



## **DOUGLAS COUNTY INDUSTRIAL DEVELOPMENT BOARD**

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### **Douglas County Industrial Development Board (DCIDB)**

#### **Meeting Minutes**

**May 20, 2008**

**UT & E**

**Roseburg, Oregon**

#### **Welcome and Introductions**

Lynn Herbert called the meeting to order and announced that there would be a change in the order of the Agenda items due to a time constriction by a guest presenter. Please refer to attachment A for the list of members and guests that attended the meeting.

#### **Approval of Minutes**

Lynn requested a motion to approve the minutes of the April 15, 2008 board meeting. Norm Gershon moved to approve the minutes. Perry Murray seconded the motion. The motion passed unanimously.

#### **Viticulture Presentation**

Lynn introduced Blaine Nisson and Scott Henry.

Blaine presented a packet to the IDB that contained information on the development and success of the Walla Walla viticulture technology program. He discussed the revitalization of the community and the development of Walla Walla as a destination wine area for tourists. He explained that the Walla Walla program had been chosen because demographics, climate and resources most closely matched the Umpqua Valley based on the research completed by CC Works. He explained that following the Walla Walla experience here would mean 5,000 wine cluster jobs, \$115 million dollars in payroll and 12% economic growth.

Blaine discussed the test programs UCC had run to gauge interest in the program. He explained that the three classes they had held filled and that the attendees had returned the next time for the next level class with 13 of those people wanting to attend the viticulture program in the fall.

Scott Henry described the types of jobs that were needed in the wine industry and the lack of knowledgeable people in the field. Scott discussed the research that had gone into developing a program that would produce these employees and potential wage and advancement in the winery industry for a well educated individual.

Blaine went on to discuss the financial plan and business plan that would move the program to self-sufficiency. Blaine then asked the IDB to invest \$100,000 each year for two years for a total investment of \$200,000 to get the program through its initial start up years.

Ron Doan motioned to recommend to the Douglas County Board of Commissioners that they support the \$100,000 per year for two years contribution to the development of the Viticulture program at UCC. Norm Gershon seconded.

A lengthy question and answer session ensued covering other funding, types of jobs that would be created and pay scale possibilities as well as economic growth and diversification that might be encouraged with the growth of the wine industry.

Lynn Herbert called the question. The motion passed unanimously.

### **Mel Arts Mowing Contract**

Tania Korpi explained that this was an annual renewal of the mowing contract for mowing and berry abatement at Sutherlin Industrial Park. She explained that it usually doesn't exceed \$2,660/year or \$40/hour for 66 1/2 hours of work and there have been no price increases.

Norm Gershon motioned to approve the new contract with Mel Arts for mowing services. Georgia Stiles seconded. The motion passed unanimously.

### **Costco Update**

Robb Paul explained that Costco had cancelled their presentation to the IDB because they realized that they weren't going to be able to access the immediate opportunity fund with ODOT. They were on the border of whether they would qualify or not.

Costco will still be approaching ODOT to resolve the traffic mitigation by locating in Roseburg. Robb told the board that Costco would create about 75 full time jobs with an average wage of \$17.00/hour plus benefits and about 50 part time jobs.

### **Report**

#### **Umpqua Economic Development Partnership, UEDP**

See attached report. Helga let the Board know that Alpha was still interested in the site and that they might be working on something, but hesitates to speculate. Helga discussed the importance of making sure the Dixon Site was as shovel ready as possible as it has many of the requirements that clean tech industries look for.

#### **City of Roseburg, Eric Swanson**

Eric discussed the Highway 138 project and informed the IDB that they were trying to move the process forward to the environmental assessment step. Eric asked that the IDB send a letter of support to the Roseburg City Council and encourage them to proceed with the environmental impact statement.

The IDB agreed to send the letter of support via consensus.

**Adjourn to Executive Session**

**Pursuant to ORS 192.660(2) (e) for the DCIDB to discuss with persons designated by the DCIDB (Rob Paul and Helga Conrad) to negotiate real property transactions concerning the Crown Dental Works proposal.**

**Adjourn back to regular session**

Following executive session Norm Gershon moved to have the IDB pay the \$7,800 for the conduit for electricity to the Crown Dental site.

The motion was second by Ron Doan and passed unanimously.

**Discussion**

Kathleen Johnson informed the IDB that a radio control flying group was interested in using the industrial park sites and she had been in contact with them. Insurance has been discussed and the issue will be on the June agenda.

Georgia Stiles asked that the 30<sup>th</sup> Anniversary celebration committee meet and Helga agreed to coordinate the time.

Ron Doan inquired about the progress on the Realtor Meeting requested by the County Commissioners. Ron discussed the difference between the goals of the IDB as a job creation entity and realtors as a land sale for profit entity. Ron suggested that Joe Laurance should do the outreach to the realtors.

Joe Laurance agreed that the meeting should be held, but did agree that the entities did have different goals.

Lynn said that the realtors could meet with the IDB at one of the regularly held IDB meetings. He feels that the realtors should contact the IDB to make arrangements.

**Adjournment**

There being no further business, the meeting was adjourned.

Respectfully submitted,

Douglas County Industrial Development Board

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Tania Korpi,  
Staff

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Lynn Herbert, Chair

**A Tape Of The Meeting Is Available At The CCD Office.**

Attachment A

**The following is the list of DCIDB members who attended the meeting:**

Lynn Herbert, Norm Gershon, Lauren Young, Ron Doan, Georgia Stiles, Tommy Ursry, Rochelle Ondracek, Perry Murray, Eric Swanson, John Loosely, Blaine Nisson, Robb Paul and Commissioner Joe Laurance.

**Staff:**

Tania Korpi, CCD Business Development; Tracy Loomis, CCD Business Development; Helga Conrad, UEDP and Kathleen Johnson, County Counsel.

**Guests:**

Tim Freeman, Scott Henry, Monte Mendenhall