



## **DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD**

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**Douglas County Industrial Development Board (DCIDB)  
Meeting Minutes  
October 19, 2010  
10:30  
Roseburg Public Safety Building  
Umpqua Room  
Roseburg, OR 97470**

### **Welcome**

Perry Murray called the meeting to order. IDB Board members introduced themselves.

Please refer to Attachment A for the list of members that attended the meeting.

### **New Business**

#### **A. Approval of Previous Minutes**

Perry asked to entertain a motion regarding the minutes from the September 21 meeting.

Dave Sabala motioned to approve the minutes from the September 21 meeting. Lauren Young seconded.

Perry asked for discussion or changes. There were none.

Perry called for a vote. The motion passed unanimously.

### **Reports**

#### **A. Lands Advisory Committee Report**

Perry Murray explained that the Lands Advisory Committee was working on developing an expanded matrix that would allow developers to get a more complete picture of what's available at industrial land sites. He explained that there would be a need for a data base for such a matrix.

Perry commented that the Weyerhaeuser pole plant that had closed in 2009 was now operational under the new ownership of McFarland Cascade. Perry said that County Commissioner Susan Morgan and members of the IDB had worked as intermediaries to help implement and facilitate the change of ownership.

Perry explained that, while not as big as an Alcan or Bayliner, a wood products company like McFarland was a valuable asset to the community. It provides family wage jobs and, because it is local and uses local materials, injects about \$16M annually in locally driven revenue through related job creation. Perry pointed out that our timber related businesses were a valuable piece of a strong local economy.

Dave Sabala added that Douglas Electric was pleased to see McFarland locate here and that the Douglas Fir processed made the best quality pole.

**B. Industrial Land Certification Program**

Helga Conrad, The Partnership, provided an outline of the items that a site selector looks for when researching. She said that information on the building and site, who to contact, available incentives and tax information were among the top ten items. She directed members to look at The Partnership website at [www.uedpartnership.org](http://www.uedpartnership.org).

Helga explained that the website provided detailed information about the IDB’s Industrial Parks, private industrial sites, Enterprise Zones and local incentives. She demonstrated how a site selector could use the site to research for business relocation.

Helga showed members a Site Certification application and explained that the process was intensive and required the property owner’s written permission to begin. She said site certification was intended to guarantee that a buyer could break ground in 180 days.

Certification covers environmental review, land use planning, transportation infrastructure, utility infrastructure and other points of interest to industrial clients. Helga took time for a Q&A session regarding industrial site certification.

Helga next addressed the Oregon Prospector website at [www.oregonprospector.com](http://www.oregonprospector.com). She explained that this site allowed free industrial site posting. She said sites that were certified were automatically at the top of the search list. Helga said that all of the IDB properties were currently listed, but private owners could also post industrial properties on Oregon Prospector.

Helga explained that one benefit of the Oregon Prospector site was that it allowed a user to look at a site and then choose options showing demographics, work force, population, business clusters and other information a site selector might find beneficial. Helga then had a Q&A on Oregon Prospector.

**General Discussion**

Perry Murray opened a discussion on the Winchester/Wilbur site. He asked if the Winchester/Wilbur Industrial site would be a good place for the Lands Advisory Committee to begin. He said that the available buildings and transportation infrastructure, both existing and scheduled improvements, might make this a good site to begin working toward certification.

Perry asked Robb Paul what barriers had been involved in slowing the certification process. Robb explained that the Winchester/Wilbur site had several issues including, wetland mitigation, funding, and other projects at other parks that were based on manufacturer’s immediate need as well as gradient issues.

Perry said that the Lands Advisory Committee would begin assessing the site.

Susan Morgan told those attending that the Coos Bay Rail Road had received a \$13.5M Tiger 2 grant. She explained the improvement benefits the funding would provide.

General discussion ensued.

**Adjournment**

There being no further business items, 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 at 744 SE Rose, Roseburg, Oregon.**

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

Lauren Young, Lynn Herbert, Gary Waggoner, Dave Sabala, Kelly Morgan, and Perry Murray

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

Robb Paul, Charmaine Vitek, Aaron Cubic, Betty Stanfill, and Jim Collins

**County Representatives:**

Commissioner Susan Morgan

**Staff:**

Tania Korpi, CCD; Tracy Loomis, CCD; Eileen Ophus, CCD; Helga Conrad, The Partnership; Liz Thomason, The Partnership

**Ad Hoc Committee Members:**

Cindy Kent

**Guests:**

John Ayer, Patricia Hassen, Brian Davis, Vicki Howren