

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, August 12, 2015
9:00 a.m.

Senator Hearing Room
555 Court Street NE
Salem, OR 97301

PRESENT: Commissioner Janet Carlson, Commissioner Kevin Cameron and Commissioner Sam Brentano. Also present were John Lattimer as chief administrative officer, Gloria Roy as county counsel and Kim Hulett as recorder.

Commissioner Carlson called the meeting to order at 9:00 a.m.

PRESENTATION

Video Time (00:01:04)

SEDCOR 4TH Quarter Report - Chad Freeman, Nick Harville

Summary of presentation:

- Work with economic development in Marion, Polk and Yamhill counties;
- Annual year goes from July 1 through June 30, so this is a year-end wrap up as well as a quarterly report;
- Continue to see new investment and new jobs;
- Over \$50 million invested in the region since July of last year;
- Over 900 new and retained jobs;
- Positive impact on unemployment rate;
- 20,000 new jobs over the last three years; and
- Employers struggling to find employees for open positions;
- Over the last three years:
 - Projects with \$150 million in new investment in the region;
 - Local companies expanding, growing and adding jobs;
 - Impacts:
 - Need for employees;
 - Need for building space for new companies.
- Working on assisting businesses with addressing recruitment needs;
- Focus on key industries for recruitment strategies:
 - Food processing;
 - Manufacturing; and
 - Distribution.
- 17 active expansion projects, impacting an estimated 590 jobs in the region and representing more than \$79 million in investment;

- Since 2014, received 39 requests for proposal (RFP's) from firms interested in our region;
- Biggest concern is finding skill employees; and
- Remainder of report attached (attachment A).

Board discussion:

- Mill Creek Property is shovel ready:
 - Requirement to sell at market value.
- Renting existing building currently costs less than building a new structure;
- SEDCOR has close relationship with Incite (workforce); and
- Some school superintendents are teaching trade skills to grade 9 through 12 students who receive college credits:
 - Focus on "hire-able" skills.
- Private industry assisting with funding for technical schools;
- Possibility to coordinate with the Reentry Initiative for training participants on trade skills; and
- Would like discussion about policy changes that may be needed to promote growth.

PUBLIC COMMENT

None.

CONSENT

Video Time (00:29:46)

BOARD OF COMMISSIONERS

OLCC Applications – Recommend Approval

Blondzee's Guest House, Salem
 Champoeg Creamery, LLC, St. Paul
 Silverton Cellars, LLC, Silverton
 Silver Falls Brewery, LLC, Silverton

FINANCE

Approve three property bids and proceed to sell subject properties:

- Property ID #R342336 bid is \$900;
- Property ID #R342338 bid is \$200; and
- Property ID #R21347 bid is \$1,500.

TREASURER

Approve an order distributing revenues from ORS Chapter 530 timberlands.

Approve a resolution eliminating \$50 change fund at the Adolescent Drug Treatment Division of the Health Department.

Approve three resolutions reducing the petty cash accounts at the following Health Divisions:

- Administrative Division is reduced from \$200 to \$150;

- Children's Behavioral Health Division is reduced from \$250 to \$200; and,
- Adult Behavioral Health Division is reduced from \$200 to \$100.

MOTION: Commissioner Cameron moved approval of the consent agenda. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.

ACTION

Video Time (00:32:08)

BOARD OF COMMISSIONERS

1. Consider approval of a proclamation designating September 2015 as Childhood Cancer Awareness Month. – Commissioners

MOTION: Commissioner Brentano moved approval of a proclamation designating September 2015 as Childhood Cancer Awareness Month. Seconded by Commissioner Cameron; motion carried. A voice vote was unanimous.

The commissioners then read the proclamation.

