



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

522 SE Washington Ave. Suite 111A
Roseburg, Oregon 97470
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**Minutes
April 19, 2016
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 was present. Attendees introduced themselves, see attachment A.

II. Approval of Minutes – March 15, 2016 Meeting

Bob Ragon motioned to approve the minutes of the February 16, 2016 meeting as presented. Stephen Mountainspring seconded. The motion carried.

Brandi Whelchel read the IDB's Mission Statement: *"Promote, expand, and diversify job opportunities and economic health in Douglas County"* and Goal: *"Quality Jobs for Douglas County Residents."*

III. New Business:

A. Wildlife Safari Parking Lot Expansion Funding Request/Proposal (\$20k)

Tammi Ellison and Dan Van Slyke, with Wildlife Safari, gave a presentation requesting \$20k in match funds to expand their parking lot to address the parking shortage that's become critical in serving the Safari's 186,000 annual visitors and various events. They explained 75% of guests come from outside the area and the Wildlife Safari has an economic impact of roughly \$16M/year on the County and full time employment is up 20% from 2013.

Discussion ensued.

Bob Ragon motioned to recommend to the Board of Commissioners to grant the Wildlife Safari \$20k in match funds for their Parking Lot Expansion. Dave Sabala seconded.

Stephen Mountainspring announced he would like to disclose in the past year he has provided some legal services, not very considerable to the Wildlife Safari. He said he didn't consider it a conflict of interest but wanted to disclose it.

Alex called the question. The motion carried.

Dan Van Slyke thanked the IDB for their support over the years.

B. Senior Center Funding Request/Proposal (\$25k)

Merten Bangemann-Johnson with NeighborWorks Umpqua explained that the Board of the Roseburg Senior Center approached NeighborWorks Umpqua to assist them to secure funding of the purchase of the building they are currently leasing. He explained in order to create and retain jobs, a broad and meaningful social infrastructure to support the community must be in place and a thriving senior center is an important part of that.

Merten explained the property is a real estate owned and must be off the bank's books by December 31, 2016. He stated the option agreement the bank has with the Senior Center expires September 1, 2016 with no possible extension and the property will be auctioned and the Senior Center will be displaced. He said the Senior Center has been in the building for two years and have done some wonderful things. They've grown their membership from 300 to 900 members. He said last year they served over 16k people. The Senior Center has been an anchor in the Mill-Pine district and working hard at cleaning up the area. Transients and homeless are somewhat of an issue in the area and the Senior Center puts them to work when they trespass on the property, providing free meals in exchange for their work.

Merten said this is a \$585k acquisition. They are asking the IDB for \$25k, are bringing \$100k of their own to the table, \$100k from Mercy, and have had some great conversations with the Ford Family Foundation, The Oregon Community Foundation and some other folks who are interested in supporting this effort. He stated it is not typical, not tourism and not industrial but is very much related to the economy and will support a fair amount of jobs long-term. This will be a \$2M project over the next few years. He explained the senior center will have long-term staff that will contribute to the local economy and approximately \$1.4M worth of construction that will take place at the property.

Linda Sheridan, treasurer of the Senior Center said there have been upgrades to their accounting system, and significant fundraising and community involvement activities. There have been memorial services, dances, and potlucks getting the community involved and helping them grow. There is a huge need for our local seniors; many of them coming in who've lost their spouse, or just moved to the area and are looking for activities. The building has tons of potential for expansion. She said they could have dances, exercise classes, community and UCC off-campus classes for seniors, rent the space for catering and much more. She said it's not only a place for our seniors to go but also families.

Treva Anderson, former Board Member of the Senior Center, explained her experience with the Senior Center over the past 7 years; from the old building to the new, the improvements and the importance of having a place to go.

Discussion ensued.

