



Economic Development Advisory Board

Wednesday October 12, 2016

3:30pm – 5:00pm

555 Court St NE Salem – Commissioners' Board Room

AGENDA

3:30	Welcome, Introductions, and Announcements	Bob Hill
3:40	August Meeting Minutes – Action	Bob Hill
3:45	Legislative Update - Information / Discussion	Danielle Gonzalez
4:15	Comprehensive Economic Development Strategy (CEDS) - Information / Discussion	Renata Wakeley
4:35	Aurora Airport Tour Overview - Information	(?)
4:55	New Business, Comments and Closing	Bob Hill

Future Meetings

- November 9th – 3:30-5:00
- December 7th – 3:00-5:00 (Possible Grant Reviews)

Attachments & Handouts

- | | |
|----------------------------|----------------------|
| • 2016/17 Meeting Schedule | • Legislative Update |
| • August Minutes | • CEDS Project List |

Executive Committee		Full Board	
July – No Meeting		July – No Meeting	
Monday, August 1, 2016 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, August 10, 2016 at 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Thursday, September 1, 2016 at 11:30 am Location: Travel Salem 181 High St NE, Salem		Wednesday, September 14, 2016 at 3:30pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, October 3, 2016 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, October 12, 2016; 3:30 pm – 5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room <i>*Date change due to Community Projects Grant review</i>	
Monday, October 31, 2016 at 1:30 pm Location: Travel Salem 181 High St NE, Salem		Wednesday, November 9, 2016; 3:30pm - 5:00pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, December 5, 2016 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, December 7, 2016; 3:00 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Tuesday, January 3, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, January 11, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, January 30, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Tuesday, February 8, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, February 27, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, March 8, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, April 3, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, April 12, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday, May 1, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, May 10, 2017; 3:00 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	
Monday June 5, 2017 at 11:00 am Location: Travel Salem 181 High St NE, Salem		Wednesday, June 14, 2017; 3:30 pm-5:00 pm Location: Courthouse Square - 555 Court Street NE, Salem – 5 th Floor, BOC Board Room	

Marion County Economic Development Advisory Board
August 10, 2016 Meeting Minutes
555 Court St NE, 5th Floor Salem, OR

Members Present: Nate Brown, Bill Burich, Kevin Cameron, Thomas Chambers, Bill Cummins, Lesa Goff, Bob Hill, Jay Kemble, Nate Levin, Angie Morris, AJ Nash, and Jim Rasmussen.

Staff and Guests Present: Sarah Cavazos, Mark Metzger, Dave Riches, and Brandon Reich.

Call to Order: 3:35pm

Agenda Item: Welcome, Introductions & Announcements

Information/Discussion: Morris called the meeting to order, asked for introductions. **Action:** None.

Agenda Item: June Minutes

Information/Discussion: Morris presented the minutes and called for comment; no discussion was held.

Action: A motion was brought forth by Burich to approve the June minutes; a second was made by Hill. The motion was voted on and approved unanimously.

Agenda Item: Updates – Canyon, Grants, and Economic Development Summit

Information/Discussion: Cameron provided an update on recent meetings in the N. Santiam River Canyon regarding the Detroit Lake water levels and impact on the recreation season. The prior week the water levels were about thirteen feet below fill levels requiring boats to be out of the docks in about two weeks; prime business time for the marinas have been shortened by about two months. Cameron recently took Kurt Schrader on a tour of the industrial lands in the area, followed by a boat tour of the marinas to discuss the economic vitality of the area and the impact the lake water level management has on the tourism industry. A community meeting was held with approximately 200 attendees; Marine Corps gave a presentation and the Sheriff's Office received a standing ovation for their service in the area. Marine Corps agreed to exploring dredging under the docks as a potential solution, dredging would allow the docks to move in and out as the lake levels change. A meeting was held with the Marine Corps and marina owners on August 9th to discuss the permitting process. Cameron expected an update by the end of the week. Cavazos shared that Becky McCray was confirmed for the rural economic development summit which has been rescheduled for March 7, 2017 to allow more time for planning. She is working to build the planning committee and expects more details to be available in October. Cavazos shared inquiries are coming in on the FY16/17 business grant opportunities and plans to have the business grant request for applications released by September 26, 2017 with minimal changes to the criteria. The Grant and Loan Ad Hoc Committee will continue to meeting and present a full report later in the fall.

Action: None.

Agenda Item: SEDCOR 4TH Quarter Report

Information/Discussion: Freeman had a last minute conflict and was not present to present the report. The report was included in the packet for individual review. Cameron shared that the Ground Breaking Ceremony for Henningsen Cold Storage is on the 18th at 10:00am and all are welcome to attend.

