



**DOUGLAS COUNTY
INDUSTRIAL DEVELOPMENT BOARD**

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Roseburg, Oregon 97470
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**Minutes
September 17, 2019
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. She welcomed new board members; Jameson Baird and Barry Robinson. Attendees introduced themselves, see attachment A.

The following DCIDB members attended the meeting:

Barry Robinson, Jameson Baird, Debbie Fromdahl, Bob Ragon, Melony Marsh, Charmaine Vitek, and Todd Way

The following DCIDB Ex-officio members attended the meeting:

Kristi Gilbert, Ron Harker, Mike Baker, Scott Adams

County Representatives:

Chris Boice, County Commissioner, Paul Meyer, County Counsel, and Heather Coffel, County Assessor

Staff:

Theresa Haga CCD, Brandi Medeiros CCD, and Wayne Patterson UEDP.

Ad Hoc Committee Members:

Jameson Baird, Barry Robinson, and Melony Marsh

Guests:

T.J. Cameron, Lauren Young Tire; Scott Carroll, The News Review; Loran Waldron, Land and Water Environmental Services, Inc.; Lauren Young, Lauren Young Tire; Jeff Johnson, MSK/True Value

II. Approval of Minutes – May 21, 2019, Meeting

Charmaine Vitek motioned to approve the minutes of the May 21, 2019, meeting as presented. Debbie Fromdahl seconded. The motion carried unanimously.

III. New Business:

A. SUVIP Land Purchase Proposal/Les Schwab – TJ Cameron and Lauren Young

TJ Cameron explained the land purchase proposal for five acres of land in the South Umpqua Valley Industrial Park that was distributed to the Industrial Development Board and available at the meeting.

B. SUVIP Land Purchase Proposal/MSK True Value – Jeff Johnson/Commissioner Boice

Jeff Johnson explained the land purchase proposal for three acres of land in the South Umpqua Valley Industrial Park that was distributed to the Industrial Development Board and available at the meeting.

Bob Ragon motioned to recommend that the Board of Commissioners approve the sale of both properties as presented by MSK/True Value; Jeff Johnson and Les Schwab; TJ Cameron. Barry Robinson seconded. The motion carried unanimously.

C. Solid Waste Fee Waiver for Private Sector/Economic Development – Commissioner Boice

Commissioner Boice spoke about solid waste fee waivers and the possibility of the DCIDB granting funds for waivers for private sector on a case-by-case and application/grant basis. He explained the Solid Waste Advisory Committee has been reviewing all the fee waivers issued in the past and have been trying to develop a program to move forward with fee waivers in the solid waste system. They don't want to review fee waivers for private entities and would like them to instead apply for grant funds from the DCIDB to pay the amount of the dump fee to the Solid Waste Fund. Commissioner Boice asked the DCIDB to consider if they would want to be involved and how that should work. He explained the concept and purpose of the fees. Discussion ensued.

Consideration and discussion included:

- No Involvement
- Set a criteria and amount available for private entities
- Large scale cleanup for development/redevelopment
- Possibility of loan instead of grant with repayment terms/ROI
- Partial repayment vs. full repayment
- No interest in community cleanup or private sector cleanup
- Process/timeline for application consideration
- State guidelines, IDB goals and mission/use of funds

It was a consensus of the IDB they are willing to consider reviewing fee waiver applications for cleanup regarding large development/redevelopment, however; they are not interested in considering waivers for private parties or community cleanups.

Melony Marsh recommended the IDB set up a subcommittee to meet with Scott Adams, Public Works, and the Chair of the Solid Waste Advisory Committee to consider options, guidelines, and criteria to come up with a proposal for the solid waste fee waivers to present to the IDB for recommendation to the Board of Commissioners.

Staff was directed to assist in the subcommittee meeting preparation.

IV. Reports/Old Business:

Bob Ragon requested an update on the Sutherlin Project.

Paul Meyer stated the deadline was today for Oregon Only to respond with their intent to exercise the option to purchase the property. A letter was received today, and they have 60 days to close the deal.

Commissioner Boice explained the original deal was for \$1.2 million with \$500k down and payment terms.

V. Open Discussion:

Commissioner Boice notified the board of an upcoming project for consideration: the relocation of the AM radio antennae currently at the fairgrounds. He explained a possible location might be County owned industrial property located by Ingram Books.

VI. Adjourn DCIDB Business Meeting – 11:30 a.m.

Respectfully submitted,

Douglas County Industrial
Development Board

Copy with signatures on file

Copy with signatures on file

Brandi Medeiros, 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.