued. Ron Doan called for question. The motion passed unanimously.

**REQUIRES COMMISSIONERS' ACTION:**

*Douglas County Commissioners are requested to move forward with the Sale of the Aldercraft Property in Drain to Bear Creek Timber Company for \$187K plus the \$11,300 in back taxes with a 7 year look back on job creation giving a credit of \$10k per new family wage job up to 4 jobs continuously filled for 5 years.*

**C. Truck Driving School Program (Alex Campbell)**

Alex updated the IDB on the Truck Driving School Program. He said the County and UT&E moved very quickly to get the contract in place. He said under the new scholarship program the first Driver started on 2/1/13 and 3 more started yesterday. He said 3 more are scheduled to begin in April and there are 25 people in various stages of the application.

*No action necessary*

**D. DCIDB Ordinance & Function Update on Reporting (Kelly Morgan)**

Kelly referred the IDB to the Resolution included in their packet Paul Meyer drafted. He said it addressed the two issues the IDB expressed concerns about over the past couple months.

It was consensus of the Board the resolution is acceptable, meets their expectations, and to move ahead with the resolution rather than changing the ordinance.

**REQUIRES COMMISSIONERS' ACTION:**

*Douglas County Commissioners are requested to go forward with approving the resolution.*

**E. Retention Opportunity (Alex Campbell)**

Alex updated the IDB on North River Boats retention opportunity. The IDB funded 10 on the job training slots for North River Boats contracted through UT& E. The contract is in place and they have hired the first 5 employees utilizing those funds. Their start dates were in February and March. They will be hiring a few more this fiscal year with UT&E base funds to help support those positions. They will be in the position to hire more next fiscal year with support of the IDB funds.

Alex informed the IDB that North River Boats closed on the building in Green and said they are planning on bringing in a paint booth. Alex said they are moving forward rapidly and they have filed an Enterprise Zone application for the improvements on the building.

Ron Doan thanked Alex for his efforts in this retention opportunity. He said this is a very important save and has turned into a very strong and viable business growth opportunity for this County.

Susan Morgan suggested the Partnership and IDB promote this success.

**STAFF ACTION**

*Alex was directed to follow up with the News Review regarding North River Boats and Bear Creek Timber Company.*

**IV. New Business**

**A. Election of Officers (Nominating Committee)**

Kelly Morgan said the Nominating Committee has not been able to get together to make their recommendations for the IDB Officers for this year. He said this will be dealt with when Perry Murray returns.

*No action necessary*

**B. Medical Education Financial Request (Alex Campbell)**

Alex informed the IDB he had submitted a financial request to the Finance Committee for an economic development opportunity. The funds requested will help develop a feasibility study examining the potential for establishing a medical careers college in central Douglas County. He said committed funders to date include the Partnership, City of Roseburg, Mercy Foundation and an anonymous private individual.

Alex explained the initial phase of work is the development of a feasibility study and the request to the IDB is to fund approximately 10% of that feasibility study at a cost of \$30K.

Alex reviewed with the IDB Douglas County demographics and the potential benefits to the economy. Discussion ensued.

Ron Doan made a motion to fund the Feasibility Study for the Medical Careers College up to 10% of the study up to a maximum of \$20K.

Discussion ensued.

Alex Palm said he will abstain from voting due to a conflict of interest.

Ron Doan and Lauren Young expressed support and encouraged discussion from the IDB.

It was recommended to refer it to the Finance Committee for a recommendation.

Ron Doan made a motion to fund the Feasibility Study for the Medical Careers College up to 10% of the study up to a maximum of \$20K. No second was forthcoming. The motion died and was referred to the Finance Committee for a recommendation.

**STAFF ACTION:**

*The Finance Committee was directed to provide a recommendation at the April 16<sup>th</sup> IDB meeting.*

**C. Sale of Mulholland Drive property to Dash Enterprises (Paul Meyer)**

Paul Meyer requested the Board approve a findings document for the purchase of the Sunrise property by Dash Enterprises. He informed the IDB they are close to closing the transaction, approximately one month to six weeks.

Paul said after approval of the Findings document his next step would be to take the transaction documents to the Board of Commissioners for signatures.

Paul explained the terms of the sale and said the Land Committee recommended the purchase price be tied to job creation. The proposal is for every new position Dash Enterprises creates and maintains for 5 years, they would receive a \$10K job credit per position with a cap of 15 jobs or \$150K.

He said the County has the authority to sell property if the IDB makes findings that indicate the transaction satisfies the requirements of the industrial ordinance. He went over the criteria of the ordinance and draft of the findings and how it reflects that.

Discussion ensued. Cindy Kent and Alex palm announced a conflict of interest and said they would abstain from voting.

Ron Doan made a motion to approve the findings document Paul Meyer presented. Lauren Young seconded. Kelly Morgan, Lauren Young, Ron Doan voted yea. Alex Palm and Cindy Kent abstained. The motion passed.

**REQUIRES COMMISSIONERS' ACTION:**

*Douglas County Commissioners are requested to move forward with the sale.*

**D. Finance Committee Update**

**1. Roseburg Trailer Works Update (Paul Meyer)**

Paul Meyer updated the IDB on Roseburg Trailer Works. He said Roseburg Trailer Works still owns the property. Paul said he was informed there would be an auction of Roseburg Trailer Work's machinery and equipment the morning of Sunday, March 24<sup>th</sup>, 2013. He explained the County held second position on the mortgage and Umpqua bank holds first position. He said the County has no interest in the machinery and equipment and proceeds from the auction will go to pay the bank first which is owed over \$1M. The county is owed approximately \$401,500 behind the bank's first. Paul said they will try to auction the land on Sunday too. He wasn't confident there would be a buyer. The purchaser would be buying subject to 2 large mortgages.

The IDB expressed interest in being updated after the auction at the April 16<sup>th</sup> meeting.

*No action necessary*

**2. IDB Budget (Cindy Kent)**

Cindy Kent presented the budget to the IDB as proposed by the Finance Committee.

Lauren Young made a motion to approve the budget and submit the budget to management and finance and the Board of Commissioners as presented. Alex Palm seconded. The motion passed unanimously.

**REQUIRES COMMISSIONERS' ACTION:**

*Douglas County Commissioners are requested to approve the IDB Budget as proposed by the Finance Committee.*

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, 522 SE Washington Suite 111A, Roseburg, Oregon.**

**The following DCIDB members attended the meeting:**

Lauren Young, Ron Doan, Cindy Kent, Alex Palm, Kelly Morgan,

**The following DCIDB Ex-officio members attended the meeting:**

Rob Paul, Carl Patenode, Charmaine Vitek, Lance Colley, Sean Negherbon, Bill Duckett, Brian Davis

**County Representatives:**

Susan Morgan, Commissioner; Paul Meyer, County Counsel

**Staff:**

Alex Campbell, The Partnership for Economic Development; Satania Korpi, CCD Staff; Brandi Whelchel, CCD Staff,

**Ad Hoc Committee Members:**

Cindy Kent, Alex Palm

**Guests:**

Melony Hakola, G. Stiles Realty; Loran Waldron, Land & Water;