



## **DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD**

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**Douglas County Industrial Development Board (DCIDB)  
Meeting Minutes  
January 19, 2010  
Roseburg Public Safety Building  
Room 204  
Roseburg, OR 97470**

### **Welcome**

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

Norm welcomed the IDB, and guests. He welcomed Paul Mathers, ODOT Regional Manager, as the newest ex-officio member of the Board.

### **New Business**

#### **Approval of Minutes**

Norm asked if there were changes or corrections for the October 20, 2009 minutes. None were forthcoming.

Norm requested a motion to approve the minutes of the October 20, 2009 Board meeting. Ron Doan moved to approve the minutes. Lynn Herbert seconded. The motion passed unanimously.

#### **Recommendations on Vacancies**

Norm asked Perry Murray for the report on the recommendations for vacancies. Perry explained that the County had advertised the position with a close date of October 30, 2009. He said no new applications were received. He said that Norm Gershon, Georgia Stiles, Lauren Young, Kelly Morgan and Dave Sabala had indicated that they were willing to continue serving on the IDB and had submitted applications. Perry recommended that the IDB recommend to the Commissioners that they renew the terms of Norm Gershon, Georgia Stiles, Lauren Young, Kelly Morgan and Dave Sabala.

Ron Doan moved to forward the recommendation to renew the terms of the existing member to the Douglas County Commissioners. Georgia Stiles seconded the motion. The motion passed unanimously.

#### **IDB Officer Elections**

Lynn Herbert, Chair of the IDB Nominating Committee, said that Norm Gershon was the current President and that Perry Murray was the Vice President. He explained that both were eligible to serve in this role for an additional year. He said that the Nominating Committee, after discussion, was recommending the reappointment of Norm as President and Perry as Vice President.

Norm opened the floor for further nominations. None were forthcoming.

Lynn Herbert moved to re-elect Norm as President and Perry as Vice President. Georgia seconded the motion. The motion passed unanimously.

#### **Economic Development Director Funding Agreement**

Norm explained that the agreement governing the funding of Umpqua Economic Development Partnership (The Partnership) was outdated and had needed some housekeeping. It was determined that amending the current agreement would be necessary to reflect current operation.

Kathleen Johnson, County Counsel, briefly addressed the amendments (see attached). She said that two of the partners had already approved the amendments and asked the IDB to consider approval.

Norm asked Eric Swanson, Roseburg City Manager, if the City had reviewed the amendments. Eric said they had been reviewed and would be forwarded to Economic Development for approval.

Ron Doan moved to approve the Amendment to Agreement for Funding the Economic Development Director. Georgia Stiles seconded the motion. The motion passed unanimously.

Norm thanked Kathleen for her work on the amendment.

Norm thanked Eric for the use of the conference room for the meeting and commented on the beautiful construction of the new Public Safety Center.

### **Reports**

#### **Dixonville Utility Feasibility Study**

Eric said the study was a grant funded project undertaken to develop feasibility study for brining water and sanitary services to the Dixonville site. He explained that the site was a draw for business due to the availability of power.

Nikki Messenger, City of Roseburg Public Works Director, presented a PowerPoint explanation of the feasibility study. She explained that the study was based on a potential demand of one million gallons of potable water a day and a corresponding amount of waste water. Nikki said the study showed that providing the potable water would be feasible and require about \$8.4 million dollars of upgrades and build out and would take about 24 months. The waste water option was not feasible due to the internal lines in the City and the amount of improvements that would be required. An onsite wastewater treatment facility was recommended.

Helga stated that having the feasibility study was a vital part of finding a project for the site. She said that most potential projects would probably take about 24 months to build their facility so knowing that water could be available in the right time frame was important.

General discussion about funding options for the project, short and long term effects on water rights, types of projects and ownership issues ensued.

#### **Roseburg Business Incubator Center**

Norm announced that there would be a presentation following the adjournment of the IDB meeting.

### **Strategic Planning for Economic Development in Douglas County**

Norm said there were a number of groups concerned with economic development in Douglas County. He said the Coalition for Good Governance would like to see a plan for Douglas County. Norm introduced Mickey Beach as speaker.

Mickey Beach introduced Joyce Akse and Duke Bender. Joyce thanked the IDB and UEDP for their commitment. She said that small and rural communities need more involvement in economic development. Joyce said that her group feels that there needs to be a plan to develop a clear and concise plan for economic development.

Duke Bender said there was a broad group of stakeholders, agencies, Chambers, College, Main Street Associations and others concerned with the economy. He said it would be important to identify where we are losing businesses to outside/out of the area services. He said it was felt that there was a need for an outside consultant to be managed by Umpqua CDC to develop a plan with organizational structure and metrics for evaluation.

Duke explained that they believe their goals are a good fit with the IDB and they would like the IDB's endorsement and \$500 in seed money to help them proceed with the project (see attached for details).

Mickey Beach, Chief Operating Officer of UCDC explained that UCDC had years of experience working with rural communities and that's why they had been asked to manage.

Norm Gershon declared a conflict of interest as a member of the Board of Directors of Umpqua Community Development Corporation.

Ron Doan said it would be hard to imagine not supporting the concept and recommended the IDB endorse the project.

Eileen Ophus indicated that CCD supported their efforts and could see where the information could be included in the CEDS.

General discussion of the concept ensued.

Georgia Stiles suggested that the issue be tabled until the next meeting. The motion died for lack of a second.

### **The Partnership**

See attached for report details.

Helga commented there was a Strategic Plan, but it was ten years old. She said that updating the plan might be a good start and suggested a meeting to review and discuss updating.

**Discussion**

Ron Doan commented that he would like to see the IDB endorse the efforts of the Good Governance group to develop a comprehensive strategic plan for Douglas County and so moved. Georgia Stiles seconded the endorsement of their efforts. The motion passed unanimously.

**Adjournment**

There being no further business, the meeting adjourned.

Respectfully submitted,

Douglas County Industrial Development Board

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Tania Korpi,  
Staff

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Norm Gershon, President

## **Attachment A**

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

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

Norm Gershon, Lauren Young, Ron Doan, Lynn Herbert, Georgia Stiles, Dave Sabala, Kelly Morgan, Perry Murray

#### **The following is the list of attending DCIDB Ex-officio members:**

Eric Swanson, Blaine Nissan, Charmaine Vitek, Betty Stanfill, Carl Patenode, Robb Corbett, David VanDermark, Scott Somers, Aaron Cubic, Paul Mather

#### **County Representatives:**

Commissioner Susan Morgan; Kathleen Johnson, County Counsel

#### **Staff:**

Tania Korpi, Eileen Ophus and Tracy Loomis of CCD; Helga Conrad and Liz Thomason of The Partnership; Kathleen Johnson, County Counsel

#### **Guests:**

Tim Freeman, State Representative; Mickey Beach, Umpqua CDC; John Ayer; Duke Bender, Coalition for Good Governance; Bob Winn, Coalition for Good Governance; Vicki Howren, Tri City Water/Sanitary; Kay Huff, Green Sanitary District; Brian Davis, City of Roseburg; Paul Utz; Joyce Akse, Coalition for Good Governance; Lily Brislen, Umpqua CDC; Nikki Messenger, City of Roseburg