



# DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

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

**Minutes**  
**April 17, 2018**  
**10:30-11:30**  
**Room 310**

**Douglas County Courthouse**  
**1036 SE Douglas**  
**Roseburg, OR 97470**

## **I. Welcome & Introductions**

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

### **The following DCIDB members attended the meeting:**

Stephen Mountainspring, Melony Marsh, Dave Sabala, Bob Ragon, Lauren Young, Charmaine Vitek, and Debbie Fromdahl.

### **The following DCIDB Ex-officio members attended the meeting:**

Scott Adams, Lance Colley, Dr. Kacy Crabtree, Sean Negherbon, Jonathan Wright, and Kristi Gilbert.

### **County Representatives:**

Commissioner Chris Boice; Paul Meyer, County Counsel; and Heather Coffel, Douglas County Assessor's Office.

### **Staff:**

Wayne Patterson, UEDP; Eileen Ophus, CCD Staff; Theresa Haga, CCD Staff; Bryan Sykes, CCD staff; and Cale Morgan, CCD Staff.

### **Ad Hoc Committee Members:**

Lauren Young, Melony Marsh, and Dave Sabala.

### **Guests:**

Jamie Chartier, City of Sutherlin; Susan Buell, UT&E; Dan Van Slyke, Wildlife Safari; Paul Wilborn, Tri-City Water & Sanitary Authority; Shawn Gibbs, SCDC; TJ Cameron, Les Schwab; Loren Waldron, Dept. of Land; Tony Page, Douglas County Land Department; Dan, Wildlife Safari; Kayla, Wildlife Safari.

## **II. Approval of Minutes – March 20, 2018, Meeting**

Charmaine Vitek motioned to approve the minutes of the March 20, 2018, meeting as presented. Dave Sabala seconded. The motion carried unanimously.

## **III. New Business:**

### **A. Bolon Island Geo-Tech Exploration \$33,500 – Jonathan Wright**

Jonathan Wright presented his proposal for geo-tech exploration on Bolon Island pertaining to the possible engineering of a Green Mountain Grill's manufacturing facility and any future projects that may be on Bolon Island.

Dave Sabala motioned to recommend the Commissioners approve the \$33,500 grant for the geo-tech exploration on Bolon Island. Debbie Fromdahl seconded. The motion carried unanimously.

**B. Wildlife Safari Loan Payoff – Chris Boice**

Commissioner Boice introduced Dan Van Slyke, from Wildlife Safari. Dan Van Slyke shared the current financial conditions of Wildlife Safari and what benefits they and the County would receive if Wildlife Safari can satisfy the \$189,488.48 loan from the County with a one-time, discounted payoff of \$106,000.

Stephen Mountainspring declared a conflict of interest and abstained from voting.

Bob Ragon motioned to recommend to the Commissioners to approve a one-time, discounted payoff of \$106,000 to settle the \$189,488.48 loan owed to the County. Dave Sabala seconded. The motion carried unanimously.

**C. South Umpqua Valley Industrial Park Land Sale – Melony Marsh**

Dave Sabala requested the board enter an Executive Session to delegate a real property transaction after all other agenda items were discussed. Melony Marsh, chair, granted the request

**D. Sutherlin Industrial Park Land Sale – Chris Boice**

Commissioner Boice and Tony Page both shared an update on the possible Sutherlin Industrial Park Land Sale.

**IV. Reports/Old Business:**

**A. Umpqua Training & Employment (UT&E) OJT Update – Susan Buell**

Susan Buell updated the board on the two OJT grants and their current usage UT&E has received from the County.

**V. Open Discussion:**

Executive Session Began: 11:50 am  
Executive Session Ended: 12:05 pm

**VI. A. South Umpqua Valley Industrial Park Land Sale**

Lauren Young declared a conflict of interest and abstained from discussion and voting.

Melony Marsh motioned to make an amendment to Bob Ragon’s motion to counter-offer Jeff Johnson’s, of MSK, offer with a \$100,000 sale price. Stephen Mountainspring seconded. The motion failed with 1 yeas and 4 nays.

*Yeas:* Melony Marsh

*Nays:* Dave Sabala, Bob Ragon, Debbie Fromdahl, and Charmaine Vitek.

Bob Ragon motioned to recommend the Commissioners accept Jeff Johnson’s, of MSK, offer on property located in the South Umpqua Valley Industrial Park (SUVIP) for \$60,000, contingent on completion of a Cross Laminated Timber (CLT) Showcase Building within 2 to 5 years or as determined by the Douglas County Board of Commissioners. Charmaine Vitek seconded. The motion carried with 4 yeas and 2 nays.

**VII. Adjourn DCIDB Business Meeting**

Respectfully submitted,

Douglas County Industrial  
Development Board

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Cale Morgan, Staff

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President/Vice President

**Attachment A**

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