



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

522 SE Washington Ave. Suite 111A
Roseburg, Oregon 97470
(541) 672-6728 Fax (541) 672-7011

Minutes

January 19, 2016

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 and announced a quorum is present. Attendees introduced themselves, see attachment A.

II. Approval of Minutes – December 15, 2015 meeting

Dave Sabala explained corrections were made to page 3, paragraph 2: Melony Marsh's name was corrected and on paragraph 5: the word developing was corrected to development. Stephen Mountainspring made a motion to approve the minutes with the corrections as presented. Alex Palm seconded. The motion carried.

III. New Business:

A. Vacancies and Reappointments

Dave explained the IDB has five positions with terms expiring at the end of this month; Kelly Morgan, Cindy Kent, Lauren Young, Dave Sabala and Stephen Mountainspring. He said, Kelly, Lauren, Dave and Stephen have indicated they'd like to continue serving on the IDB. Dave said he recommends the IDB ask the commissioners to reappoint Kelly Morgan, Lauren Young, Dave Sabala and Stephen Mountainspring. He asked the IDB for further recommendations. None were forthcoming.

Stephen Mountainspring made a motion to reappoint Kelly Morgan, Lauren Young, Dave Sabala and Stephen Mountainspring to serve on the IDB. Melony Marsh seconded. The motion passed unanimously.

Dave explained Cindy Kent will be stepping off the Board creating a vacancy, the position was advertised and 5 applications were received; Bob Ragon, Mark Robbins, Tim Swenson, Bruce Anderson and John Hughes. He said the Orientation/Nomination Committee consisting of himself, Alex Palm and Kelly Morgan discussed the applicants with Commissioner Chris Boice. Dave said as a result he recommends the Commissioners to appoint Bob Ragon to fill the vacancy created by Cindy Kent's resignation. He asked the IDB if there were further recommendations. None were forthcoming.

Stephen Mountainspring made a motion to recommend to the Commissioners to appoint Bob Ragon to fill the vacancy created by Cindy Kent to the IDB. Alex Palm seconded. The motion passes unanimously.

Dave explained the recommendation will be forwarded to the County Commissioners who have final say.

C. Possible Land Sale

Dave said he is going to switch agenda items B and C to discuss the possible land sale first. He stated he is handing it over to Alex Campbell and Tank Parish with Key Line Construction.

Alex Campbell provided the IDB with a handout with a map of the Oak Creek Industrial Park.

Tank Parish explained to the IDB what his business is and what he would like to do with the property.

Alex Campbell explained the Oak Creek Industrial property will be up for wetland delineation within the year and may compromise it as saleable. Alex said Tank Parish with Key Line Construction made offer on property for \$40K per acre for approximately 5.5 acres at Oak Creek Industrial Park. He said he wants to know the sense of the IDB, if that sounds like a reasonable offer. He stated his recommendation is it is a fair offer.

Discussion ensued.

Upon IDB discussion further investigation is requested for:

- Possible to include the 3 acres south of property (wetland mitigation site) in sale
- Value of wetland mitigation property or opportunity for further use as wetland mitigation site if any.
- Long Term obligation for management of mitigation property.
- Who monitors the mitigation property?

It was a consensus of the IDB to continue negotiating sale while gathering the information for consideration for the land sale contract.

B. Med Ed Funding Request

Alex Campbell explained he's asked PAC/WEST to assist in a communications campaign for the Med Ed program. He said the Partnership, with support from the County and City of Roseburg did a feasibility study on establishing a new private Allied Health College in Roseburg. He said the feasibility study revealed it is promising. He said since that time they had a private college partner, they have backed out of the project, primarily due to strategic plans of their own back in Des Moines.

Alex explained as a team to move this project forward the best course of action is to find a public university partner within Oregon. He said in order to do that we need to demonstrate this project is of interest to folks other than people who care about economic development in Douglas County. He said the plan is working on building a coalition and focus primarily on the health care issues that this college would be addressing. He said they would also look to southern Oregon, rural communities and key healthcare industry stakeholders.

Alex said the request is for support in the next stage of the process with a \$15K contribution towards the Communication Campaign for the Med Ed program. He said the money would go towards the retainer with PAC/WEST.

Dave Sabala stated there is sufficient funding in the budget for this request. He said we've budgeted \$250K and have not spent any to date. Dave asked if there were any questions. None were forthcoming.

Dave asked Alex Campbell if this would complete fundraising for \$100K budget on current efforts. Alex responded yes. Alex explained two local healthcare organizations contributed \$75K and the City of Roseburg recently approved and contributed \$15K to the project as well.

Dave asked if there were any questions. None were forthcoming.

Alex Palm declared a conflict of interest and stated he will abstain from any voting.

Stephen asked when doing the survey they were only going to look at 25 to 64 year olds. Alex responded they've recently talked about going into rural health clinics instead. Steve stated that would be good.

Stephen asked if the feasibility study was presented before, perhaps before he became a member and stated he is not familiar with it. Alex responded yes.

Stephen asked what Allied Health is. Alex explained sometimes a medical college is called in doctrine training, not just nursing. He said we are looking at everything; clinical, medical, techs, radiology techs, a broad range of training. He said there would be no MD degrees.

Dave explained the programs offered at UCC and the programs that would be offered at this college would complement each other, not compete with each other.

Alex explained to Stephen the feasibility study. He said a lot of work was done but there is still a lot of work to be done. Stephen asked if the \$180M to construct is explained in the feasibility study. Alex responded yes. Alex stated he would get a copy of the feasibility study to Stephen. Stephen thanked Alex.

Dave asked if there were further questions. None were forthcoming.

Stephen Mountainspring made a motion to recommend the County Commissioners contribute \$15K towards the Med Ed Communication Campaign. Melony Marsh seconded. The motion carried, 5 yays, 1 Abstention; Alex Palm.

IV. Unfinished Business/Reports

A. Update on Salmon Harbor Marine Dredging

Dave explained there has been a development and the recommendation has been put on hold. He said there is an inconsistency with the Intergovernmental agreement between Douglas County, the Port of Umpqua and Salmon Harbor. He explained the intention has not changed and there is concern about our commercial fleet sitting on the bottom of the Marina.

Alex Campbell stated, regarding the 800 Hastings Reversion Clause, the County acted on a quit claim on the reversion clause and received in exchange for a covenant from the current owners stating the property would remain used for manufacturing or industrial purposes. He said the sale has not closed yet and the lender and purchaser are working through and issue with the lender.

B. Budget

Tania Korpi provided the IDB with a handout of the FY2016 budget, narrative and line item breakdown. She explained it is almost time to begin the budget process and these documents would help the IDB members have an idea on what they will be looking at.

Dave Sabala encouraged any IDB member not on the finance committee to be involved during the budget process and said it would be helpful for new IDB members.

V. Open Discussion

VI. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial Development Board

Copy with signatures on file

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, Alex Palm, Melony Marsh, Charmaine Vitek and Steve Mountainspring

The following DCIDB Ex-officio members attended the meeting:

Robb Paul, Lance Colley, Carl Patenode and Kristi Gilbert

County Representatives:

Chris Boice, Commissioner; Paul Meyer, County Counsel

Staff:

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

Ad Hoc Committee Members:

Barry Robinson, Lauren Young, Alex Palm, Dave Sabala and Melony Marsh,

Guests:

Tank Parish, Key Line Construction; Marty Verberlonoos, Private; Loran Waldron, Land and Water Environmental Services, Inc. and Mr. Burke, Private