

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, April 29, 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 Gloria Roy as county counsel and Kim Hulett as recorder.

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

(Video Time 00:01:18)

PRESENTATION

SEDCOR 2014-15 3rd Quarter Report – Chad Freeman, Nick Harville

Summary of presentation:

Chad Freeman and Nick Harville presented the SEDCOR 2014-2015 Third Quarter Report (Attachment A)

PUBLIC COMMENT

None.

CONSENT

(Video Time 00:23:26)

LEGAL/BUSINESS SERVICES – RISK MANAGEMENT

Approve settlement agreement in U.S. District Court Case No. 6:14-CV-00319-AA, Epps v. Marion County.

PUBLIC WORKS

Notice of bid award to Pittman Plumbing and Heating, LLC for \$234,000 for the replacement of four rooftop air conditioning units on Public Works building one.

TREASURER

Approve orders regarding petty cash and change funds accounts for the following departments:

Reduce Business Services petty cash account from \$200 to \$100;
Reclassify and increase Law Library petty cash account from \$25 to a \$35 change fund account;
Establish a \$50 petty cash account for legal counsel;

PUBLIC WORKS

2. Consider approval of proposed framework for agreement on expansion of Woodburn's Urban Growth Boundary. – Brandon Reich, Scott Norris

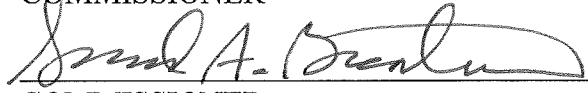
Summary of presentation:

- In 1997, the City of Woodburn entered into a periodic review work program to update their comprehensive plan;
- An economic study and analysis of residential and employment land needs were considered, as well as an economic development strategy and other components of its plan:
 - Transportation;
 - Facilities;
 - Natural resources; and
 - Housing.
- In 2005, the City approved amendments to its comprehensive plan and urban growth boundary (UGB) and submitted to county for review and approval;
- County approved amendments;
- In 2007, the Department of Land Conservation and Development (DLCD) approved amendments; and
- Subsequently, the amount of land added to the urban growth boundary and the location of land, have been subject to appeals in court.
- Parties to the most recent appellate court case (filed in 2011) have been engaged in court-annexed mediation trying to resolve dispute; and
- Representatives of the parties have agreed to a framework for agreement to resolve the dispute, subject to final agreement on findings to be adopted by the city and county in support of the proposal.
- Once framework is approval by all parties, city will develop findings for the revised UGB expansion, which city and county will adopt;
- Framework describes these findings be adopted by September 1 for the city and October 1 for the county; and
- City and county will enter into an agreement over how the urban reserve area would be managed which must be entered into by August 1.
- Four features to the agreement:
 - Property identified as industrial primarily on west side of I-5 to west of current Winco Distribution Facility will be included in the UGB;
 - Area to the south of this industrial property will be designated as an urban reserve;
 - Urban reserve is not inside the UGB, but designated as future inclusion into the UGB for urban development;
 - Two “hard lines” will be placed, one on the west side of Butteville Road on the western boundary of the expanded UGB and one in the northeast corner of the expanded UGB that will prevent further expansion of the Woodburn UGB beyond this hard line point for next 20 years; and
 - Two areas to the north and northeast were originally included within expanded UGB will not be included.
- Agreement was approved by the Woodburn City Council and Mayor Kathy Figley has signed the agreement; and
- DLCD signed the agreement earlier this week.

Attachments: (A) SEDCOR 3rd Quarter 2014-2015 Activity Report


CHAIR


COMMISSIONER


COMMISSIONER

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



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April 22, 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 3rd Quarter 2014 – 2015 Activity Report

Executive Summary:

The third 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. 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. Forest River trailers is hiring new employees and finalizing their changes to the building in Silverton. 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 are almost three quarters of the way through the 2014-2015 fiscal year, we are seeing noticeable growth in business investment and hiring in our region. 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 two years include:

NORPAC/Henningsen Cold Storage
GK Machine
Inventure/Willamette Valley Fruit
Garmin
Willamette Valley Pie
Don Pancho
Hanard Machine
Wilson Construction
Pacific Building Systems
NW Fruit

Universal Forest Products
Wandering Aengus Ciderworks
Turner Lumber
Diana Foods
West Salem Machine
Fed-Ex
Fiber-Fab
Kettle Foods
Truitt Family Foods
Columbia Helicopter

The cumulative impact of these investments is more than **\$100 million and 1,300 new and retained jobs** from traded sector companies in the last two years. Since July of 2014 we have seen almost \$25 million in new investment and expect to see a significant amount between now and June 30. 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 22 active expansion projects, impacting an estimated 695 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 \$299 million in recruitment projects and \$99 million in retention projects, these are all long-

have a recruitment portfolio of approximately 10 projects representing \$299 million in investment, representing over 568 potential new jobs to the region.

Forest River continues their expansion work in Silverton. As we reported last quarter, this firm maintained their plant in Independence and purchased one of the few remaining buildings in Silverton. The company is now up and running and has begun hiring. The company now has over 70 employees and is building 10 cargo trailers per day. They invested a great deal of capital into the property for improvements and new equipment. We appreciate the support of this project from Marion County and the Economic Development Advisory Board as this exceptional company expands in Silverton.

Strategic Initiatives:

- 1) Large Lot Recruitment Project - Working with owners and representative 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, as well as learning what these firms need to be successful. This project has helped give nationwide exposure to Mill Creek Corporate Center, as well as to help identify our role in the larger regional market.
- 2) Strategic Plan- Working with our board SEDCOR has worked to update our new Strategic Plan to continue 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 make sure that we continue to focus on growing jobs and investment in the region. Our goals are pretty 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) Ag Breakfast- SEDCOR in conjunction with AKT, hosted an informational breakfast for 150 agriculture representatives to help this industry stay strong in the valley. Dr. Sherri Noxel, Director of the Oregon State University Austin Family Business Program of OSU spoke at length about succession planning and how this can help family farms continue to stay in the family and be successful.
- 3) Workforce Efforts - We continue to advance the IMOM program, helping companies document the skill sets of their aging workforce. Also, we are using this skills intelligence to work with local school districts, private schools, trade schools and community colleges to provide industry-driven skill development in the future workforce. We are seeing an increased demand in the interest and support for workforce efforts.
- 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 conduct interviews with businesses. SEDCOR has been working with the communities of Stayton, who are taking the first step in the compiling a task force to help with this project. The county has been a great support on this project, and 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 informs the community about local business, and bring communities together to demonstrate that a community cares about local business.