



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

522 SE Washington Ave. Suite 111A
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Minutes

January 21, 2014

10:30-11:30

Room 310

Douglas County Courthouse

1036 SE Douglas

Roseburg, OR 97470

I. Welcome & introductions

Alex Palm announced Dave Sabala is on his way and should be there shortly. Alex called the meeting to order and announced there was a quorum present. Attendees introduced themselves. Ron Doan said Dave suggested Susan Buell give her update of the Truck Driving Program before the Wildlife Safari update.

II. Approval of Previous Minutes – August 20, 2013

Perry Murray said a revision is needed in section III C. as Paul Meyer is referring to the property behind Winco and Roseburg Trailerworks and said it should state, "Paul said the County sold Alpha Leisure ownership of 34 acres behind Winco that wraps around and goes to (remove over) the freeway...". Paul Meyer said it does NOT go over the freeway. Ron Doan made a motion to approve the minutes with changes. Perry Murray seconded. The motion passed unanimously.

III. New Business:

A. Election of Officers

Tania announced that this could not be addressed until Dave Sabala arrived unless a Board Member had the recommendation from Dave Sabala.

Alex Palm announced they would jump down agenda items to the Truck Driving School update from Susan Buell.

IV. Unfinished Business:

A. Truck Driving School Update (Susan Buell, UT&E)

Susan Buell from UT&E provided the IDB with an update and handouts showing training stats and tuition expenses for the Truck Driving School Program. Susan explained their goal is to train 50 truck drivers for our region. She said there have been 20 individuals who have started the program and all 20 trained successfully, a 100% success rate. Susan gave a brief description of the process for applicants. She said 17 out of the 20 trainees are currently employed, the three that are not; one is a teamster and is waiting for a teamster union to hire him, one is caring for an injured family member, and one is working with a family member on buying a truck.

Staff Action:

Staff was directed to arrange for UT&E to come and provide an update on the North River Training Program at the February 18, DCIDB meeting

Dave Sabala arrived during Susan Buell's update.

III. New Business (Continued...)

A. Election of Officers (Orientation/Nominating Committee)

Dave Sabala asked Tania to explain to the IDB the process of the Election of Officers. Tania said in the past the IDB elects its officers annually but most of the time the officers serve for two consecutive years. She said it was determined when the Ad-Hoc Committees were formed the orientation committee would also serve as the nominating committee, the nominating chair will make a recommendation to the Board, then open the floor for other nominations and then there would be a vote. She said the nominating committee was Dave Sabala, Alex Palm and Kelly Morgan, the Chair, Vice Chair and past president.

Dave Sabala recommended the IDB keep the same officers and re-elect Dave Sabala, President and Alex Palm, Vice President of the IDB.

Ron Doan made a motion to re-elect Dave Sabala, President and Alex Palm, Vice President. Perry Murray seconded. The motion passed unanimously.

No action necessary

IV. Unfinished Business (Continued...)

B. Wildlife Safari Update (Dave Sabala)

Dave Sabala stated that at the last IDB meeting it was determined the Finance Committee should have a meeting with Wildlife Safari and Dan VanSlyke directly. He said they did that about a week later and as a result of that discussion decided they would look at three different scenarios; 1) Reduced interest rate scenario 2) Present Value Buy-Out of the existing loan 3) Status quo. Dave said after the scenarios were put together, the finance committee met again. Dave stated he and Alex Campbell met with Susan Morgan to go over the three options. He said it was determined to approach Dan VanSlyke with the present value payoff option. He said Alex Campbell spoke with Dan and Dan spoke with his Board Members. He said the response was they were not interested in the present value payoff option and preferred a flat 0% interest loan. He said they stated they would deal directly with the commissioners. Dave said he notified Susan of their response and said from his perspective; this issue is done at the DCIDB level.

Perry Murray stated it is unfortunate the process took so long and recommended in the future to put pressure on themselves to provide an answer sooner. He said an apology letter should be sent to Dan VanSlyke.

Ron Doan stated the proposals are good and solid and felt they are reasonable solutions.

V. Open Discussion

Alex Campbell provided an update to the IDB about the realtor engaged to market the Tri-City property. He said they met with a representative of NW Wine Distributors and also 2 local companies who may have potential cold storage needs and the possibility of a project.

Paul Meyer gave the IDB and update on the Alpha Leisure suit.

VI. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial Development Board

Brandi Whelchel, 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:

Robb Paul, Sean Negherbon

County Representatives:

Susan Morgan, County 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:

Barry Robinson, Alex Campbell, Cindy Kent

Guests:

Melony Hakola, G. Stiles Realty; Loran Waldron, Land & Water Environmental Services; Alan Paulson, Roberts Creek Water District; Greg Henderson, City of Sutherlin; Susan Buell, Umpqua Training & Employment;