

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, February 1, 2023  
9:00 a.m.

Senator Hearing Room  
555 Court Street NE  
Salem, OR 97301

**PRESENT:** Commissioner Colm Willis, Commissioner Kevin Cameron, and Commissioner Danielle Bethell. Also present were Jane Vetto as county counsel and Brenda Koenig as recorder.

**ABSENT:** Jan Fritz, chief administrative officer

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

*(Video Time 00:03:26)*

**PUBLIC COMMENT**

Ronald Sterba:

- Mr. Sterba is a board member of the Southeast Mill Creek Neighborhood Association (SEMCA);
- Residents have safety concerns for children living in an area of SEMCA that is isolated due to roads:
  - The area is south of Highway 22, between Cordon Road and Lancaster Drive; and
  - The area is isolated from Miller Elementary School and Houck Middle School.
- Children currently use Lancaster Drive and Rickey Street to get to school:
  - A safer route to school is needed.
- The Lancaster Drive and Cordon Road bridges over Highway 22 are not safe in the event there is an earthquake;
- Mr. Sterba gave the Commissioners a copy of a proposed solution that has been in the works for approximately one and a half years; and
- Mr. Sterba met with the Oregon Department of Transportation, and they say that they do not have the funds to fix the problem.

***Board discussion:***

- Last week, the Salem-Keizer Area Transportation Study (SKATS) signed a letter in support of a pedestrian bridge in the area:
  - SKATS is aware of the problem, and they are working on a solution.

(Video Time 00:07:08)

## PRESENTATION

1. Strategic Economic Development Corporation (SEDCOR) of the Mid-Willamette Valley Quarterly Report. –Adam Franco, Marion County Community Services, Economic Development Specialist; Erik Andersson, SEDCOR President; and Nick Harville, SEDCOR, Marion County Business Retention and Expansion Manager

### **Summary of presentation:**

- The county has a five-year contract with SEDCOR that is funded through lottery dollars:
  - The contract is for \$160,000 per year.

Erik Andersson and Nick Harville, SEDCOR:

- SEDCOR leverages public and private partnerships to grow, retain, and attract high value jobs and capital investment to Marion County and other counties in the mid-Willamette Valley;
- Following are Santiam Canyon wildfire recovery efforts that SEDCOR is involved in:
  - Mr. Harville is on the Long-Term Recovery Group (LTRG) executive committee;
  - As of last week, case managers had 88 cases, down from 150;
  - LTRG is interviewing for a construction liaison position:
    - The construction liaison will work with homeowners who are rebuilding to help them through the permitting and rebuilding process.
  - Sheds are still being built:
    - Approximately 24 companies came together to build 100 sheds; and
    - By May they will have built 150 sheds.
  - Recovery in the canyon is progressing; and
  - There are a couple of businesses who are potentially interested in coming to the canyon.
- Following are business retention and expansion projects that SEDCOR is working on:
  - Open Dental is adding a new building to their south Salem campus;
  - Metal Innovations obtained their lease at the Salem Airport, so their project is moving forward:
    - There is another aircraft company who potentially wants to get involved with Metal Innovations now that they have more space:
      - The company is not based in the United States.
  - Mr. Harville attended a meeting on electric aircraft and how they could potentially be brought to Oregon airports:
    - The City of Salem has identified an area at the airport for a charging station.
  - The site work has started at the Dollar General site in Mill Creek:
    - It is a \$140 million project;
    - They will probably not be hiring until 2025:
      - There will be approximately 500 workers at the facility.

- It is a 900,000 square foot facility that will be used for dry goods, and it will include cold storage.
  - A HVAC warehouse and distribution facility is being built in Mill Creek:
    - Forty percent of the facility will be dedicated to manufacturing.
  - A server business is looking at sites in Salem and Woodburn:
    - They could potentially provide well-paying jobs.
- Following are projects SEDCOR is working on around innovation and entrepreneurship:
  - A small business technical assistance grant was received to work with the Latino Business Alliance:
    - The first group of 30 entrepreneurs is almost done with the process that consisted of a minimum of ten hours of training:
      - This group will continue to be facilitated during networking sessions and through counseling with the Small Business Development Center.
  - The Oregon Angel Food 2023 event will be hosted in Marion County at Chemeketa's ag complex:
    - The event is for food entrepreneurs.
  - SEDCOR is partnering with Oregon State University on their strategic plan around a center for innovation excellence for food and beverage industries in the state:
    - A roundtable was held in January with local businesses.
  - SEDCOR is hosting an ag breakfast tomorrow at Chemeketa's Eola campus in west Salem to continue work on ag innovation.

***Board discussion:***

- There are still several hundred homes in the canyon that need to be built or repaired;
- The server business looking at the area reconditions servers and provides server service; and
- The commissioners expressed their appreciation for the work that SEDCOR does for the county.

