



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

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

Minutes

June 14, 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 – May 17, 2016 Meeting

Stephen Mountainspring motioned to approve the minutes of the April 19, 2016 meeting as presented. Dave Sabala seconded. The motion carried.

III. Reports/Old Business:

A. City of Winston CORE Project Update – Jennifer Mitchell

Jennifer stated they've made a decision to withdrawal the request for financing to the DCIDB at this time. She thanked the IDB for their consideration and time.

IV. New Business:

A. Mel Arts Mowing Contract

Brandi Whelchel explained this is an extension of a contract with Mel Arts to do the mowing, weed and blackberry abatement at the Sutherlin industrial park. It is an annual contract at \$45 per hour with a \$5,000 limit.

Dave Sabala motioned to approve the Mel Arts Mowing contract for another year with a limit of \$5,000 as presented. Bob Ragon seconded. The motion passed unanimously.

B. CCD Contract

Brandi Whelchel explained that this was a renewal of a contract with CCD for staffing services for the IDB. She explained the cost of the services is \$36,000 for one year and CCD has not asked for an increase in over ten years.

Dave Sabala motioned to renew CCD's contract for staffing services for the IDB at a cost of \$36,000 for one year. Stephen Mountainspring seconded. The motion passed unanimously.

V. Reports/Old Business (Continued...)

B. Senior Center Funding Request/Proposal (\$25k) – Linda Sheridan, Dennis O'Neil

Linda Sheridan and Dennis O'Neil discussed the membership growth, expansion and need for the Senior Center. They explained it is an essential part of a viable economy. They requested \$25k to assist in the \$585k purchase of the building they are currently leasing. The lease expires September 1, 2016 and they have an extension through December. Once the lease expires the building will be auctioned and the Senior Center will be displaced. Discussion ensued.

Dave Sabala stated a strong vibrant senior center is part of our infrastructure. Bob Ragon expressed support. Stephen Mountainspring expressed support and stated it is a great idea.

Stephen Mountainspring motioned to recommend the Board of Commissioners grant the Senior Center \$25k to assist in the \$585k purchase of the building they are leasing as presented. Dave Sabala seconded. Lauren Young called the question. The motion passed unanimously.

Alex Palm stated this is an advisory board and the County Commissioners have the final say. Linda Sheridan thanked the IDB for their consideration.

C. Med Ed Update – Wayne Patterson

Wayne gave an update on the Med Ed project. He explained there is significant momentum and the contract with PacWest is expiring June 30, 2016. He requested \$50k to contribute towards the \$180k contract extension for one more year. Discussion ensued.

Bob Ragon motioned to recommend the Board of Commissioners to contribute \$50k towards the \$180k contract for PacWest as presented. Stephen Mountainspring seconded. The motion carried.

D. Oak Creek Industrial Property Sale- Alex Campbell/Robb Paul

Robb Paul explained the wetlands on Oak Creek Industrial Park Property Sale were initially re-delineated and what was a .20 of an acre of wetlands has grown to 1.8 acres. The buyer is still interested in purchasing the property at a discounted price for the cost of the mitigation.

Dave Sabala motioned to move forward with negotiations with Tank Parish/Key Line construction on the 5 acre sale at a discounted price for the cost of the mitigation. Bob Ragon seconded. The motion carried.

VI. Open Discussion

VII. Adjourn DCIDB Business Meeting

Respectfully submitted,

Copy with signatures on file

Brandi Whelchel, Staff

Douglas County Industrial Development Board

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:

Dave Sabala, Lauren Young, Alex Palm, Bob Ragon, Charmaine Vitek and Steve Mountainspring

The following DCIDB Ex-officio members attended the meeting:

Robb Paul, Lance Colley and Kristi Gilbert

County Representatives:

Paul Meyer, County Counsel

Staff:

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

Ad Hoc Committee Members:

Alex Palm, Dave Sabala and Lauren Young

Guests:

Larry Lynch, Private Citizen; Sharon Harrison, Mayor of City of Winston; Dennis O'Neill, Roseburg Senior Center; Linda Sheridan, Roseburg Senior Center; Jennifer Mitchell, Winston CORE Project