Action: None

Follow Up: Request was made for SEDCOR to provide annual non-duplicative numbers for the chart in question 5.

Agenda Item: Travel Salem 4th Quarter Report

Information/Discussion: Morris presented Travel Salem's fourth quarter report highlighting multiple successes in their marketing and communications activities including a 191% increase in their Facebook reach supported by Facebook marketing campaigns, and the launch of their Pinterest account. Morris discussed the potential future business leads and bookings report, noting that Travel Salem has already confirmed booking of 16 events for 16/17 that have a combined total community economic impact that is more than \$3 million higher than the estimated economic impact of the 24 events booked in FY15/16. Travel Salem staff works out several years in advance to recruit and secure large scale events. The question was posed if Travel Salem focuses on events that project high attendance; Morris explained that that the number of event attendees doesn't equate to high estimated economic impact, that a smaller event over a longer duration that draws a broader geographic region would could have higher economic impact than a larger, shorter

event due to the number of hotel nights and meals. Morris shared that Travel Salem pursues a variety of events from religious conferences to sports tournaments regardless of size. A more in depth review of Travel Salem's 4th quarter report can be found online at:

<https://www.youtube.com/watch?v=0iLHZJVphTg&index=8&list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>

Action: None

Follow Up: Request was made to provide the formula used for calculating economic impact.

Agenda Item: Land Use Case Review

Information/Discussion: Reich presented the completed land use cases for the 3rd quarter, noting that the date on the document included in the packet was incorrect. Reich noted that the County has had a role with many of the projects references in SEDCOR's report and that there is a lot of behind the scenes work that planning does behind the scenes that isn't reflected in his report that requires them to be flexible in order to support business advancement, referencing a recent exception for a sign height along the I-5 corridor. Reich provided an overview of the cases listed in his report (see attached 'Completed Land Use Cases').

Action: None.

Follow Up: Brandon to share the eclipse opportunity to the Daniel A. Fennimore and Faith M. Piper primitive campground project to see if they will have the campground up and running in time for the event.

Meeting adjourned: 5:00 p.m.



BACKGROUND: Your business expertise is requested to shape the legislative discussions and make specific recommendations to the Marion County Board of Commissioners in support of the priority areas in economic development.

This guide is to provide context and a starting point for discussions of what the Marion County Board of Commissioners are reviewing at the state and federal levels. This document is certainly not meant to be all encompassing, but rather a document to springboard lively discussions on proposed or necessary legislation and make official recommendations to the Board of Commissioners for review or action.

UPDATE: This November, a series of Oregon ballot measures are aimed at raiding current economic development dollars available in the state. These measures would limit the budgets of economic development entities around the states and in Marion County. There is a potential for significant funding loss to Marion County's and the coalition of economic development partners, if Measures 96 and 98 are approved. In combination, the potential loss of economic development funding, the potential increase of corporate taxes for large scale operations and the recent increase of the minimum wage are creating a narrative of an unfavorable business environment.

Highlighted legislative areas of interest	Title	Summary
Measure 96	Amends Constitution: Dedicates 1.5% of state lottery net proceeds to funding support services for Oregon Veterans	<i>On November Ballot</i> -Oregon legislature unanimously referred measure to ballot. Dedicates lottery funding (estimated \$9.3 million annually) for veteran support of employment, education, housing and mental/ medical care. The money would be shifted from away economic development and public education.
Measure 97	Increases corporate minimum tax when sales exceed \$25 million; funds education, healthcare, senior services	<i>On November Ballot</i> -Increases corporate minimum tax for corporations who have more than \$25 million in sales in Oregon.
Measure 98	Requires state funding for dropout prevention, career and college readiness programs in Oregon high schools.	<i>On November Ballot</i> -Measure is approximated to cost \$147 million with no new revenue source provided. Funds committed would need to be from projected growth in General Fund. Expected funds would be for career and technical education programs, college prep and drop-out prevention at an increase of \$800 per student
Measure 99	Creates "Outdoor School Education Fund," continuously funded through Lottery, to provide outdoor school programs statewide.	<i>On November Ballot</i> -Would claim up to \$22 million annually from Oregon Lottery Economic Development Fund and adjusted annual to the consumer price index.