*(Video Time 00:36:02)*

**CONSENT**

**BOARD OF COMMISSIONERS**

**Board Committee Appointments – Local Alcohol and Drug Planning Committee**

2. Approve orders reappointing Raymond Wilson and Cleo Freauf to the Marion County Local Alcohol and Drug Planning Committee (LADPC) with terms ending February 1, 2027.

Board Committee Appointment – Solid Waste Management Advisory Council

3. Approve an order reappointing Joe Fowler as a Business/Industry member to the Marion County Solid Waste Management Advisory Council (SWMAC) with a term ending February 1, 2027.

FINANCE

4. Approve a quitclaim deed for Tax Account 543638 for the sale of a tax foreclosed property back to Lois M. Hassing, the prior owner of record.

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

*(Video Time 00:37:05)*

**ACTION**

BOARD OF COMMISSIONERS

5. Consider approval of the American Rescue Plan Act (ARPA) Beneficiary Agreement with Isaac's Room in the amount of \$250,000 for the replacement of lost revenue incurred due to the COVID-19 pandemic and expanding youth opportunities through December 31, 2026. –Debbie Gregg, Camber Schlag, and Tiffany Bulgin, Isaac's Room

**Summary of presentation:**

- Isaac's Room's application for ARPA funds was presented to the Board at the January 10, 2023, Management Update meeting.

Tiffany Bulgin, Isaac's Room:

- Ms. Bulgin is one of the founders of Isaac's Room;
- Isaac's Room has been in the community for over 20 years;
- Isaac's Room was started after the loss of Ms. Bulgin's first son:
  - Her work doing teenage parole probation foster care also influenced her decision to start Isaac's Room.
- Isaac's Room helps youth build the capacity to face the challenges of life:
  - They mainly work with youth ages 16 to 21; and
  - Youth enter the IKE Quest program that includes working out, eating together, classes, and being given a job.
- IKE Box has been open for 17 years, and a second location, Isaac's, was opened on January 19, 2019:
  - The second location doubled the number of jobs available;
  - The second location also gives youth the opportunity to learn cooking and baking skills;
  - Isaac's has done really well; and
  - The profit from the businesses goes into the IKE Quest program.

- The ARPA funds will allow Isaac's to expand, which will add 10 to 15 jobs including the following:
  - Entry level positions;
  - Prep work positions; and
  - Dishwashing positions.
- The ARPA funds will also allow the program to expand and to serve more youth:
  - The funds will be utilized for the coaches and individuals who run the program.

***Board discussion:***

- The program helps youth learn that they can help others get better, and that they have a purpose;
- The commissioners thanked Ms. Bulgin for the work that she does;
- The youth in the program are learning how to serve others;
- The ARPA funds will help Isaac's Room stabilize and expand; and
- The community benefits from Isaac's Room as a place to gather, and as a good example of how the community invests in its youth.

**MOTION:** Commissioner Cameron moved to approve the American Rescue Plan Act (ARPA) Beneficiary Agreement with Isaac's Room in the amount of \$250,000 for the replacement of lost revenue incurred due to the COVID-19 pandemic and expanding youth opportunities through December 31, 2026. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

*(Video Time 00:51:02)*

**PUBLIC WORKS**

6. Consider the adoption of an administrative ordinance granting Zone Change/ Comprehensive Plan Change (ZC/CP) Case #22-002/Jason Feusner. –Austin Barnes

***Summary of presentation:***

- The application is for approval to change the zoning on a property from Acreage Residential with a 10-acre minimum to Acreage Residential with a 2-acre minimum;
- The Hearings Officer held a duly noticed public hearing on July 7, 2022;
- On August 11, 2022, the hearings officer issued a report recommending the Board approve the request;
- The board held a duly noticed public hearing on the application on December 14, 2022, considered all the evidence in the record, and approved the request;
- The ordinance and findings have been prepared, and the notice of adoption was given on January 25, 2023;
- The administrative ordinance is now set for formal adoption;
- The board has the following options:
  - Adopt the ordinance as written;

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- Direct staff to prepare a modified ordinance; or
- Choose not to sign and adopt the ordinance at this time.
- Staff recommends that the board adopt the ordinance as written.

**Board discussion:**

- Ms. Vetto clarified that the motion would be to adopt the ordinance as written, and that the title would be read only once.

**MOTION:** Commissioner Bethell moved that the chair read the ordinance by title only once. Seconded by Commissioner Cameron; motion carried. A voice vote was unanimous.

Commissioner Willis read the title of the ordinance only once.



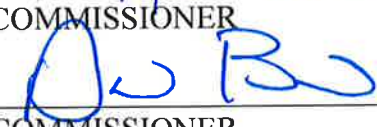
**MOTION:** Commissioner Bethell moved to adopt the administrative ordinance as written. Seconded by Commissioner Cameron; motion carried. A voice vote was unanimous.

**PUBLIC HEARINGS  
9:30 A.M.**

None.

*(Video Time 00:55:25)*

Commissioner Willis adjourned the meeting at 9:53 a.m.

  
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 CHAIR  
  
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**Board Sessions can be viewed on-line at**  
<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>

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