



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

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Minutes

May 20, 2014

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. Attendees introduced themselves.

Dave explained a quorum was not present and is awaiting the arrival of Kelly Morgan. He said they would skip down agenda items to Unfinished Business/Reports; starting with the Alpha Leisure Update from Paul Meyer and continue until a quorum was present.

II. **Unfinished Business/Reports**

A. Alpha Leisure Update (Paul Meyer)

Paul Meyer said the foreclosure lawsuit is filed. He said the next step to happen in the lawsuit is to wait and see if Alpha Leisure or Alpha Land files a response to the lawsuit. He said he suspects they will both default in the lawsuit, meaning they aren't going to fight it. Paul said at the next IDB meeting he should be able to provide an update to whether or not the lawsuit was contested.

Paul stated the News Review contacted him and asked about the Alpha Leisure and Roseburg Trailer Works properties. Dave Sabala said they contacted him also.

Dave Sabala stated Umpqua Bank has put the Roseburg Trailer Works property to bid and the bids close tomorrow. Dave provided the IDB with a flyer containing the property information.

Alex Campbell asked Paul about the deadline for Alpha Leisure to file a response. Paul said they have 30 days from the date they receive the paperwork.

B. Lead Generation Update (Alex Campbell)

Alex Campbell directed the Board to the packet and stated he provided a couple pieces of information. He said the first is the Annual Activity Summary for the Site Location Partnership. He said the bulk of the work was done electronically with three rounds of emails; each with a different theme. He said there are several leads they are continuing to work on and include a mix of companies.

IDB Board Member Kelly Morgan arrived at 10:37 a.m.. A quorum is present.

Alex stated we didn't go into this feeling as though the only criterion for success was a successful project, although that is the goal. Alex said they are performing what they are contracted to do and are doing a good job. He said in consultation with his marketing committee, they thought continuing another year with them made sense and there is real value in the continuity of the relationship. He said they suggested, and he agreed, to add the food processing industry to a renewed contract. Alex

stated he has signed that contract and the Partnership has engaged them for another 9 to 12 month period. Alex said he would certainly appreciate continued support from the IDB, similar to last year, as far as picking up 50% of the contract. He said some of the trade shows have been removed. Alex said this contract is for \$17,500.

It was consensus of the IDB to support the Lead Generation for another year.

Dave announced a quorum was present and to move on to actionable items on the agenda.

III. Approval of Previous Minutes – January 21, 2014, March 18, 2014:

Cindy Kent made a motion to approve the minutes as presented for the January 21, 2014 and March 18, 2014 meetings. Kelly Morgan seconded. The motion passed unanimously.

IV. New Business:

A. CCD Contract

Tania Korpi explained that this was a renewal of a contract with CCD for staffing services for the IDB, the cost of the services to be \$36,000 for one year.

Kelly Morgan made a motion to approve the CCD Contract as presented. Alex Palm seconded. The motion passed unanimously.

B. Mel Arts Mowing Contract

Kelly Morgan made a motion to approve the Mel Arts Mowing Contract. Alex Palm seconded. The motion passed unanimously.

V. Unfinished Business/Reports (continued)

C. Wildlife Safari Update (Dave Sabala)

Dave Sabala said the loan modification has occurred and it was signed a few weeks ago between Wildlife Safari and the County. He said it is 0% interest and the balloon period has been shortened.

VI. Open Discussion

Alex Campbell said General Cable has determined they are going to list their former Alcan Cable facility, which is a substantial piece of industrial infrastructure attracted to the market.

Paul Meyer said the County sold property by the airport over a year ago to Roseburg Honda and noticed they are moving dirt over there. He asked if anyone knew their current plan. Robb Paul stated they're submitting building permits and submitted their grading permit. Paul said that sale included job credits and is a little worried they are a year behind, have missed milestones and may not achieve their job credit.

Melony Marsh stated last Friday DHS officials from Salem, Portland and some representatives from Seattle came down and viewed seven sites. She said they assumed they would have a decision made on the top three sites at the end of this week or the beginning of next week. She said they are aggressively moving forward. She said they are looking for a 60,000 square foot building with 240 parking spaces.

Lance Colley said they've been working with DHS very closely. He said the old Douglas Community Hospital and Old Safeway site are the first two they looked at and they also looked at five other sites. Paul Meyer asked if all the sites included new construction. Lance said all but two would include new construction.

Greg Henderson stated the City of Sutherlin has approved the purchase of Ford's Pond for their wastewater treatment plant. He said it is a 200 acre piece of property and they are going through the final contract negotiations right now. He said this will certainly help the City of Sutherlin's development on the west side of the freeway.

Greg said the Small Business Development Center has moved and the IDB website still contains the old address.

Dave Sabala said traditionally he and Ron Doan are Wine Tour Guides on the Umpqua Valley Wine Barrel Tasting Tour which was May 3rd. He said before the tour he tries to educate his bus on what's going on in the Wine Industry and what he was able to calculate was; between recent purchases of property to open house of a tasting room, there are 13 wineries currently under development in some phase between those two goal posts. He said some may not materialize but most will.

VII. 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, Dave Sabala, Kelly Morgan

The following DCIDB Ex-officio members attended the meeting:

Carl Patenode, Lance Colley, Joe Olsen, Robb Paul

County Representatives:

Paul Meyer, County Counsel

Staff:

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

Ad Hoc Committee Members:

Alex Campbell, Cindy Kent, Alex Palm

Guests:

Melony Marsh, G. Stiles Realty; Greg Henderson, City of Sutherlin Chamber; Loran Waldron, Land & Water Environmental Services; Dave Kizer, Industrial Property Owner