



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

522 SE Washington Ave., Suite 111A
Roseburg, Oregon 97470
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**Minutes
March 21, 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.

II. Approval of Minutes – February 21, 2017 Meeting

Charmaine Vitek motioned to approve the minutes of the February 21, 2017, meeting as presented. Stephen Mountainspring seconded. The motion carried.

III. New Business:

A. First Call Resolution Project Proposal \$40K – Wayne Patterson

Wayne states this is an incentive package to get FCR (First Call Resolution) to stay in Roseburg. This ask is for FCR to run fiber optic cable to their new facility on Harvard. FCR needs to have 2 lines to maintain duplicity to serve their customers in case one line goes out. They have final quotes for this and the full cost of installation is \$60K. Wayne said he told John, at FCR, \$40k is the cap he would ask for from the IDB. This is the final part of his incentive package to stay in Roseburg. FCR employs 400-450 people here in Roseburg and this project helps to maintain the retention of those jobs.

Board member Lauren Young arrived.

Discussion ensued.

Wayne states this is a retention plan that fits the primary focus of the IDB and supports economic development in Roseburg and Douglas County.

Alex Palm said investing \$100 per job at FCR is a great investment to keep the company here in Roseburg.

Melony Marsh stated if FCR could not get the cooperation they need to stay in Roseburg, they would look elsewhere.

Wayne said FCR has currently signed a lease of 5 years for the building and this would be a good investment for the County.

Lance Colley stated with the installation of the second line of fiber optic cable, it becomes a community infrastructure investment, not only an investment in FCR, and creates redundancy for other fiber optic customers in our area.

Bob Ragon motioned to recommend to the Commissioners to grant \$40K to First Call Resolution fiber optic project. Charmaine Vitek seconded. The motion carried.

B. Douglas County Food Truck Competition \$45K – Wayne Patterson

Wayne states the idea to put together a food truck competition started last year, because there are none this large in the northwest. Wayne said he wants to make this a Douglas County event, sort of like a mini fair. After reaching out to the food truck businesses, the date of July 4th was picked because there isn't much going on for most food trucks. Once the 4th of July was picked, the Roseburg 4th of July Committee came to Wayne and asked if they could move the fireworks from Stewart Park to the Fairgrounds. The Half Shell Committee came and asked the same question to Wayne. Wayne stated the Fireworks Committee and the Half Shell Committee are more than willing to make this an annual event with the Food Truck Competition, as long as it is a successful first year. The prize for winning the Food Truck Competition is \$10K. Wayne stated this is a tourism/economic development project because the event gives people from outside our area an opportunity to be exposed to the Umpqua Valley and see what sort of things we have to offer. The estimate on attendance is 20,000 people. The competition will start in the afternoon, then move to the half shell, and end with the fireworks. Bi-Mart is also sponsoring a kid's area with events for children. Admission to the event is free and Wayne wants to draw families in to the event.

Melony Marsh asked where the food trucks will be set up.

Wayne Patterson replied they will be set up around the Floral Building because the infrastructure is already in place to support the food trucks. The area can fit 48 food trucks conservatively, and possibly up to 54 depending on the size of the trucks. Wayne said Harold, at the fairgrounds, is taking up the e-commerce and web side of the event.

Stephen Mountainspring asked if this were an annual event if it would become a line item on the DCIDB budget.

Wayne stated that this event can turn into a self-sustaining event. There may be an ask from the IDB next year, but by year 3 it should be a self-sustaining event. They are putting this money toward the fireworks, the Half Shell, the prize money, and marketing of the event. Marketing costs are not significant since most of it will be done through the internet and social media.

Stephen Mountainspring stated he believes it is a great idea, but is concerned the IDB is deviating a little too far from where the board is supposed to be, especially if it is to become a line item from now until the end of time.

Wayne said the goal of this event is to be a fun, family event and they are not charging admission to the general public. The fairgrounds will make money on the space rental of the food trucks and will have a beer and wine garden as well; the Fairgrounds are happy with that. There are no funds from this ask going toward the Fairground itself and there is zero cost to the Fairgrounds.

Discussion ensued.

Stephen Mountainspring asked about diversity of the food trucks.

Wayne stated diversity is the goal. They don't want trucks serving the same thing and presentation will be a big factor in the competition. They would like to see trucks that look nice and clean, trying to keep trucks that don't have a good presentation out. Diversity and new, quality food ideas is what the competition is looking for.

