



**DOUGLAS COUNTY  
INDUSTRIAL DEVELOPMENT BOARD**

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

**Minutes**

**November 19, 2013**

**10:30-11:30**

**Room 310**

**Douglas County Courthouse**

**1036 SE Douglas**

**Roseburg, OR 97470**

**I. Welcome & introductions**

Dave Sabala called the meeting to order and announced there was a quorum. Attendees introduced themselves.

**II. Approval of Previous Minutes – August 20, 2013**

Perry Murray made a motion to approve the minutes. Ron Doan seconded. The motion passed unanimously.

**III. Unfinished Business:**

**A. Wildlife Safari Request (Dave Sabala)**

Dave Sabala went over the Wildlife Safari Request and the Finance Committee discussions. Alex Palm stated he talked with Dan VanSlyke from Wildlife Safari and was given permission to share information with the IDB. Alex said Dan stated the request was made not because of cash flow issues but for strength when applying for grants. He said with 0% interest they would be in a better position to apply for grants and thought Wildlife Safari would be more aggressive with paying off their debt.

Ron Doan and Dave recommended the Finance Committee and Dan VanSlyke meet to re-discuss the options.

Staff Action

Tania was directed to arrange a meeting between Dan VanSlyke and the Finance Committee along with any other key players to discuss the Wildlife Safari Loan Modification options.

**B. Roseburg Trailerworks Update (Alex Campbell)**

Alex Campbell gave the IDB an update on Roseburg Trailerworks. He explained Umpqua Bank offered the County \$3500 to release their second position for a clear title on the property. The County accepted their offer. Paul Meyer has signed off on it and the property is currently being marketed.

No action necessary

**C. Alpha Leisure Update (Paul Meyer)**

Paul Meyer gave the IDB an update on Alpha Leisure. He stated Alpha Leisure had not made the balloon payment and the County did not enter negotiations to accept a lower amount. He said Alpha Leisure had formed "Alpha Land" Corp to hold the land and consequently neither of the companies has any assets other than the land. He said there were not personal guarantees and suing them for

cash would not be sensible. Paul stated that getting the land back as quickly as possible is their only goal. Paul explained to the IDB the foreclosure options. He said Alpha Leisure initially planned to give the County a Quick Claim Deed but ultimately did not do so. He said in order to obtain a clean title, the County will move forward on a Judicial Foreclosure. He estimated it would take three or more months.

Paul explained the option and/or the first right of refusal for the land behind Winco and Roseburg Trailerworks properties. Paul said the County sold Alpha Leisure ownership of 34 Acres behind Winco that wraps around and goes to the freeway and it was sold to them on the contract. They were also given the first right of refusal on 14 acres that is behind the Roseburg Trailerworks property. Paul said Alpha Leisure has rights to those properties and explained the different kind of rights. He said Alpha Leisure, Alpha Land, and a judgment creditor from Multnomah County will be listed as defendants in this foreclosure and their interest and any liens against the properties will go away with the judicial foreclosure.

No action necessary

#### **IV. New Business:**

##### **A. Letter of Support, Ratification – AMTech, CREATE Project**

Dave explained due to timing issues and cancelled September and October IDB meetings, he ok'd the letter of support Alex Campbell requested for the AMTech, CREATE Project. Dave said the IDB needs to ratify what has been done.

Alex Campbell explained the letter of support for AMTech, CREATE Project does not obligate the County for anything. He said the letter is in support of a joint grant proposal for federal funds from UT&E supported by The Partnership and an outfit equivalent of UT&E in the Salem area.

Ron Doan made a motion to ratify the Letter of Support for the AMTech, CREATE Project. Alex Palm seconded. The motion passed unanimously.

No action necessary

##### **B. Letter of Support, Winchester Heavy Repair Locomotive Facility**

Alex Campbell explained that Central Oregon and Pacific Railroad is (CORP) is seeking Connect OregonV funds to provide a permanent and more logical home for CORP's heavy engine maintenance at the Winchester railroad yard. He said CORP is requesting a letter of support to accompany their grant application in perspective to Douglas County Industrial Lands and economic development. Alex went over some of the benefits with the IDB.

Patrick Kerr provided a handout containing the specs that were given to a construction contractor for an estimated cost and bid proposal for a new CORP Heavy Repair Locomotive Facility and office building. He went over the CORP's plan for consolidation and development.

Discussion ensued.

Ron Doan made a motion to approve the Letter of Support for the Winchester Heavy Repair Locomotive Facility. Cindy Kent seconded.

Alex Palm declared a potential conflict of interest and abstained from the vote.

The motion passed with 6 Yes, 0 No, 1 abstention

No action necessary.

**V. Open Discussion**

**Guest Speaker-Kirk Jarvie, Department of State Lands**

Dave Sabala introduced Kirk Jarvie with the Department of State Lands. Kirk provided handouts to the IDB and gave a verbal presentation on Wetland Mitigation Credit Options and how Douglas County could benefit from the credits.

**VI. Adjourn DCIDB Business Meeting**

Respectfully submitted,

Douglas County Industrial Development Board

---

Satania Korpi, Staff

---

Dave Sabala, 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, Dave Sabala, Perry Murray

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

Lance Colley, Charmaine Vitek, Robb Paul, Sean Negherbon, Carl Patenode, Jerry Gillham

### **County Representatives:**

Susan Morgan, County Commissioner; Paul Meyer, County Counsel

### **Staff:**

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

### **Ad Hoc Committee Members:**

Barry Robinson, Alex Campbell, Cindy Kent

### **Guests:**

Melony Hakola, G. Stiles Realty; Loran Waldron, Land & Water Environmental Services; Andrew Albee, Myrtle Creek; Nikki Messenger, City of Roseburg