- Detailed Commissioner Cameron's visit to Washington, D.C.
 - ▶ Visit to the Oregon Congressional Delegation regarding the North Santiam Economic Distress Relief Plan (Broadband and Wastewater), the Marion Reentry Initiative, Mid- Willamette Homeless Initiative Task Force, Secure Rural Schools Reauthorization and the Title III Patrol and Equipment Funding

What to expect for the end of the 114th Congress

- A Continuing Resolution to temporarily extend the spending to avert a government shutdown (completed Sept 28th)

FEDERAL AGENDA PRIORITIES

Presented by CFM:

Some recent activity on the County's 2016 federal agenda priorities include:

Additional Project/Policy Items

Detroit Lake Water Levels

Detroit Lake, for the second straight summer, experienced extremely low water levels which forces boats out of the water and severely impacts the local Canyon economy. CFM worked with Ed Flick to determine the three following possible ways to address the low-water levels, and briefed the County on the feasibility of each.

1. Marina Extension: Two marina extensions may address the issue of keeping boats in the water, which seems to be the most likely short term mitigation that would be successful. CFM notified the County that there may be some local, state and federal funding opportunities available to help pay for a marina extension.
2. Full Debriefing from the Corps, Long Range Planning – CFM advised that the Army Corps of engineers be brought in to have a broader discussion of their water management strategies and determine what options are available.
3. Hazard Mitigation Plan – Some of the smaller cities in the Canyon are not currently included in the Hazard Mitigation Plan. Ed Flick indicated he would explore the possibility of adding those cities to the plan and how that could allow for additional grant funding opportunities for future flood and drought emergency declarations.

In July, CFM accompanied Congressman Schrader and his staff, Commissioners Cameron and Brentano and Governor Kate Brown's economic development staff on a day-long tour of the Canyon. While the primary purpose of the day was to explore solutions to Detroit Lake's low water levels, attendees also toured other communities and business in the Canyon to learn about their priorities and concerns.

The day culminated in a community meeting in Gates to explore solutions to the lake's low water levels and stress resiliency moving forward. The Army Corps of Engineers, together with Commissioner Cameron and Congressman Schrader, provided the community with a helpful understanding of the lake's water management process and received feedback on community and stakeholder concerns.

Water Infrastructure in the Canyon

CFM coordinated with Sam Goldstein in USDA's Portland office to schedule a meeting with County Commissioners and staff regarding the water and sewer infrastructure in the North Santiam communities and the steps necessary for USDA grants.

County staff effectively briefed Sam on the needs in the region, as well as the feasibility study currently underway. It was also great to hear Sam speak more to the availability of grants, something that DC staff hesitated to discuss.

The next step will be to meet with the USFS to see if they can help pay for some of the water improvements. CFM and the County will reevaluate in early fall and reach out to USFS at that time.

