



## **Economic Development Advisory Board**

**Wednesday May 10, 2017**

**3:30 – 5:00pm**

555 Court St NE Salem – Commissioners' Board Room

### **AGENDA**

<b>3:30</b>	<b>Welcome and Introductions</b>	<b>Bob Hill</b>
<b>3:35</b>	<b>March Meeting Minutes – Action</b>	<b>Bob Hill</b>
<b>3:40</b>	<b>Grant Reviews – Action</b>	<b>Sarah Spinks</b>
<b>4:45</b>	<b>Community Services Update - Information</b>	<b>Sarah Spinks</b>
<b>4:55</b>	<b>New Business, Comments and Closing</b>	<b>Bob Hill</b>

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### **Future Meetings**

- **June 7<sup>th</sup> @ 3:00-5:00** \*Note date & time change for Community Project Grant reviews
- **July 12<sup>th</sup>** \*Note extended time TBD for Detroit Lake Tour
- **August – No Meeting**

### **Attachments & Handouts**

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- March Minutes
  - Fjord Grant Application
  - Rigado Grant Application

**Marion County Economic Development Advisory Board**  
**March 15, 2017 Meeting Minutes**  
**555 Court St NE, 5<sup>th</sup> Floor Salem, OR**

**Members Present,** Kevin Cameron, Bill Cummins, Chad Freeman, Bob Hill, Jay Kemble, Allison McKenzie, Angie Morris, A.J. Nash, Renata Wakeley

**Staff and Guests Present:** Mark Christensen, Tamra Goettsch, Annie Gorski, Alan Haley, Denny Houle, Brandon Reich, Sarah Spinks, and Mary Stewart

**Agenda Item: Welcome, Introductions & Announcements**

**Information/Discussion:** Morris welcomed attendees, and introductions were made. Freeman introduced Denny Houle as the new representative for Business Oregon.

**Action:** *None*

**Agenda Item: February Minutes**

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

**Action:** *Cameron brought forth a motion to approve the February minutes; Hill seconded the motion. The motion was voted on and approved unanimously.*

**Agenda Item: Agenda Item Changes**

**Information/Discussion:** Morris would like to add two items to the agenda including the consideration of an application for board membership from Wendy Veliz and the addition of a presentation from Public Works.

**Action:** *Freeman brought forth a motion to add Public Works as a presentation and Wendy Veliz's application as an action item. Hill seconded the motion. The motion was voted on and approved unanimously.*

**Agenda Item: Appoint Wendy Veliz to Economic Development Advisory Board**

**Information/Discussion:** Cameron said that since we do not have a utility representative on our Board, Wendy would be a great addition as she and PGE are actively involved throughout many communities in the County. Cummins agreed Wendy would be a good addition.

**Action:** *Cameron brought forth a motion to appoint Wendy Veliz to the EDAB. Cummins seconded the motion. The motion was voted on and approved unanimously.*

**Agenda Item: Economic Development Conference**

**Information/Discussion:** Spinks reviewed the summary report for the Economic Development Conference. The summary included 103 total attendance with 60 staff and elected officials representing 30 different cities from eight counties. 48 of 50 evaluation responses rated the conference content very high on relevance as to what is presently going on with their own community development planning. Community Services, Renata at COG and Brandon at Public Works, will be splitting up some the follow up calls with those cities who are looking for support in those areas. Cavazos added that the conference will be held every other year and all profits made this year will be used for the 2019 conference.

**Action:** *None*

**Agenda Item: Grant Review for Gilgamesh**

**Information/Discussion:** The Brewery Expansion project includes the addition of a new bottling line, canning line, centrifuge, fermentation tanks, floor drains, and walk-in cooler. The project will lower costs of goods, increase yield, increase product lines, and facilitate a 30% projected growth in 2017. Total cost of the project is \$625,000; the grant request is for \$50,000. The project will create 16 new jobs with a total of 16 new FTE over a two-year period. The average group score was 85.8. Positive aspects of the application included: number of

jobs created; well written application; prior expansion project was successful with 14 jobs created and 83% increase in revenue. In 2013-2014 funds were granted to the applicant. Spinks noted (see packet pg. 5) that 6 restaurant oriented positions are included in the job projections. Historically we have not included those in the manufacturing piece, question posed should they be pulled out and recalculate as FTE's. They are still over 10 new positions required for the \$50,000. The group agreed the positions should be pulled. A recommendation was made to approve the application based on follow up with the applicant to clarify that the project time line fits within the funding period. Also confirm that other sources of funding will be secured to move the project forward.