The Firework Committee and the Half Shell have always been self-sustaining. The Half Shell makes between \$2K and \$10K by passing the hat at their events. They plan on doing so at this event. There have been several businesses around that want to be sponsors for the event, but for now they want to keep it a Douglas County event and away from corporate sponsorship.

Steve Mountainspring motioned to recommend to the Commissioners to grant \$45K for the Douglas County Food Truck Competition. Bob Ragon seconded. The motion carried.

Stephen Mountainspring asked if this will be advertised on the fairgrounds reader board.

Wayne Patterson stated yes.

C. Budget – Melony Marsh / Brandi Whelchel

Melony Marsh gave an overview report of the budget.

- Other Professional Services - UEDP Job Dev - \$105,000, Increased County contribution to UEDP.
- Intergovernmental Assistance \$800,000 - Funds included for interagency and business assistance that include training, job retention, lead generation, and other interagency agreements which strengthen the economic environment in Douglas County through education, retention, and diversification. Potential projects discussed: Back 9 Industrial Property Road, Med Ed, First Call Resolution, and other projects presented by UEDP.
- Spec Building - Funds rolled into Industrial Park Projects Line item. \$0 Anticipated amount to be expended to advance the Virtual Spec Building Project at the Sutherlin Industrial Park during the Fiscal Year.
- Industrial Park Projects - \$1,130,000. This amount is for capital outlay and industrial site improvements which may be required at any of the County Industrial Parks, including the Spec Building if the need arises.

Discussion ensued.

Brandi stated the draft budget needed to be approved with or without changes and forwarded to Management and Finance by March 24th. She said she would forward the complete County Budget schedule to the IDB. The schedule was included with the initial email with the draft budget to the IDB.

Discussion ensued.

Bob Ragon motioned to accept the draft budget with the Other Professional Services, Intergovernmental Assistance, Spec Building, and Industrial Park Project amounts as presented and forward to Management and Finance. Stephen Mountainspring seconded. The motion carried.

IV. Reports/Old Business:

A. Back 9 Update – Alex Palm

Alex Palm stated Alex Campbell and his team are close to finalizing the Immediate Opportunity Fund grant request for the Back 9 road project. The application will be submitted within the near future and the request will be for a \$600K matching grant. They believe road construction cost should be about \$1.4 million. The project is going to be bid in November/December of this year, which is usually a more competitive time of year for contractors and should help to bring overall costs down for the road construction. The grant only covers a maximum of 50% of total project cost. Figuring out where the rest of the money will come from is the next step. Alex stated Commissioner Boice mentioned using IDB funds to help with the match of this grant. The current timeline for construction to begin on the Back 9 access road is late spring of 2018.

Stephen Mountainspring asked if the sewer connections were part of this same project.

Alex Palm said the sewer improvement funding is already in place and is not part of the Back 9 road project. Construction on the sewer improvements will begin in late summer, 2017.

V. Open Discussion

Melony Marsh announced Commissioner Boice was unable to attend the DCIDB meeting and then read aloud a letter from Commissioner Boice that outlined the Commissioner's directives for DCIDB.

Discussion ensued.

Lance Colley stated the Transient Occupancy Tax the UEDP had proposed for the Boutique Hotel will be on the City of Roseburg Economic Development agenda today. Along with the proposed tax, they will also be discussing a contribution of \$20K to the Leland Group for the feasibility study. If either is approved by the Economic Development Commission, they will still have to go before the Roseburg City Council and be fully approved.

VI. Adjourn DCIDB Business Meeting

Respectfully submitted,

Douglas County Industrial
Development Board

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Cale Morgan, Staff

President/Vice President

Attachment A

A recording of the meeting is available at the CCD office, 522 SE Washington, Suite 111A, Roseburg, Oregon 97470.

The following DCIDB members attended the meeting:

Lauren Young, Alex Palm, Melony Marsh, Bob Ragon, Charmaine Vitek, and Steve Mountainspring.

The following DCIDB Ex-officio members attended the meeting:

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

County Representatives:

Paul Meyer, County Counsel.

Staff:

Wayne Patterson, The Partnership for Economic Development; Shawn Clark, The Partnership for Economic Development; Brandi Whelchel, CCD Staff; and Cale Morgan, CCD Staff.

Ad Hoc Committee Members:

Melony Marsh and Alex Palm.

Guests:

Heather Coffel, Douglas County Assessor's Office;