APPENDIX C ADDITIONAL COMMUNITY DEVELOPMENT NEEDS

Updated July 2016

Project Description	Sponsor Name	Priority	Funding Requested	Total Project Cost
Marion County				
Economic Opportunities Analysis, Aurora Airport - EOA will provide a comparative analysis of the airport's potential and loss opportunities. It will also provide an analysis of employment land and whether a UGB expansion is a critical step to achieve development potential of the airport.	City of Aurora	#1	\$ 50,000	\$ 50,000
	Marion County	#9	\$ 120,000	\$ 120,000
Water System Improvements - the City plans the following improvements: (1) replace interior coating in the 1 MG water reservoir, (2) install emergency backup generator for the sole water pump station, (3) install 10" water line loop, and (4) repaint the elevated water tank	City of Aumsville	#1	\$ 639,000	\$ 850,000
Wastewater Master Plan and Expansion Study - the plan will identify strategies to accommodate future population growth over the next 20 year planning period.	City of Donald	#1	\$ 75,000	\$ 75,000
Main Street Sidewalk Improvements - the City plans to improve on and expand sidewalk system that is safe, pedestrian friendly, accessible and attractive.	City of Donald	#2	\$ 200,000	\$ 200,000
Donald Community Center Supplies and Materials - supplies and materials include: security system, tables and chairs, TV/DVD player, refrigerator, dishwasher, microwave, dinnerware, glassware, hot trays, etc.	City of Donald	#3	\$ 2,000	\$ 2,000
Water Tank Improvements - the City plans to refurbish a 350,000-gallon water tank. Improvements include repainting, reconditioning and minor structural repairs to the facility in order to meet current State regulatory standards.	City of Gervais	#1	\$ 200,000	\$ 200,000
Douglas Avenue Street Improvement Projects - project includes: (1) construction of new sidewalks, curbs and gutters and (2) construction of new storm drains, catch basins and manholes.	City of Gervais	#2	\$ 1,241,000	\$ 1,241,000
Wastewater Master Plan Update - the City will analyze and evaluate existing facilities, develop a 20-year Capital Improvement Plan and complete a wastewater financial analysis.	City of Gervais	#3	\$ 72,000	\$ 72,000
Water Master Plan Update - the City will analyze and evaluate existing facilities, develop a 20-year Capital Improvement Plan and complete a water financial analysis.	City of Gervais	#4	\$ 54,000	\$ 54,000
Storm Drainage Master Plan Update - the City will analyze and evaluate existing facilities, develop a 20-year Capital Improvement Plan and complete a storm drainage financial analysis.	City of Gervais	#5	\$ 28,000	\$ 28,000
Static Water Pressure Upgrade and Seismic Retrofit - retrofit the distribution reservoir and raise it to a height that will achieve a higher static water pressure of 55 psi. The project also includes seismic upgrades to the elevated tank.	City of Hubbard		\$ 1,000,000	\$ 1,000,000
New Administration, Police and Public Works Consolidated Facility - the City seeks to build a new consolidated facility for administration, police and public works.	City of Hubbard		\$ 5,576,000	\$ 5,576,000
Water System Improvements - the repairs will help alleviate the failing treatment facility, mitigate leaking distribution lines and enhance the water tower.	City of Idanha	#1	\$ 2,392,000	\$ 2,392,000
Water Treatment Plant - construct a new 2 MGD water treatment plant to serve its residents. The project will replace the existing aging facility and improve the reliability of the City's water supply.	City of Jefferson	#1	\$ 4,000,000 to \$ 7,454,000	\$ 7,454,000
Water System Improvements - the repairs include the following: (1) a new 8" water line (1,890 linear feet) and (2) a new 12" water line (2,760 linear feet). These lines are either non-existent, in disrepair, are underutilized and/or made from older material.	City of Mt. Angel	#1	\$ 1,056,000	\$ 1,056,000