DISTRICT ATTORNEY

2. Consider receipt of \$171,045.78 for the 2015-17 STOP Violence Against Women Act Competitive Grant by the District Attorney's Victim Assistance office and authorize signature of grant agreements. – Kim Larson

Summary of presentation: (attachment B)

- Mission is to involve crime victims and the community in a healing process to lessen the impact of crime;
- District Attorney's Office involved in public safety;
 - Criminal division of the District Attorney's Office is involved in offender accountability; and
 - Victim's perspective of public safety includes more than offender accountability.
- Surround victims with supports;
- Partners in the community:
 - Center for Hope and Safety;
 - Salem Police Department advocates;
 - Marion County Parole and Probation advocates; and
 - Others.
- Ensure systems are responsive to needs of victims and assure victims' rights; and
- District Attorney Advocate Services available include:
 - 24-hour response to victims;
 - Homicide response for family support;
 - Crisis intervention and safety planning;
 - Securing restitution; and
 - Referrals to community resources.
- Use volunteers to help with the support for victims;
- Volunteers donated more than 24,000 hours and served more than 4,000 victims last year;

- County received a grant to provide a Family Violence System Response Coordinator:
 - Has received funding since 1996;
 - New request for additional position to address need to navigate both adult and juvenile systems:
 - Advocacy and support through both systems.
 - Team approach with Child Protective Services (CPS);
 - Reduce the changeover in CPS workers;
- Goal to provide a safer community; and
- Grant funds a portion of the position and juvenile dependency dollars fund the remainder.

Board discussion:

- Grant funds all of the Family Violence Program Coordinator position and a portion of the new Family Violence System Response Coordinator position;
- District Attorney's Office has a Volunteer Coordinator who recruits at colleges for internships, at community fairs, through media outreach and community involvement; and
- District Attorney's Office, Victim Assistance is working on coordinating with Court Appointed Special Advocates (CASA) on juvenile system side.

MOTION: Commissioner Cameron moved receipt of \$171,045.78 for the 2015-17 STOP Violence Against Women Act Competitive Grant by the District Attorney's Victim Assistance office and authorize signature of grant agreements. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.

PUBLIC WORKS

3. Consider second reading and adoption of ordinance to allow chickens inside the urban growth boundaries. – Joe Fennimore

Summary of presentation:

- Work session held October 7, 2014 to discuss potential regulations;
- Public hearing on January 20, 2015;
- Subsequent meeting February 5, 2015:
 - Commission recommended adoption of an ordinance allowing the keeping and raising of chickens within the urban growth boundary (UGB) areas of Marion County;
- Presented at a work session May 19, 2015
- Public meeting on June 15, 2015:
 - Board directed staff to prepare an ordinance to consider.
- Proposed ordinance:
 - Allows keeping of up to six hens on property in UBG zoned single family residential or urban development;
 - Except in the Woodburn and Silverton UGB, where a maximum of three chickens would be allowed;
 - Requires chicken run or chicken coop in a fully fenced rear yard;
 - Coop cannot exceed 120 square feet or ten feet in height, must be set back at least three feet from any building on the subject property and 25 feet from any residence on an adjacent property;

- Hens must be confined in coop or run except when under the supervision of owner or custodian;
- Requires food and waste to be stored in a manner which will not attract pests;
- No roosters will be allowed;
- No sales of chickens, eggs, fertilizer or slaughtered chickens; and
- Will be enforced by the Sheriff's Office on a complaint basis.
- Board approved reading the ordinance by title at the July 29,2015 Board Session and scheduled the second reading for today; and
- Ordinance will become effective 90 days after reading by title second time.

Board discussion:

- Municipality ordinances were reviewed:
 - Marion County ordinance impacts Silverton, Woodburn, and Salem; and
 - This ordinance parrots what is allowed.
- Worked to keep ordinance from impacting neighbors;
- Ability to address any problems in neighborhoods;
- Many work sessions, planning commission work, and public meetings leading up to the ordinance; and
- Enforced on complaint basis only.

MOTION: Commissioner Brentano moved to approve the second reading of the title only: Seconded by Commissioner Cameron; motion carried. A voice vote was unanimous.

The chair read the ordinance by title only once for the second time;


MOTION: Commissioner Brentano moved adoption of the ordinance to allow keeping of chickens inside urban growth boundaries. Seconded by Commissioner Cameron; motion carried. A voice vote was unanimous.

Commissioner Carlson read the weekly calendar.

Commissioner Carlson adjourned the meeting at 10:08 a.m.

Attachments: (A) SEDCOR Quarterly Report
 (B) STOP Violence Against Women Act Competitive Grant


 CHAIR


 COMMISSIONER


 COMMISSIONER

Board Sessions can be viewed on-line at <http://www.youtube.com/watch?v=VYF8Y6U7178>.

