



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

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Minutes
March 20, 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, 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, and Kristi Gilbert.

County Representatives:

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

Staff:

Wayne Patterson, UEDP; Eileen Ophus, CCD Staff; Theresa Haga, CCD Staff; Brandi Whelchel, CCD Staff; and Cale Morgan, CCD Staff.

Ad Hoc Committee Members:

Lauren Young and Dave Sabala.

Guests:

Jay Cohen, North River Boats; Brent Hutchings, North River Boats; Mike Macarthur, Oregon Counties Association; and Adam Jones, Mayor of Glendale.

II. Approval of Minutes – February 20, 2018, Meeting

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

III. New Business:

A. North River Boats \$100k Grant – Wayne Patterson

Wayne Patterson spoke about North River Boats and the executive summary outlining the expansion project that was previously distributed to the DCIDB members.

Discussion ensued.

Bob Ragon motioned to recommend the Commissioners approve the \$100K grant for the North River Boats expansion. Dave Sabala seconded. The motion carried unanimously.

B. FY 2018 – 2019 Budget – Brandi Whelchel

Brandi Whelchel provided an overview and explanation of each line item of the draft budget to the board.

Discussion ensued.

Charmaine Vitek motioned to forward the draft budget to Douglas County Management and Finance. Lauren Young seconded. The motion carried with 4 yeas and 2 nays.

Yeas: Stephen Mountainspring, Lauren Young, Charmaine Vitek, and Dave Sabala.

Nays: Debbie Fromdahl and Bob Ragon.

C. Re-zoning of Industrial Parks – Keith Cubic

Keith Cubic was invited up on short notice by Commissioner Boice. This item is not on the amended agenda.

Keith Cubic informed the board on the zoning requirements and possible re-zoning amendments to the South Umpqua Valley Industrial Park (SUVIP) and Back 9 Industrial Park.

Discussion ensued.

Bob Ragon motioned to recommend the Commissioners approve the County application for re-zoning amendments for the South Umpqua Valley Industrial Park (SUVIP). Dave Sabala seconded. The motion carried unanimously.

D. Wildlife Safari Loan Payoff – Chris Boice

Commissioner Boice shared that Wildlife Safari owes the County roughly \$180K and wants to pay off the loan at a discounted rate from the County. The payoff offer from Wildlife Safari is \$105K.

Discussion ensued.

Commissioner Boice will bring the Wildlife Safari payoff proposal back to the DCIDB for a vote when he has received the correct numbers from Management and Finance.

C. Possible Land Sale – Chris Boice

Commissioner Boice shared the offer of \$60K, from Jeff Johnson of MSK True Value, to buy property at the South Umpqua Valley Industrial Park (SUVIP).

Discussion ensued.

Stephen Mountainspring, Chair, requests the Land Advisory Committee to vet Jeff Johnson's offer for the land at the SUVIP before deciding on the land sale and will have an answer no later than the April 17, 2018, DCIDB meeting.

Commissioner Boice updated the board on a possible land sale of the Sutherlin Industrial Park for \$1.2 Million.

Discussion ensued.

Commissioner Boice will bring the purchase sale agreement and information on the project for the board to review at the April 17, 2018, DCIDB meeting.

IV. Reports/Old Business:

V. Open Discussion:

VI. Adjourn DCIDB Business Meeting

Respectfully submitted,

Cale Morgan, Staff

Douglas County Industrial
Development Board

President/Vice President

Attachment A

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