Industrial Zone Street Improvement Projects - the City identified the two following improvements projects in the industrial zone: (1) street improvements (1,420 linear feet) and (2) construction of left turn pocket	City of Mt. Angel	#2	\$ 209,000	\$ 209,000
Mt. Angel Heritage Trail - trail will loop around the city and provides access throughout, including the Abbey, downtown or a city neighborhood. Trail markers and kiosks along the trail will provide historical and directional information about various community institutions and landmarks located along the trail.	City of Mt. Angel	#3	\$ 50,000	\$ 50,000
Mill Creek Corporate Center Water Main - construct a secondary loop to satisfy water demand and fire flow for large development within the Corporate Center.	City of Salem	#1	\$ 420,000	\$ 420,000
Mill Creek Corporate Center, North-South Street Development - develop a new internal street as different sections of the Corporate Center develop, specifically Phases 1C and 2A.	City of Salem	#2	\$ 985,000	\$ 985,000
Pettit Property Pathway - support the development of a 5,000 foot tram, walking and biking trail loop around Pettit Lake that will connect the Oregon Garden to the proposed Pettit Inn & Pub and nature conservancy.	City of Silverton	#1	\$ 250,000	\$ 550,000
Wilco Road Infrastructure Improvements - main priorities of this project include: (1) install traffic signals at the Wilco Road and Shaff Road intersection, (2) extend sewer mains to serve vacant properties, and (3) extend water mains to serve vacant property.	City of Stayton	#1	\$ 5,500,000	\$ 5,800,000
Mill Creek Basin Flood Water Detention - develop one or more major detention and release facilities in the upper reaches of the Will Creek watershed in order to reduce the impacts of flood hazards in the basin.	City of Turner	#1	\$ 1,000,000	\$ 1,000,000
Ball Brothers Redevelopment - a redevelopment project will modernize the facility and create retail space to house four to five businesses. City of Turner has also pledged \$50,000 to support and incorporate the development of a community historic museum within the site.	City of Turner	#2	\$ 100,000	\$ 150,000
Wayfinding Signage and Public Restroom Facility Project - the City plans to build a public restroom facility in the commercial district and install wayfinding and gateway signage.	City of Woodburn	#1	\$ 154,000	\$ 308,000
Broadband Feasibility Study (Phase 1) - identify and assess the extent of broadband in rural Marion County.	Marion County	#3	\$ 100,000	\$ 100,000
Brooklake Interchange Area Improvements (Brooks Interchange) -	Marion County	#10	\$ 5,000,000	\$ 5,000,000
Business HAZMAT Mitigation and Response Planning - Assess and develop mitigation and response plans with 78 known businesses that contain onsite hazardous materials	Marion County	#15	\$ 50,000	\$ 60,000
Cordon Road/Kuebler Blvd Corridor Management Plan -	Marion County	#1	\$ 250,000	\$ 300,000
Dredge Detroit Area Marinas -	Marion County	#7	TBD	TBD
Ehlen Road I-5 Interchange Area Improvements (Donald Interchange) -	Marion County	#4	\$ 2,800,000	\$ 4,000,000
Infrastructure Investment and Opportunities Study: East Salem (Phase I) - identify infrastructure needs, identify current barriers to livability and economic development and identify partners necessary to facilitate future infrastructure planning.	Marion County	#13	\$ 50,000	\$ 50,000
Lancaster Drive Reconstruction -	Marion County	#8	\$ 5,500,000	\$ 7,000,000
Mid-Valley Lifeline and Business Resiliency Planning - Lifelines mapping and planning; communications, water, transportation, energy, broadband. Goal to assist businesses to produce contingency plans that are vital to regional employment sustainability.	Marion County	#17	\$ 250,000	\$ 250,000