(Attachment A)



626 High Street NE Suite 200 | Salem, OR 97301 | 503-588-6225 | www.sedcor.com

August 12, 2015

Mayor and City Council
City of Salem
555 Liberty Street SE
Salem, OR 97301

Commissioners
Marion County
P.O. Box 14500
Salem, OR 97309

Commissioners
Polk County
850 Main Street
Dallas, OR 97338

RE: SEDCOR 4th Quarter 2014 – 2015 Activity Report

Executive Summary:

The fourth quarter of 2014-15 has built on the momentum from the previous year, and we are seeing recovery from the recession here in the Mid-Willamette Valley. Over the last year firms we have worked with to expand are building out their new sites, and we see a growing number of new projects looking at our region. New firms include the new Forest River trailers facility which opened up a new 156,000 sf facility in Silverton, and has been hiring at a steady rate, KP Harvest moved into Mt. Angel, Columbia Helicopter has moved into a new building in Woodburn, Garmin completed their new building in Salem, and Fed-Ex has finalized their new expansion in Mill Creek Corporate Center.

As we end our 2014-2015 fiscal year, we reflect on significant growth in business investment and hiring in our region over the year. These investments continue to be led by local companies looking for ways to expand their business and grow in our region.

Companies who have invested in our region in the last years include:

- | | |
|---------------------------|---------------------------|
| KP Harvest | PES Expansion |
| Forest River | Universal Forest Products |
| Columbia Helicopter | Littau Harvester |
| Oregon Pallet | Freres Lumber |
| Willamette Valley Pie | Redbuilt |
| Wandering Angus | Steel Bridge Solar |
| West Coast Washers | Turner Lumber Expansion |
| Kettle Food Expansion/ DC | FCR- Call Center |
| Taylor Metal | |

These investments bring the total investment in our region to well over \$50 million dollars and over 900 new and retained jobs since July 1st of last year. This builds on investments from the previous two years of more than **\$100 million to total over \$150 million and and 2,200 new and retained jobs** from traded sector companies in the last three years. While we have seen new companies to the region continue to grow here, including companies such as Henningsen and KP Harvest, we expect to see local firms leading our economic growth in the future.

Our portfolio of recruitment and retention projects is experiencing steady growth. We currently have 17 active expansion projects, impacting an estimated 590 jobs in the region. A more detailed breakdown of

these numbers is illustrated in the table below. It is important to note that while the numbers include an estimated \$340 million in recruitment projects and \$79 million in retention projects, these are all long-term projects. We have found that the likelihood of a project being completed is significantly higher with retention and expansion than with recruitment.

Retention/ Expansion Efforts:

As of July 1, we are working on over 17 active retention and expansion projects, representing more than \$79 million in investment and an estimated 590 new or retained jobs. The majority of these projects can be categorized as either advanced manufacturing, wood processing or food processing entities.

While we're seeing an increase in recruitment projects, our experience demonstrates that the retention work has a much higher probability of success in bringing jobs to the region. These local companies are pursuing opportunities to grow their business through careful investment and hiring. It is important to note that many of these are long-term projects.

	Retained & New Jobs	Total Cap Ex
Recruit	1168	\$340,500,000
Retain/ Expand	590	\$79,500,000
	1758	\$420,000,000
Announced	937	\$54,420,000
TOTAL	2695	\$474,420,000

The expansion projects in the last quarter have included a focus on companies working in the wood processing or value added agriculture. Projects at Redbuilt, Turner Lumber, Freres Lumber as well as new projects from Littau Harvester and the Kettle Food Expansion have headlined much of this work. The combined impact of these expansions or projects have brought our vacancy level for existing buildings down to almost nothing across the region.

Recruitment Efforts:

The pace of recruitment activity has slowed somewhat from last year. In the 2013-14 year we saw a total of 56 Requests for Information on buildings or projects in our region. Since July 2014, we received 39 RFPs from firms interested in our region. This is still quite a bit higher than we saw during the recession and the first years out of the recession, however the pace is held down by the lack of available buildings in our region. The small slowdown was expected as we began to see a shortfall in building inventory late last year. While there has been a small decrease in the overall RFPs, firms that are interested in this area are showing more interest in building new buildings.

