



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

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

February 17, 2015

10:30-11:30

Room 310

Douglas County Courthouse

1036 SE Douglas

Roseburg, OR 97470

I. Welcome & introductions

Alex Palm called the meeting to order and announced a quorum is present. Attendees introduced themselves.

II. Approval of Minutes – September 16, 2014 and November 16, 2014 Meetings

Alex Palm explained the November 16th meeting did not have a quorum. Stephen Mountainspring made a motion to approve the minutes of the September 16, 2014 and November 16, 2014 meetings with no changes. Alex Palm seconded. The motion passed unanimously.

III. New Business:

A. Vacancies and Reappointments

Tania Korpi explained the IDB had 3 members with terms expiring January 31, 2015- Perry Murray, Alex Palm and Ron Doan and all three members indicated they wanted to continue to serve and submitted applications. She said the IDB had two vacancies; Russ Noah and Fred Jacquot were unable to continue service. Tania said the positions were advertised by the County in the News Review and on the County website and the IDB received four applications. Tania stated on January 14th the Douglas County Commissioners reappointed Perry Murray, Alex Palm and Ron Doan and appointed Charmaine Vitek and Stephen Mountainspring.

Alex Palm welcomed Charmaine and Stephen and thanked them for joining the DCIDB.

B. Election of Officers

Tania stated the IDB elects its officers annually but most of the time the officers serve for two consecutive years. She said Dave Sabala notified us that the nominating committee met and recommends the current officers, Dave Sabala, President and Alex Palm, Vice President continue in their same positions for 2015.

Alex Palm opened the floor to further nominations. None were forthcoming.

Perry Murray made a motion to re-elect Dave Sabala, President and Alex Palm, Vice President of the Douglas County Industrial Development Board for 2015. Cindy Kent seconded. The motion carried.

C. Ad Hoc Lands Committee/Melony March

Alex Palm announced Melony Marsh has been appointed to the Ad Hoc Lands Committee and thanked her for being willing to serve on the Committee.

D. City of Sutherlin Request/Feasibility Study – Interchange 136

Jerry Gillham, City administrator for the City of Sutherlin gave a presentation including: an Economic Opportunity Analysis (EOA), first page draft of the City’s economic development plan, EOA and new Economic Development Plan Target/Cluster Industries, aerial photograph of the tourism lands from EOA, and marketing prospectus proposal from EOA consultant.

Jerry explained consulting with FCS and completing a Commercial Site Feasibility Study indicated likelihood to develop land along the I-5, exit 136 into a regional tourism site. He said the land owners have agreed to partner with the City.

Jerry said FCS will develop a marketing and recruitment argument to take to investors with design schematics and review providing a major tourism opportunity for the City.

Jerry said they are asking for \$5K grant from DCIDB to match the City’s and property owner’s contribution to develop the Marketing Performant Data to take to investors recruiting them to the site for tourism purposes. He said this will be a one-time request.

The property owners stated they would like to move forward with this development and stated Sutherlin has a lot of potential.

Alex Palm stated he had a couple comments: Paul Meyer had been asked to review the DCIDB Ordinance to make sure this falls within the IDB Scope and Mission; he has reviewed it and it does. Alex informed the City and reminded the Board the IDB ultimately makes recommendations to the County Commissioners and the Commissioners are the body that will either approve or not approve the request.

Alex asked for questions or comments. Discussion ensued.

Perry Murray made a motion to recommend to the Commissioners to approve the funding request of \$5K grant as presented by the City of Sutherlin for the Business Recruitment and Site Marketing Performant. Stephen Mountainspring seconded. The motion carried.

E. Letter of Support – Roberts Creek Enterprise Zone Re-Designation

Tracy Loomis gave a presentation on the Robert’s Creek Enterprise Zone Re-Designation. She said it is one of the more active zones in the 8 Enterprise Zones that CCD manages and stated this zone also has an E-Commerce overlay. She said the Zone Sponsors are Douglas County, City of Winston and The City of Roseburg.

Tracy asked DCIDB for a letter of support to accompany the application. She asked for input/ suggestions on boundary adjustments for the Zone.

Discussion ensued.

Alex Palm recommended the Land Ad Hoc Committee meet and provide input regarding any suggestions for boundary adjustments.

Stephen Mountainspring made a motion to give a letter of support for the Roberts Creek Enterprise Zone Re-Designation. Perry Murray seconded. The motion carried.

IV. Unfinished Business/Reports

A. Alpha Leisure Update

Paul Meyer gave an update on the Alpha Leisure lawsuit. He explained Alpha Leisure continued to make their monthly payments and were current up until the balloon payment was due about a year ago. He said Alpha Leisure asked the County for a significantly reduced balloon payment at the end and both the IDB and County Commissioners said no. Paul stated he was tasked with getting the property back. He said he worked with three different lawyers and finally gave up and sued them. Paul said the lawsuit has been going on for a while; it's moving but not very fast. He said Alpha Leisure's lawyers kept calling and emailing over the past year indicating they wanted to work with the County. He said he believed them up until a couple of months ago.

Paul said the defendants have been sued; there are three of them. He said for technical reasons, Alpha Leisure and Alpha Land are two separate entities that were commonly owned. He said then there was a judgment creditor as well.

Paul said getting Alpha Leisure served proved to be difficult. He said he thought he found the principal on a couple of occasions, sent a process server off only to knock on the doors 15 times and come back and tell him he wasn't at that address. He said eventually he was able to get all of the defendants served. He said Alpha Leisure and Alpha Land's lawyers were insistent on giving 10 day notice before taking a default judgment against their clients. Paul said he'd given their lawyers the 10 day notice and on the day before he was going to walk into court and file the default judgment, they filed an answer. He said the answer means, as far as the court is concerned, they have set the matter for trial.

Paul explained the answer Alpha Leisure and Alpha Land's lawyers filed deny everything. He said it denies they owed the County any money, denies they defaulted, denies they had a contract. Paul said he hopes to obtain a summary judgment from the court and avoid trial. He said if one is scheduled, however, it will probably happen in about nine months.

V. Open Discussion

VII. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial Development Board

Copy with Signatures on File
Brandi Whelchel, Staff

Copy with Signatures on File
President/Vice 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:

Alex Palm, Cindy Kent, Perry Murray, Charmaine Vitek and Stephen Mountainspring

The following DCIDB Ex-officio members attended the meeting:

Lance Colley, Robb Paul, Sean Negherbon and Jerry Gillham

County Representatives:

Chris Boice, 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:

Alex Campbell, Alex Palm, Melony Marsh

Guests:

City of Sutherlin, Property Owners; Carisa Cegavske, The News Review; Kristi Gilbert, City of Sutherlin