Needs Assessment Survey and Market Enhancement Strategy Study to Support Marion County Agriculture - Identify gaps and opportunities to maximize profitability among small and large agricultural producers. Develop differentiation, marketing and economic value strategies to promote the agricultural economy of Marion County in coordination with regional Willamette Valley partners.	Marion County	#11	\$ 60,000	\$ 60,000
North Santiam River Regional Water/Sewer Infrastructure Project: Engineering Design Plan (Phase II) -	Marion County	#2	\$ 150,000	\$ 150,000
North Santiam River Regional Water/Sewer Infrastructure: Pursue Development of a Service District (Phase III) -	Marion County	#5	TBD	TBD
North Santiam River Regional Water/Sewer Infrastructure Project: Infrastructure Implementation (Phase IV) -	Marion County	#6	TBD	TBD
Signalize Cascade Hwy (OR 22) Westbound Ramp/Sublimity Blvd Intersection -	Marion County	#14	\$ 500,000	\$ 500,000
Signalize Lancaster Drive/Winema Place at Chemeketa Community College -	Marion County	#16	\$ 1,200,000	\$ 1,200,000
Study of Interrelated Industry Clusters and Workforce Needs Assessment - identify opportunities for Marion County and regional partners to attract industries that enhance supply chain and produce distribution through existing clusters of interrelated industries. Also provide brownfields remediation and infrastructure to ensure land is accessible.	Marion County	#18	\$ 80,000	\$ 80,000
Upgrade Industrial Streets in South Salem (Langley Street, Kashmir Way, Eastland Ave) -	Marion County	#12	\$ 1,500,000	\$ 1,500,000
Polk County				
Dallas Industrial Area Rail Improvements Project - upgrade 4.1 miles of shortline railroad and bring existing rail line back into service from Rickreall to the mill site in Dallas.	City of Dallas	#1	\$ 749,000	\$ 1,070,000
Independence Landing - the City plans to redevelop the former Valley Concrete site. Redevelopment includes (1) housing, mix apartments and town homes, (2) boutique, independent hotel, (3) commercial and retail uses and (4) open space that connects downtown to waterfront.	City of Independence	#1	\$ 3,000,000	\$ 3,500,000
Smart Agriculture Innovation Center - develop a incubator and marketplace focused on smart agriculture and smart cities applications. The innovation center will create a physical hub for Independence's ongoing efforts involving smart agriculture.	City of Independence	#2	\$ 400,000	\$ 775,000
Independence Food Hub - the City plans to develop a regional food hub as a center for the aggregation and distribution of locally-grown agricultural products to retail and food service outlets throughout the region.	City of Independence	#3	\$ 200,000	\$ 575,000
Hoffman Road Water and Sewer Services - the City plans to extend water and sewer services to a 90-acre industrial property on the north side of the city.	City of Monmouth	#1	\$ 800,000	\$ 800,000
Yamhill County				
Buildable Lands Inventory, Economic Opportunities Analysis - the City plans to conduct a buildable lands inventory (BLI) and economic opportunities analysis (EOA) to review urban growth boundary (UGB) land needs and a potential land swap.	City of Dayton	#1	\$ 35,000	\$ 35,000
Water Main Extension to Industrial Site - the City plans to extend water services to serve a 48-acre industrial site that is currently underdeveloped.	City of Lafayette	#2	\$ 60,000	\$ 60,000
Water System Improvements - the City plans to upgrade a 4,000 ft section of water transmission line from the water reservoir to the distribution system. The project will replace the antiquated and undersized 10-inch asbestos cement line and will upgrade to a 16-inch line for system equalization and emergency fire flow.	City of Lafayette	#1	\$ 1,560,000	\$ 1,560,000
Construct Crestview Drive to Connect to Hwy 99W - provide an east-west minor arterial connection to commercial and industrial land within Newberg	City of Newberg	#1	\$ 5,000,000	\$ 5,000,000
City of Yamhill Water Supply Improvements - infrastructure improvements related to water supply. Water rights issues constrain the City in terms of water availability.	City of Yamhill		TBD	TBD
Downtown Yamhill Redevelopment Program, Design and Economic Strategies - develop a master plan and economic strategy for redevelopment of the downtown district to attract major new investment in retail and service businesses.	City of Yamhill		\$ 40,000	\$ 40,000
City of Yamhill Comprehensive Plan and Development Code Update, Work Force Housing Development - update the Comprehensive Plan and analyze the Urban Growth Boundary in order to provide a 20 year supply of buildable land. The City also plan to amend the Development Code to allow more opportunities for development of affordable housing.	City of Yamhill		\$ 96,000	\$ 100,000
Other				
Mid-Willamette Valley Infrastructure Needs Assessment - create an interactive mapping database using Geographic Information Systems mapping and map layers to identify property information and existing infrastructure conditions (water, sewer and storm water, transportation access/connectivity, power, telecommunications, etc.) for commercial and industrial zoned properties in the region.	MWVCOG	#1	\$ 25,000	\$ 50,000