To grow and improve our recruitment efforts we are working in partnership with the private sector, with Business Oregon and through regional efforts to understand and market the opportunities we have. We have a recruitment portfolio of 13 projects representing \$340 million in investment, representing over 1,100 potential new jobs to the region.

Our recruitment efforts over the last quarter have included hosting visits by companies looking at moving into the region, working with site selectors in the region to highlight our assets and strengths, and work in our key industry sectors to identify additional companies in our these markets

Strategic Initiatives:

- 1) Large Lot Recruitment Project - Working with owners and representatives of large lot (over 50 acres) of industrial land to find out the industries and companies who need this size of parcel for their next expansion, and learning what these firms need to be successful. This project has helped give nationwide exposure to Mill Creek Corporate Center, and it has helped identify our role in the larger regional market.
- 2) Strategic Plan - Working with our board of directors, SEDCOR has developed a new strategic plan to guide our efforts and our work for the next three years. This reflects an update of our current work plan, and was intended to assure our focus on growing jobs and investment in the region. Our goals are straightforward:
 - i. Help local companies create or retain jobs;
 - ii. Support investment in our region that brings new jobs;
 - iii. Promote the competitive advantage of the region;
 - iv. Provide exceptional services, networks and events for our members.
- 3) Web Site - SEDCOR launched a new website designed to be more intuitive, informative, and simple to use. While incorporating the latest Internet technology and design, the website's main goal is to help both site selectors and SEDCOR members find what they're looking for to grow their business and jobs in the region.
- 4) Make it in Willamette Valley - We continue our work on the Make it in the Willamette Valley initiative. In partnership with the Mid-Willamette Valley Council Of Governments, SEDCOR was among only ten recipients in the nation to receive a federal Make It In America grant to help manufacturers invest and grow jobs in the U.S. We are working with the Mid Willamette Valley Council of Governments to do an in depth supply chain analysis, studying all manufacturing firms in the region to learn where they buy their materials and how we can help them grow. We have conducted one-to-one meetings with local manufacturers to determine their needs and opportunities, and there is an in-depth quantitative research component as well. In the last quarter we received our final report from this project and look forward to sharing this with constituents. We have received additional support for this project from Marion County, Yamhill County, PGE and Pacificorp.
- 5) PR and Communications – SEDCOR has strengthened its relationship with Oregon Business, an award-winning magazine that reaches more than 20,000 business, political and civic leaders across the state. The September 2014 edition featured a story that highlights five area agriculture businesses. Staff organized reporter interviews and the tour, and was heavily quoted in the story. The July-August 2015 edition featured a Brand Story (paid editorial) on Mill Creek Corporate Center.
- 4) Business Retention and Expansion (BR&E) – SEDCOR is leading the development of a two-county BR&E project that will benefit communities as a whole by helping community members better connect with businesses. SEDCOR has been working with the communities of No, Jefferson, Silverton, Donald, Gervais, Woodburn, Mt Angel, the Canyon, Brooks, Hubbard, Aurora and

Kiezer, who are taking the first steps in the compiling a task force to help with this project. The county has been a great support on this project. We look forward to working with the county, as well as their new RARE intern, to advance this program. The intention of BR&E projects such as these is to help communities address issues businesses have, build networks and community capacity, educate and inform the community about local business issues, and bring communities together to demonstrate that a community cares about local business.

Over the year we have seen ongoing interest in our region from local companies, as well as potential new investment into the region. With your assistance and guidance we will continue to improve the economy of the Mid-Willamette Valley, one project at a time. We thank you, once again, for your continued support.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Freeman". The signature is written in a cursive style with a large, sweeping initial "C".