**Action:** *Cameron brought forth a motion to approve \$50,000 subject to the Fairview Industrial Urban Renewal loan approval by the City of Salem. Hill seconded the motion. Motion was withdrawn by Cameron. The second was also withdrawn by Hill.*

**Action:** *Hill brought forth an amended motion to approve the \$50,000, predicated on the applicant (Gilgamesh) receiving all other necessary funding. Cummins seconded the motion. Motion was voted on and approved unanimously.*

### **Agenda Item: Public Works Report on Transportation**

**Information/Discussion:** Haley from Public Works gave a rundown on Marion County Roads and Bridges and what it would take to replace, maintain or improve if needed. Marion County has a 1,120 mile road system; 980 are rural miles and 140 urban miles with a majority in East Salem. County maintains 193 miles of gravel roads. There is an active Gravel Road Maintenance Program in place that is safety driven; the program includes a two-man crew and they use a grater and water truck to maintain problem areas. Maintenance usually happens in the fall and winter. The overall pavement condition index is currently at 67 PCI. Ideally would like to see it at 85 PCI. At 85 PCI we would have a well maintained long lasting network. Poor and very poor categories are below 50 PCI in which there are approximately 102.1 paved miles; reconstruction would be the best thing to do for those below 50 PCI. A 20 year overlay would be ideal with chip seals every 6 to 7 years. Marion County has 140 Bridges & 2 Ferries. The State of Oregon rates bridges every 2 years with a rating scale between 0-100. A sufficiency rating of less than 50 is eligible to compete for Federal funds. Marion County has two bridges, Little Pudding on Silverton Rd. and Marion Creek on Jefferson/Marion Rd., which have received federal funding. The county is trying to eliminate the timber and replace it with steel and concrete. Maintaining timber bridges is much more difficult Both of the ferries operated by Marion County handle approximately 330,000 cars per year, combined. Federal funds and grants are a large portion of Public Works funding.

**Action:** *None*

### **Agenda Item: GROW EDC Quarterly Report**

**Information/Discussion:** McKenzie provided an overview of GROW's quarterly report. GROW has been working on the Regional Tourism Initiative which includes three projects:

- 1) regional tourism marketing, helping attract visitors to the area;
- 2) building local tourism network to create and strengthen relationships between the hospitality and outdoor recreation industries throughout the region; and
- 3) create an annual river festival to celebrate the North Santiam River as the connecting link between communities and outdoor assets on the river, in the foothills and in the towns.

Another major focus is on the August 21<sup>st</sup> eclipse and the launch of River Fusion 22 over that weekend.

**Action:** *None*

### **Agenda Item: Quarterly Land Use Cases**

**Information/Discussion:** Reich reviewed land use cases from October-December 2016.

1. Approvals were issued for a farm stand in St. Paul – which is able to operate year round; a farm building insulation business; seed storage warehouse; solar power generating facility; self-storage

warehouse business; contractor's warehouse business, of which all are located in Salem, and an auto dealer business in Aumsville. There was also approval of a zoning change on a 0.79 parcel located on Lancaster Drive.

**Action:** None

**Agenda Item: New Business, Comments and Closing**

**Information/Discussion:** Goettsch shared that the Board of Commissioners approved the allocation of funds for Detroit Lake Marina Phase II enhancements in the amount of \$35,000. McKenzie is looking for businesses, preferably mechanical engineering, in the public and private sector that would be willing to give a tour and speak to the kids they are working with from Mill City. Cameron gave an update on the Detroit Lake marina project, phase I will not be completed this year due to the boat houses sitting where the engineers wanted to place the pilings. They will have to wait until next year when the water has gone down and boat houses can be placed elsewhere. Cummins visited High Tech Electronics said they are growing tremendously and feels EDAB should be reaching out to them for a tour.

**Action:** None

**Meeting adjourned: 5:00 PM**