APPENDIX C ADDITIONAL COMMUNITY DEVELOPMENT NEEDS

Updated July 2016

Project Description	Sponsor Name	Sponsor Priority	Funding Requested	Total Project Cost
Planning/Studies				
Economic Opportunities Analysis, Aurora Airport - provide an comparative analysis of the airport's potential and loss opportunities. It will also provide an analysis of employment land and whether a UGB expansion is a critical step to achieve development potential of the airport.	City of Aurora	#1	\$ 50,000	\$ 50,000
Buildable Lands Inventory, Economic Opportunities Analysis - the City plans to conduct a buildable lands inventory (BLI) and economic opportunities analysis (EOA) to review urban growth boundary (UGB) land needs and a potential land swap.	City of Dayton	#1	\$ 35,000	\$ 35,000
Wastewater Master Plan and Expansion Study - the plan will identify strategies to accommodate future population growth over the next 20 year planning period.	City of Donald	#1	\$ 75,000	\$ 75,000
Storm Drainage Master Plan Update - the City will analyze and evaluate existing facilities, develop a 20-year Capital Improvement Plan and complete a storm drainage financial analysis.	City of Gervais	#5	\$ 28,000	\$ 28,000
Wastewater Master Plan Update - the City will analyze and evaluate existing facilities, develop a 20-year Capital Improvement Plan and complete a wastewater financial analysis.	City of Gervais	#3	\$ 72,000	\$ 72,000
Water Master Plan Update - the City will analyze and evaluate existing facilities, develop a 20-year Capital Improvement Plan and complete a water financial analysis.	City of Gervais	#4	\$ 54,000	\$ 54,000
Downtown Yamhill Redevelopment Program, Design and Economic Strategies - develop a master plan and economic strategy for redevelopment of the downtown district to attract major new investment in retail and service businesses.	City of Yamhill		\$ 40,000	\$ 40,000
City of Yamhill Comprehensive Plan and Development Code Update, Work Force Housing Development - update the Comprehensive Plan and analyze the Urban Growth Boundary in order to provide a 20 year supply of buildable land. The City also plan to amend the Development Code to allow more opportunities for development of affordable housing.	City of Yamhill		\$ 96,000	\$ 100,000
Aurora Airport Growth Study - the study intends to assess the Aurora Airport and surrounding properties' need to support current and future development	Marion County	#9	\$ 120,000	\$ 120,000
Broadband Feasibility Study - identify and assess the extent of broadband in rural Marion County.	Marion County	#3	\$ 100,000	\$ 100,000
Business HAZMAT Mitigation and Response Planning - Assess and develop mitigation and response plans with 78 known businesses that contain onsite hazardous materials	Marion County	#15	\$ 50,000	\$ 60,000
Infrastructure Needs Assessment and Feasibility Study for Urban Unincorporated East Salem - identify infrastructure needs, identify current barriers to livability and economic development and identify partners necessary to facilitate future infrastructure planning.	Marion County	#13	\$ 50,000	\$ 50,000
Mid-Valley Lifeline and Business Resiliency Planning - Lifelines mapping and planning; communications, water, transportation, energy, broadband. Goal to assist businesses to produce contingency plans that are vital to regional employment sustainability.	Marion County	#17	\$ 200,000	\$ 260,000
Needs Assessment to Support Agricultural Economy - Identify gaps and opportunities to maximize profitability among small and large agricultural producers. Develop differentiation, marketing and economic value strategies to promote the agricultural economy of Marion County in coordination with regional Willamette Valley partners.	Marion County	#11	\$ 60,000	\$ 60,000
North Santiam River Regional Water/Sewer Infrastructure Project: Engineering Design Plan (Phase II) -	Marion County	#2	\$ 150,000	\$ 150,000
Study of Interrelated Industry Clusters - identify opportunities for Marion County and regional partners to attract industries that enhance supply chain and produce distribution through existing clusters of interrelated industries. Also provide brownfields remediation and infrastructure to ensure land is accessible.	Marion County	#18	\$ 80,000	\$ 80,000
Mid-Willamette Valley Infrastructure Needs Assessment - create an interactive mapping database using Geographic Information Systems mapping and map layers to identify property information and existing infrastructure conditions (water,	MWVCOG	#1	\$ 25,000	\$ 50,000
Infrastructure - Utilities				
Water System Improvements - the City plans the following improvements: (1) replace interior coating in the 1 MG water reservoir, (2) install emergency backup generator for the sole water pump station, (3) install 10" water line loop, and (4) repaint the elevated water tank	City of Aumsville	#1	\$ 639,000	\$ 850,000
Water Tank Improvements - the City plans to refurbish a 350,000-gallon water tank. Improvements include repainting, reconditioning and minor structural repairs to the facility in order to meet current State regulatory standards.	City of Gervais	#1	\$ 200,000	\$ 200,000
Static Water Pressure Upgrade and Seismic Retrofit - retrofit the distribution reservoir and raise it to a height that will achieve a higher static water pressure of 55 psi. The project also includes seismic upgrades to the elevated tank.	City of Hubbard		\$ 1,000,000	\$ 1,000,000
Water System Improvements - the repairs will help alleviate the failing treatment facility, mitigate leaking distribution lines and enhance the water tower.	City of Idanha	#1	\$ 2,392,000	\$ 2,392,000
Water Treatment Plant - construct a new 2 MGD water treatment plant to serve its residents. The project will replace the existing aging facility and improve the reliability of the City's water supply.	City of Jefferson	#1	\$ 4,000,000 to	\$ 7,454,000
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North Santiam River Regional Water/Sewer Infrastructure Project: Infrastructure Implementation (Phase IV) -	Marion County	#6	TBD	TBD
Hoffman Road Water and Sewer Services - the City plans to extend water and sewer services to a 90-acre industrial property on the north side of the city.	City of Monmouth	#1	\$ 800,000	\$ 800,000
Water System Improvements - the repairs include the following: (1) a new 8" water line (1,890 linear feet) and (2) a new 12" water line (2,760 linear feet). These lines are either non-existent, in disrepair, are underutilized and/or made from older material.	City of Mt. Angel	#1	\$ 1,056,000	\$ 1,056,000
Mill Creek Corporate Center Water Main - construct a secondary loop to satisfy water demand and fire flow for large development within the Corporate Center.	City of Salem	#1	\$ 420,000	\$ 420,000
Wilco Road Infrastructure Improvements - main priorities of this project include: (1) install traffic signals at the Wilco Road and Shaff Road intersection, (2) extend sewer mains to serve vacant properties, and (3) extend water mains to serve vacant property.	City of Stayton	#1	\$ 5,500,000	\$ 5,800,000
City of Yamhill Water Supply Improvements - infrastructure improvements related to water supply. Water rights issues constrain the City in terms of water availability.	City of Yamhill		\$ 96,000	\$ 100,000