Chad Freeman, President
SEDCOR

Attachment 0



Marion County Victim Assistance

A Division of the District Attorney's Office

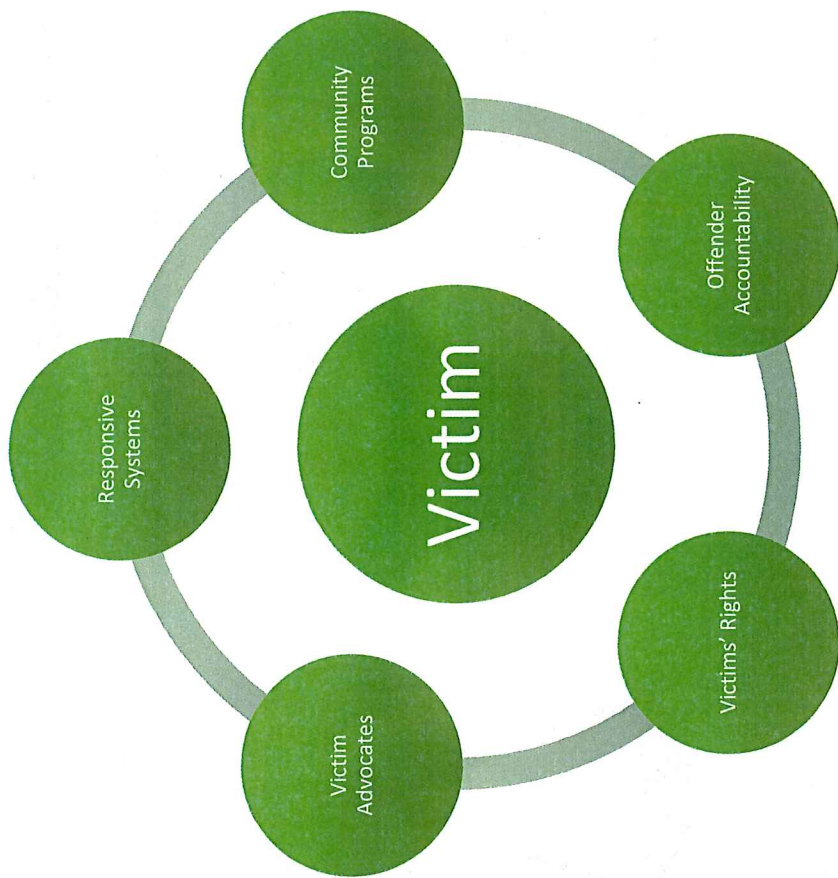




Our Mission

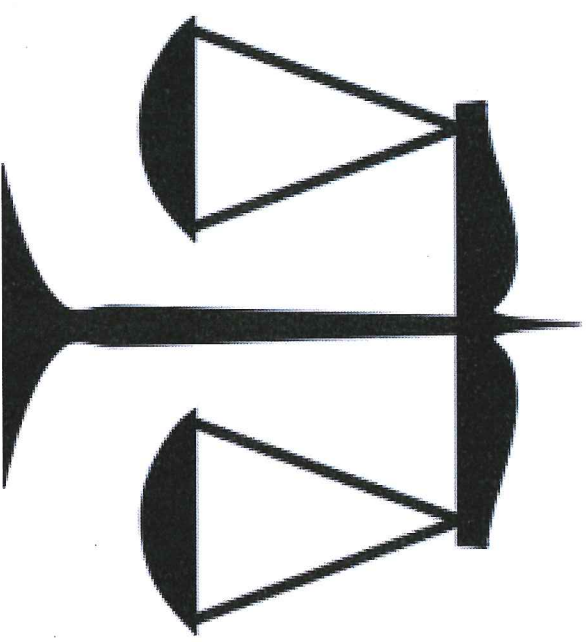
To involve crime victims and the community in a healing process that lessens the impact of crime.

Public Safety – A Victim Perspective



Services

- 24-hour response
- Crisis intervention
- Safety planning
- Support through CJS
- Access to resources
- Restitution
- Victims' rights



Volunteers

Our community volunteers are AMAZING!

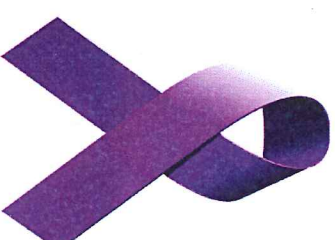
- More than 50 volunteers
- Donated more than 24,000 hours in 2014
 - Make it possible to serve all the victims we do
- Sexual Assault Response
- Advocate for victims through system

Domestic Violence Services

➤ VAWA funded

➤ Family Violence Program Coordinator

➤  NEW Family Violence System Response Coordinator



➤ **The Vision:** keep families safe and whole

➤ 50% of dependency cases that allege familial violence have a co-occurring criminal domestic violence case

➤ Involved systems are hard to navigate

➤ Targeted advocacy services & service coordination