



OREGON

MARION COUNTY BOARD OF COMMISSIONERS

Work Session Summary Minutes

Economic Development Program Update

August 14, 2025. 1:30 PM

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Commissioners Board Room

ATTENDANCE:

Commissioners: Kevin Cameron, Colm Willis, and Danielle Bethell.

Board's Office: Alvin Klausen Chris Eppley, Heather Inyama, Toni Whitler, and Matt Lawyer.

Legal Counsel: Steve Elzinga.

Community Services: Chip Bury, Sarah Coutley, and Kelli Weese.

Capital Futbol Club: Collin Box, and Matthew Holstege.

AKS Engineering: Tyler Roth.

Public Works: Carl Lund, Max Hepburn, and Lani Radtke.

Commissioner Danielle Bethell called the meeting to order at 1:30 p.m.

Program Updates & Discussion

- Emergent Economic Opportunity Program (EEOP) – Capital Futbol Club:
 - Application from Capital Futbol Club for street improvements:
 - Including a left turn lane at State Street and Gordon Road.
 - Increase in the requested grant amount from the initial estimate of \$600,000 to \$874,000:
 - Cost increases and engineering/soft costs.
 - Current budget for EEOP is \$200,000 available this fiscal year:
 - There are \$5 million in reserves.
 - Options for waiving or reimbursing permit fees to support the project:
 - Avoid triggering prevailing wage requirements.
 - Legal counsel confirmed waiving or reimbursing fees may not count toward the prevailing wage threshold:
 - Further clarification is needed on which fees are eligible.
 - Consider approving \$749,999 to stay under the prevailing wage threshold:
 - Possibility of additional support through fee reimbursements if legally permissible.
- EEOP – HYB Food Truck:
 - Application for \$50,000:
 - Purchase and operation of a food truck for at-risk youth; and
 - Led by a local nonprofit.
 - \$40,000 for the food truck and \$10,000 for equipment, supplies, and startup costs.

- Structuring the grant as a combination of upfront payment for the truck and reimbursement for other expenses:
 - Receipts required for accountability.
- Need clear documentation and reporting on how funds are spent:
 - Including a year-end report on outcomes and youth engagement.

Discussion

- Detroit Lake Marinas Project:
 - Concerns about project management, accountability, and communication between engineering/consulting firms and the county.
 - Frustration over project delays:
 - Need timely permit submissions to keep the project on track.
 - Importance of clear roles, responsibilities, and legal accountability for contractors and consultants.
 - Need proactive communication with community partners and the public:
 - Including press releases and updates through the Detroit Lake Foundation.
 - Stressed the importance of meeting project deadlines and maintaining transparency with stakeholders.

Next Steps

- Legal counsel clarify which permit and building fees can be waived or reimbursed without triggering prevailing wage requirements.
- Staff to develop a grant agreement for Capital Futbol Club at \$749,999:
 - Further evaluation of possible fee reimbursements.
- Community services to structure the HYB Food Truck grant with clear accountability measures and reporting requirements.
- Project team to develop a plan for holding engineering/consulting firms accountable for permit timelines and project progress.
- Coordination with the Detroit Lake Foundation for community updates and communication.
- Upcoming Labor Day weekend event in Detroit to provide a project update.
- Board to receive an update on permit fee reimbursement options at the next management update meeting.

Adjourned – time: 2:14 p.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White