Infrastructure - Transportation				
Dallas Industrial Area Rail Improvements Project - upgrade 4.1 miles of shortline railroad and bring existing rail line back into service from Rickreall to the mill site in Dallas.	City of Dallas	#1	\$ 749,000	\$ 1,070,000
Main Street Sidewalk Improvements - the City plans to improve on and expand sidewalk system that is safe, pedestrian friendly, accessible and attractive.	City of Donald	#2	\$ 200,000	\$ 200,000
Douglas Avenue Street Improvement Projects - project includes: (1) construction of new sidewalks, curbs and gutters and (2) construction of new storm drains, catch basins and manholes.	City of Gervais	#2	\$ 1,241,000	\$ 1,241,000
Construct Crestview Drive to Connect to Hwy 99W - provide an east-west minor arterial connection to commercial and industrial land within Newberg	City of Newberg	#1	\$ 5,000,000	\$ 5,000,000
Brooklake Interchange Area Improvements (Brooks Interchange) -	Marion County	#10	\$ 5,000,000	\$ 5,000,000
Cordon Road/Kuebler Blvd Corridor Management Plan -	Marion County	#1	\$ 250,000	\$ 300,000
Dredge Detroit Area Marinas -	Marion County	#7	TBD	TBD
Ehlen Road I-5 Interchange Area Improvements (Donald Interchange) -	Marion County	#4	\$ 2,800,000	\$ 4,000,000
Lancaster Drive Reconstruction -	Marion County	#8	\$ 5,500,000	\$ 7,000,000
Signalize Cascade Hwy (OR 22) Westbound Ramp/Sublimity Blvd Intersection -	Marion County	#14	\$ 500,000	\$ 500,000
Signalize Lancaster Drive/Winema Place at Chemeketa Community College -	Marion County	#16	\$ 1,200,000	\$ 1,200,000
Upgrade Industrial Streets in South Salem (Langley Street, Kashmir Way, Eastland Ave) -	Marion County	#12	\$ 1,500,000	\$ 1,500,000
Industrial Zone Street Improvement Projects - the City identified the two following improvements projects in the industrial zone: (1) street improvements (1,420 linear feet) and (2) construction of left turn pocket	City of Mt. Angel	#2	\$ 209,000	\$ 209,000
Mt. Angel Heritage Trail - trail will loop around the city and provides access throughout, including the Abbey, downtown or a city neighborhood. Trail markers and kiosks along the trail will provide historical and directional information about various community institutions and landmarks located along the trail.	City of Mt. Angel	#3	\$ 50,000	\$ 50,000
Mill Creek Corporate Center, North-South Street Development - develop a new internal street as different sections of the Corporate Center develop, specifically Phases 1C and 2A.	City of Salem	#2	\$ 985,000	\$ 985,000
Pettit Property Pathway - support the development of a 5,000 foot tram, walking and biking trail loop around Pettit Lake that will connect the Oregon Garden to the proposed Pettit Inn & Pub and nature conservancy.	City of Silverton	#1	\$ 250,000	\$ 550,000
Hazard Mitigation and Public Safety				
Mill Creek Basin Flood Water Detention - develop one or more major detention and release facilities in the upper reaches of the Will Creek watershed in order to reduce the impacts of flood hazards in the basin.	City of Turner	#1	\$ 1,000,000	\$ 1,000,000
Community and Public Facilities				
Donald Community Center Supplies and Materials - supplies and materials include: security system, tables and chairs, TV/DVD player, refrigerator, dishwasher, microwave, dinnerware, glassware, hot trays, etc.	City of Donald	#3	\$ 2,000	\$ 2,000
New Administration, Police and Public Works Consolidated Facility - the City seeks to build a new consolidated facility for administration, police and public works.	City of Hubbard		\$ 5,576,000	\$ 5,576,000
Independence Food Hub - the City plans to develop a regional food hub as a center for the aggregation and distribution of locally-grown agricultural products to retail and food service outlets throughout the region.	City of Independence	#3	\$ 200,000	\$ 575,000
Independence Landing - the City plans to redevelop the former Valley Concrete site. Redevelopment includes (1) housing, mix apartments and town homes, (2) boutique, independent hotel, (3) commercial and retail uses and (4) open space that connects downtown to waterfront.	City of Independence	#1	\$ 3,000,000	\$ 3,500,000
Smart Agriculture Innovation Center - develop a incubator and marketplace focused on smart agriculture and smart cities applications. The innovation center will create a physical hub for Independence's ongoing efforts involving smart agriculture.	City of Independence	#2	\$ 400,000	\$ 775,000
Ball Brothers Redevelopment - a redevelopment project will modernize the facility and create retail space to house four to five businesses. City of Turner has also pledged \$50,000 to support and incorporate the development of a community historic museum within the site.	City of Turner	#2	\$ 100,000	\$ 150,000
Wayfinding Signage and Public Restroom Facility Project - the City plans to build a public restroom facility in the commercial district and install wayfinding and gateway signage.	City of Woodburn	#1	\$ 154,000	\$ 308,000