It was a consensus of the IDB they were supportive but wanted additional information and to ensure the project falls within the structure of the IDB Ordinance:

- Job Creation/Employment Information
- Business Plan
- Operating Budget

Stephen Mountainspring made a motion to table until the next IDB meeting on May 17 to allow time for Merten to supply a business plan and operating budget along with job creation/employment information. Melony Marsh declared a conflict of interest stating she is the real estate agent and also sits on the steering committee for the capital campaign. Dave Sabala seconded. The motion carried; the item is tabled.

Ron Doan asked who will have the lead point role in moving this along. Merten and Alex Palm agreed to be. Ron Doan stated this is an absolute essential part of any community. He said looking at recruitment and retention of industry, corporate activity coming into our community, having this in the community is an essential part of a viable economy.

IV. Reports

A. Budget Update

Alex Palm gave an update of the IDB Budget and process. He said the draft budget approved at the previous meeting was forwarded to Management and Finance on the 21st. There were changes

made by the County; The Board of Commissioners authorized a \$45k increase in the transfer from the IDB fund to the County Fair fund for FY2017 and the budget was adjusted accordingly to increase the transfer to \$109,120.

The IDB Budget will be presented to the County on May 16th.

B. Med Ed Update

Wayne Patterson gave an update on the Med Ed Facility. There has been a significant amount of development in this project. He said they've been building coalitions and have developed a strategy; OHSU needs to be secured as an academic partner. He said strategically they need to go after the Governor and as a part of this they began building coalitions to reach out to the communities, community colleges, hospitals and anybody who may be impacted by this in Southern Oregon. He said everyone is coming to the table. Through Pac West they petitioned and lobbied for legislative meetings in anticipation of the Governor's meeting and now have two dates during the interim committee legislative day hearings at the State Capitol in late May; one with the State Senate Education Committee and the other is with the State House Education Committee. The plan is to take the coalition and present at both meetings. He said the third would be to the Governor.

C. Oak Creek Industrial Park Property Sale Update

Alex Palm gave an update on the Oak Creek Industrial Park Property Sale; 5 acres of industrial property the IDB recommended to be sold to Tank Parish/Key Line Construction across from Ingram Books. He said the 5 year extension on the wetland delineation granted by the Department of State Lands did not get approved by the Army Corps of Engineers or DEQ. Those two agencies are saying the wetland delineation expired in 2011 and the property must be re-delineated. The project is on hold and it has been agreed in concept the IDB will pay for the delineation. If there is an excess of wetlands something will need to be worked out with the buyer on whose responsibility that is.

D. City of Winston Downtown Revitalization Project

Alex Palm explained there will be a presentation and a funding proposal/request at the May 17 IDB meeting for the City of Winston Downtown Revitalization Project.

E. City of Reedsport Rail Crossing Fix

Alex Palm explained there was information included in the meeting packet and there will be a presentation and funding proposal/request at the May 17 IDB meeting for the City of Reedsport Rail Crossing fix on Bolon Island.

V. Open Discussion

VI. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial Development Board

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Copy with signatures on file

Brandi Whelchel, Staff

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:

Dave Sabala, Lauren Young, Ron Doan, Alex Palm, Bob Ragon, Melony Marsh, Charmaine Vitek and Steve Mountainspring.

The following DCIDB Ex-officio members attended the meeting:

Sean Negherbon and Kristi Gilbert

County Representatives:

Chris Boice, Commissioner; Paul Meyer, County Counsel

Staff:

Wayne Patterson, The Partnership for Economic Development; Tracy Loomis, CCD Staff; and Brandi Whelchel, CCD Staff

Ad Hoc Committee Members:

Alex Palm, Dave Sabala, Lauren Young and Melony Marsh

Guests:

Loran Waldron, Land and Water Environmental Services, Inc.; Dave Kaiser, Industrial Property Owner; Merten Johnson, NeighborWorks Umpqua; Dan Van Slyke, Wildlife Safari; Tammi Ellison, Wildlife Safari; Linda Sheridan, Roseburg Senior Center; Treva Anderson, Roseburg Senior Center; Ron Elliot, Roseburg Senior Center; and Larry Lynch, Citizen