



DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD

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Douglas County Industrial Development Board (DCIDB)

Meeting Minutes

October 21, 2008

UT & E

Roseburg, Oregon

Welcome

Lynn Herbert called the meeting to order. Please refer to attachment A for the list of members and guests that attended the meeting.

Approval of Minutes

Lynn requested a motion to approve the minutes of the July 15, 2008 board meeting. Ron Doan moved to approve the minutes. Georgia Stiles seconded the motion. The motion passed unanimously.

Guest Speaker

Betty Tamm of Umpqua CDC spoke to the IDB about The CDC, its role in the community and the opportunities it provides to low income families in the Coos, Curry and Douglas County areas. Betty discussed the success of the CDC in reaching out to the low income in the community with housing programs designed to provide opportunities for home ownership and affordable rentals.

She addressed the CDC's newest challenge, keeping home owners from losing their homes due to foreclosure and stressed the CDC's role in working with banks and individuals to develop work out plans.

Betty explained that part of the CDC's success could be attributed to their ability to leverage funds and their success in community outreach. Last year the State of Oregon had allocated \$6 million and Douglas County received \$2 million of the funds based on the success of Umpqua CDC.

Betty explained that UCDC had been working with Neighborworks America on foreclosure workouts. She explained that with the new National Foreclosure Mitigation Counseling Funds that will be coming to the state the funding will be shifting to a State allocation. There will also be new funds from the Acquisition and Rehab of Foreclosed properties, the Neighborhood Stabilization funds from the federal government in the form of CDBG monies. Oregon in the minimum category and will receive \$19.6 million from the funds for distribution statewide. UCDC is working with the state and is hoping to receive funds. Betty answered questions about future fund allocations and estimated funding needed for the area. She estimated the need at a minimum of \$1,000,000.

New Business

Lynn Herbert announced the need for a Nominating Committee to address the applications for the vacancy and the change in executive leadership in January. Ron Doan and Georgia Stiles volunteered to serve on the Nominating Committee.

A brief discussion of the qualities that might be sought in the person filling the vacancy included the importance of having scientists, engineers, real estate broker or banking or financial skills to help balance the Board. The Committee agreed to consider these qualities.

Kathleen Johnson reminded the IDB that the vacancy would need to be advertised. Tania was directed to follow up.

Reports

Umpqua Economic Development Partnership, UEDP

See attached report. Helga discussed retention issues with Oregon Door. The plant manager has received an offer to go on a state paid trip to Japan for marketing purposes. She commented that Canyonville was an economic hotspot in South County. Helga said that The Partnership, Eric Swanson and Kelly Morgan would be going to Hillsboro to discuss the possibility of locating an Allied Health Training Center in Roseburg.

Wetland Banking – Robb Paul

Robb Paul informed the IDB that the DSL was looking for 15 acre wetland parcels so the County was going to submit some parcels that were close. He informed the IDB that the Sutherlin wetland mitigation was almost completed and was expected to be signed off at the end of the year or beginning of 2009. Robb requested Lynn's signature on a grant application/IGA for the County and DCIDB related to the Green Sanitary Pump Station. This pump station will help alleviate the issues with Ingram and Green Sanitary as well as move the remaining property toward shovel ready if another business wants to locate there.

Eric inquired about using Kinipe Park for wetland mitigation. Robb explained that the cost of preparation would exceed the value of the wetland bank credits.

City of Roseburg, Urban Growth Boundary – Eric Swanson

Eric referred the IDB to the information on the Urban Growth Boundary included in the Board packet (see attached). He explained that the City was seeking an endorsement from the IDB addressing the needs of the economy and the community for expansion.

Lynn Herbert read the attached letter of support as a sample of what the IDB might provide.

Georgia Stiles moved to approve the letter of support as read. Ron Doan seconded the motion.

Eric asked that the letter be shared with the County and pertinent members of the County that might need to review the expansion at a future time. Lynn directed Tania to work with Eric and Helga to best determine who should receive the letter.

Lynn called the question. The motion passed unanimously. A copy of the letter of support is attached.

Eric invited all attendees to a Bayliner plant tour on Monday at 8:00. Lynn requested that Eric and Helga share some fact from the tour with the IDB when they return.

Eric also asked that the IDB enter into some discussion regarding the possibility of EDA grants related to the economically distressed status of Douglas County.

UCC – Blaine Nisson

Blain Nisson announced that the Southern Oregon Wine Institute Program had been launched and had admitted 32 students this fall with attendance stabilized at 27-32 students. He informed the IDB that this was a hybrid program with lectures on line and labs held on Saturday to allow for working students. Blaine announced that UCC had written for and received a \$100,000 grant for the program and had finished in the top 20 out of 140 applicants. The grant will be renewable throughout the program. The college will use the grant to improve the online program and develop a wine industry incubator. Blaine explained that the College was working on and obtaining donations for items like grape starts, poles and irrigation.

Lynn asked if the College was developing measurement metrics to evaluate the benefits to the community offered by the wine program. Blaine responded that the baseline was under development and the measurement metrics were being developed.

Robb Paul

Robb commented that the Bolon Island overlay was still being cleared and that the pellet mill was still interested in the site. Robb Paul said the County is seeking more information on the business plan and employment opportunities that the developer is envisioning.

30th Anniversary Celebration – Georgia Stiles

Georgia informed the IDB that the Celebration Committee had raised enough funds to cover the cost of the Celebration and that there were some donated funds left over. Georgia said that, pursuant to the fundraising letter, and with the IDB's approval the balance of the donated funds would be contributed to the Boys and Girls Club. The IDB agreed by consensus.

Adjournment

There being no further business, the meeting was adjourned.

Respectfully submitted,

Douglas County Industrial Development Board

Tania Korpi,
Staff

Lynn Herbert, Chair

A Tape Of The Meeting Is Available At The CCD Office.

Attachment A

The following is the list of DCIDB members who attended the meeting:

Lynn Herbert, Ron Doan, Georgia Stiles, Tommy Ursry, Dave Sabala, Perry Murray, Eric Swanson, Blaine Nisson, Robb Paul, Charmaine Vitek

Staff:

Tania Korpi, CCD Business Development; Tracy Loomis, CCD Business Development; Helga Conrad, UEDP; Liz Thompson, UEDP and Kathleen Johnson, County Counsel.

Guests:

John Ayer; Betty Tamm, UCDC