



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

522 SE Washington Ave. Suite 111A
Roseburg, Oregon 97470
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Minutes

March 18, 2014

10:30-11:30

Room 310

Douglas County Courthouse

1036 SE Douglas

Roseburg, OR 97470

I. Welcome & introductions

Alex Palm unofficially called the meeting to order and explained a quorum was not and would not be present. He explained agenda items II, III B and C would be tabled. He said there will be a discussion on agenda item III A regarding the budget and he and Tania would go over it. He said Susan Buell will give the update on the North River Boat OJT program and invited attendees to provide updates on what is happening in their communities.

Attendees introduced themselves.

II. Approval of Previous Minutes – January 21, 2014

Tabled until next meeting

III. New Business:

A. Budget (Tania Korpi, Alex Palm)

Tania Korpi explained that during the preparation for this meeting, through attendance confirmations from the Board Members she noticed there was exactly enough members for a quorum. Tania stated she contacted the Management and Finance and Paul Meyer to see what needed to be done in case someone didn't show up. She said the County stated to present the findings and Dave Sabala's recommendation after meeting with the finance committee and ask for a consensus of the attending members so they could prove that a majority of the IDB reviewed and did approve the budget. She said then they could move forward with submitting it to the County. She said the reason this could not be delayed for another month in hopes of a quorum is that it's due on Friday.

Tania directed the Board to the budget documents included in the packet. She explained DCIDB has two main sources of revenue. These are lottery dollars and income from park projects. She said the County anticipates that Revenue from lottery dollars will be \$340K in FY 2015.

Tania stated the only Industrial Park income project active at this time is Wild Life Safari. Safari is in negotiations with the County regarding the agreement terms. She said we anticipate that the annual income from this project t will be \$18k per year to be applied to principal.

She said that the normal operating expenses included:

Partnership contribution of \$95k,

Staffing services for CCD of \$36K;

\$15,000 for additional Professional services as needed;

\$3K for building and ground maintenance (mowing of Sutherlin Park)

A total of \$11k for printing, marketing or travel.

Tania explained IDB has participated in lead generation, workforce training and educational projects that have been successful. Included in this budget is \$60K under "Intergovernmental Agreements" that allows the IDB to continue participating in these types of projects.

She said Robb Paul noted that the only Industrial Park expenditures he is anticipating next year are \$3k for leveling a piece of property obtained in an ODOT exchange and this amount is included.

She said IDB will be including \$900K under Industrial Park Future Projects. The account number and name were developed with assistance from M&F. She explained these funds are intended for Capital Development projects at any of the Industrial Parks and the funds would be used for development of a site to suit a client locating in the Park.

Tania said Dave Sabala met with the Finance Advisory Committee on March 5 to discuss the IDB Budget. After reviewing the budget and hearing the Committee's comments Dave Sabala recommends that the IDB forward the budget as presented to Management & Finance for inclusion in the County Budget and approval for FY 2015.

Discussion ensued amongst the attending Board Members.

Alex Palm said a vote cannot be taken but would like to know from the Board Members in attendance if they approve of the DCIDB Budget Dave Sabala recommended as presented by Tania.

Lauren Young: Yes

Perry Murray: Yes

Cindy Kent: Yes

Alex Palm: Yes

Tania said the Budget will be submitted to the County tomorrow afternoon and will engage in conversations with Alex Palm and Dave Sabala regarding who would be presenting it at the Budget Hearings.

B. CCD Contract

Tabled until next meeting

C. Mel Arts Mowing Contract

Tabled until next meeting

IV. Unfinished Business:

A. North River Program Update (Susan Buell, UT&E)

Susan Buell from UT&E provided the IDB with background information, an update and handouts showing an overview of the training stats and tuition expenses for the North River Boat Program. She explained 10 out of 10 applicants have successfully completed and are employed at North River. She said the range of wages is \$15-\$17 per hour. Susan stated UT&E completed 6 additional on the job trainings and 1 pending using Federal and State funding accompanied with match funds from UT&E which brought the total number of people successfully trained who are currently employed with North River Boats to 17. She said they expect the program to have a 100% success rate. She said the total funds from State, Federal and County is approximately \$49,200. Susan went over the application and selection process for the OJT program.

Susan took questions from Board Members and attendees. Discussion ensued.

Alex Campbell went over expansion/retention efforts and how this program helped North River Boats, employees and the County.

B. Alpha Leisure Update (Paul Meyer)

Paul Meyer was not in attendance, an update was not given.

V. Open Discussion

Alex Palm invited visitors to share with the Board about their communities.

Charmaine Vitek, Port of Umpqua stated the Federal government has come through with \$861K funding for dredging for Winchester Bay and Salmon Harbor. She said the State is really stepping up and it's possible they may get additional funding for some dredging equipment.

Sean Negherbon, City of Myrtle Creek stated the City is in good shape.

Carl Patenode, City of Drain thanked Alex Campbell for visting the businesses in Drain. He said he is very receptive and the businesses really appreciate his efforts.

Greg Henderson, City of Sutherlin Chamber, thanked Alex Campbell for his efforts in Sutherlin. He stated a business was in need of up-to-date equipment and Alex helped arrange the meetings, appointments and tours. Greg said the Sutherlin Chamber office has consolidated and will be moving to the Visitors Center.

Lance Colley, City of Roseburg, said the State of Oregon is looking to consolidate their local resources into one facility. He said they put in a request for information/proposal. He said initially they will be looking at 3-4 sites to house all their local resources. He stated he is unsure of where they are in their process but they would initially be looking for a private developer to construct a 60K square foot facility, build to suit with 240 parking spaces. Lance said when he would let the Board know when he had more information.

Perry Murray stated Susan Buell told him that by June of this year, 50 truck driving jobs will have been created. He said he the IDB had a hand in that, combined with the North River Boat training program and helped create a total of 67 new family wage jobs in Douglas County. He said this is happening quietly and it has had an impact for Douglas County. Perry stated this is very positive.

Lance stated the Partnership did not get a good reception at the City Council meeting due to not bringing in any new employers. He said it is a difficult time in a depressed economy to bring in new employers and they didn't touch on the fact that he's helped 50 people in Douglas County obtain family wage jobs. He said he would be interested in getting more information so he can share it with his elected officials.

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, Cindy Kent, Alex Palm, Perry Murray

The following DCIDB Ex-officio members attended the meeting:

Sean Negherbon, Carl Patenode, Charmaine Vitek, Lance Colley

County Representatives:

None

Staff:

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

Ad Hoc Committee Members:

Alex Campbell, Cindy Kent

Guests:

Melony Marsh, G. Stiles Realty; Greg Henderson, City of Sutherlin Chamber; Susan Buell, Umpqua Training & Employment;