



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

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Minutes
December 19, 2017
10:30-11:30
Room 310
Douglas County Courthouse
1036 SE Douglas
Roseburg, OR 97470

I. Welcome & Introductions

Melony Marsh called the meeting to order and announced a quorum was present. Attendees introduced themselves, see attachment A.

The following DCIDB members attended the meeting:

Dave Sabala, Bob Ragon, Melony Marsh, Charmaine Vitek, Alex Palm, and Lauren Young.

The following DCIDB Ex-officio members attended the meeting:

Lance Colley, Sean Negherbon, Scott Adams, Mike Baker, and Kristi Gilbert.

County Representatives:

Commissioner Chris Boice; and Paul Meyer, County Counsel.

Staff:

Wayne Patterson, UEDP; Brandi Whelchel, CCD Staff; and Cale Morgan, CCD Staff.

Ad Hoc Committee Members:

Melony Marsh and Dave Sabala.

Guests:

Heather Coffel, Douglas County Assessor's Office; Rocky Houston, Douglas County Parks Department; and Jameson Baird, Citizen;

II. Approval of Minutes – September 18, 2017, Meeting

Dave Sabala motioned to approve the minutes of the October 17, 2017, meeting as presented. Alex Palm seconded. The motion carried.

III. New Business:

A. Vacancies and Reappointments – Melony Marsh

Motion to recommend appointments/reappointments, Second, Discussion, and Vote

Melony explained the IDB has three positions with terms expiring at the end of this month: Melony Marsh, Ron Doan, and Charmaine Vitek. She said, Melony, Ron, and Charmaine have indicated they'd like to continue serving on the IDB.

Dave Sabala made a motion to reappoint Melony Marsh, Ron Doan, and Charmaine Vitek to serve on the IDB. Bob Ragon seconded. The motion Passed Unanimously.

Melony explained Alex Palm will be stepping off the Board, January 31, 2018, creating a vacancy. The position was advertised and 5 applications were received: Debbie Fromdahl, Heather Coffel, John Marsh,

Sam Carter and Jameson Baird. She said the Orientation Committee recommends Sam Carter to fill the vacancy.

Bob Ragon made a motion to recommend to the Commissioners to appoint Sam Carter to fill the vacancy created by Alex Palm to the IDB. Lauren Young seconded. The motion passed unanimously.

B. Officer Elections – Melony Marsh

Motion to Nominate/Appoint Officers, Second, Discussion, and Vote

Melony Marsh stated the Orientation Committee met and recommend Melony Marsh as President and Stephen Mountainspring as Vice President for the 2018 IDB officers. No other nominations were forthcoming.

Charmaine Vitek motioned to nominate and appoint Melony Marsh as President and Stephen Mountainspring as Vice President of the IDB for 2018. Alex Palm seconded. The motion passed unanimously.

C. South County Industrial Park Marketing – Melony Marsh

Commissioner Boice stated he would like to see the South Umpqua Valley Industrial Park (SUVIP) aggressively marketed with a commercial realtor.

Melony Marsh asked if last time an RFP was sent out, didn't only one realtor answer.

Wayne Patterson stated that DK Reed was the only one to answer. He said that he marketed the property until his contract was expired and has turned in a report with his dealings with the property.

Discussion ensued.

Commissioner Boice said the SUVIP is the least riddled with wetlands and would like to see the County sell the land before wetlands become an issue.

Discussion ensued

Melony asked if the DCIDB can market the property themselves instead of finding a commercial agent.

Paul Meyer said there is no prohibition on the County to list the land themselves.

Melony said she would not be listing it through her business and would waive any commission. She said she would be listing it as the DCIDB.

Commissioner Boice said he would like the DCIDB to make a plan and get the property marketed and sold as soon as possible. He said once the DCIDB decides on a plan, the only thing needing commissioner approval would be any expenditures to market the property.

Paul Meyer stated the DCIDB can list the property with any realtor they choose, but last time the County did a RFP because it was a policy choice, not a legal choice.

Melony said there are very few commercial / industrial agents in the county.

Discussion ensued.

Melony asked how long the RFP's need to be posted.

Commissioner Boice said 1 month typically.

Wayne said his office is in charge of marketing the SUVIP and has been contacted by several entities and he would like to speak with them before the property is marketed. He said there are several opportunities within Douglas County to possibly sell the land without incurring more cost.

Discussion ensued.

Commissioner Boice said his preference would be to find out who the top selling commercial real estate agent in the county is, barring Melony Marsh, and ask them to market the SUVIP sooner than later.

Dave Sabala asked Wayne to come back with a recommendation on a plan to market the SUVIP.

Wayne said he would come back next meeting with a suggested recommendation about marketing the SUVIP.

Discussion Ensued.

Commissioner Boice stated before he leaves he wanted to address the Board on a different subject. He stated he would like the DCIDB to consider a waiver program for Economic Development and Job Creation when disposing of solid waste. He said they had a request recently from Umpqua Watersheds to waive the fee of the solid waste they cleaned up from the Umpqua Rivers. He said he would like to give the DCIDB a piece of the budget to create a fee waiver or reduced rate program and would like the DCIDB to see if it would be worth it to the County.

Melony said the DCIDB would have to offer it to everybody and it could not be isolated.

Alex Palm stated not if it is tied to job creation.

Commissioner Boice said the job creation piece would be brought to the area after the work is done because of the new business/building development. He said the County needs a way to vet developers and contractors and this could be a way to do it.

Discussion ensued.

D. Winchester Bay Crabbing Dock Grant \$50K – *Melony Marsh / Rocky Houston*

Rocky Houston gave a presentation on the Winchester Bay Crabbing Dock and showed a slide show of what is broken and needing to be replaced. He said the County thought they had a great plan and funding stream for the project and ran into some permitting issues with the Army Corp of Engineers, which brought the cost of the project up from \$568K to \$702K. He said the ask of \$50K, from the DCIDB, is for the low-grade superstructure elements and safety issues. Rocky said the return on this investment is based off of Travel Oregon dollars and the annual economic impact of people paying the \$4 parking fees. The annual return, after repairs, would be \$472k to the local economy and create 7.8 jobs locally.

Bob Ragon made a motion to recommend the Douglas County Commissioners approve the \$50K in match funding to the Douglas County Parks Department for the rehabilitation of the Winchester Bay Crab Dock. Dave Sabala seconded. The motion Passed Unanimously.

IV. Reports/Old Business:

Bob Ragon asked Wayne Patterson how the Back 9 project is going.

Wayne said the Back 9 is going good.

Melony said there may be some usage changes eventually happening at the Back 9.

Wayne said the definition of sales on the Back 9 will be worked out and will not affect the project at this time. But it could affect clients looking to move to the Back 9.

Bob Ragon asked if there will be any foreseen traffic problems once the project is completed.

Alex Palm stated there have been a lot of tweaks throughout the project with the sewer, road, and platting. He said the County has been very flexible working with them on the project.

V. Open Discussion:
None.

VI. Adjourn DCIDB Business Meeting

Respectfully submitted,

Copy with signatures on file

Cale Morgan, 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 97470.