

Marion County Economic Development Advisory Board
February 08, 2017 Meeting Minutes
555 Court St NE, 5th Floor Salem, OR

Members Present: Nate Brown, Thomas Chambers, Bill Cummins, Bob Hill, Jay Kemble, Nate Levin, Angie Morris, A.J. Nash, Evann Remington, Dave Tibbetts, and Renata Wakeley.

Staff and Guests Present: Sarah Cavazos, Tamra Goettsch, Brandon Reich, Mark Christiansen, James LaBar and Annie Gorski.

Agenda Item: Welcome, Introductions & Announcements

Information/Discussion: Morris welcomed attendees, and requested self-introductions.

Action: *None.*

Agenda Item: January Minutes

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

Action: *A motion was brought forth by Morris to approve the January minutes; a second was made by Kemble. The motion was voted on and approved unanimously.*

Agenda Item: FY 17-18 Lottery Budget

Information/Discussion: Cavazos noted that a work session with the Board of Commissioners has been scheduled for February 21st to present the budget draft. The FY 16-17 approved budget and the FY17-18 proposed budget was presented for review. Items in red in the FY17-18 budget are subject to change and may impact the proposed contingency balance. . Cavazos reviewed line items that increased or decreased compared to FY16-17.

Clarification on the purpose of the Good Neighbor Program was provided: resources dedicated for nuisance projects where there is no ownership and no way to enforce upkeep. The county commissioners have discretion over this program in which projects are typically brought forward by the Sheriff or Public Works. Unused funds are redistributed the following year.

The budgeted contingency amount for FY17-18 is essentially the sum of the contingency and ending fund balance in FY16-17. Since the Oregon Garden bond payments will end after December 2017, an ending fund balance is no longer critical. Placing the funds in contingency allows EDAB and the county to access resources as needed in the upcoming fiscal year. However, it was noted that settlement payments from the Oregon Garden Foundation are currently projected to be a resource for the next 80+ years – based on receivership court documents and agreements. The county is pursuing other options for an earlier pay off plan, but no details are known at this time. Goettsch invited EDAB to provide feedback for staff to take to the Board of Commissioners at the Work Session and invited members to attend if desired.

There was discussion of leaving the funds in contingency and concerns of those resources going unspent if viable grant applications weren't submitted. Some felt that low submission of applications is partly due to limited amount of funds available and the amount of work it takes to submit an application; a larger grant budget could attract more applicants. Hill felt that businesses are busy and not out actively soliciting applications. A comment was made that EDAB has the option to make adjustments to the budget throughout the year.

Action: Cummins moved that the FY 17/18 Lottery Budget be moved from an informational item to an action item. A second was made by AJ. The motion was voted on and approved unanimously.

Action: Nash moved that a portion of the monies that are not being spent on Bond payment be added to the FY 17/18 business development grants -- understanding of why they were placed in contingency -- given they were originally taken from the grant program and believes they should be put back into business grants. A second was made by Remington. The motion was voted on and approved unanimously.

Agenda Item: Economic Development Conference

Information/Discussion: Cavazos noted that the Economic Development Conference is March 7, 2017 and inquired who would be attending or available to volunteer. An email will be sent out with a registration code for free registration for EDAB members. Reich noted the conference is still three weeks away and there are around 65 registered guests, of which about two-thirds represent cities within Marion County and eight cities in the surrounding counties. There are still a few comped spots available for cities representatives so registration is expected to go up. Flyers were made available for distribution for those interested.

Action: None

Agenda Item: Grant Reviews

Information/Discussion: Cavazos confirmed all members had submitted their scores and provided a quick overview of the group review process. Renata acknowledged a conflict of interest on two proposals and recused herself from the meeting during the review of the applications from the cities of Donald and Detroit. Cavazos facilitated the group discussion outlined below.

- **Butteville Landing Restoration Project** (phase I) grant request of \$14,000 will fund a topographical survey of the historic Butteville Landing and development of the engineering site plan and landscape architecture plan. The plans provided foundational information and data needed to solicit bids for actual improvement work on the landing. The project goal is to provide safe public river access, as well as shoreline enhancement and upland interpretive opportunities. The average Score was 77.2, discussion included: Positives – Additional recreational opportunities and potential to increase tourism. Negatives – Unclear who will be responsible for sustainability and managing ongoing improvements and operations.
- **City of Detroit Development Code Amendment for Tiny Homes** project grant request of \$5,715 expands housing choices through city development code amendments to allow for tiny homes. If awarded, the city of Detroit will contract with a planner to coordinate County and State planning code officials to write an amendment to Detroit's code. The changes would allow for the siting of tiny homes (stick-built, manufactured homes, and RVs) on individual lots, cluster communities, and in RV parks. The resultant code would be offered as a model for other cities in Marion County that wish to allow for tiny homes in its communities. The average score was 76.8, discussion included: Positives – Potential to create a template code that can be used by other jurisdictions. Negatives – None provided. However, a concern was raised that grants should not be funding routine operations and/or backfilling city budgets with grant funds. LaBar noted that as public revenues get tighter due to revenue constraints, cities will need to be more creative in where they get their funding to move projects like this forward.
- **City of Donald UGB Expansion Study** project grant requested \$14,000 to complete a public planning process where community members, citizen/technical advisory committee, affected agencies, and its planning commission to review land needs, evaluate priorities for inclusion of land within the urban growth boundary (UGB), analyze relative advantages and disadvantages of alternative UGB expansion areas, and provide feedback and recommendations for its city council when considering an expansion of Donald's UGB. Average Score: 87.1 Discussion included: Positives – Addressed need of growing community and provided potential for residential growth to support growth of local industries.

Negatives – None provided. However, a concern was raised that the county is funding the preparation of a study/UGB request that it will be responsible to make a determination on at a later time; Reich did not see a conflict of interest - the same rules and regulations apply to all when considering requests.

- **City of Turner Mill Creek Phased Flood Mitigation Analysis and Implementation** project (phase I) grant request of \$10,000 will provide quantitative analysis in order to select a detention project location on Mill Creek to mitigate downstream flooding. The project will include data collection, analysis and site assessment for a flood detention structure to help mitigate flood risk and damage. The study would allow for a phase II application to FEMA to be submitted for the construction of this facility. The average Score was 91.4, discussion included: Positives – Number of partners, match funds committed (leverage), and addresses flood control concerns. Negatives – None provided.
- **City of Woodburn Downtown Alleyway Beautification** project grant requested \$10,000 to create a safe, clean, walkable, pedestrian-friendly alleyway system, and improving the overall appearance of downtown. Key project elements include installation of security lighting, enclosing trash receptacles, painting over graffiti and vandalism, and providing a visually appealing pedestrian area. This project will improve the overall appearance of downtown and support the revitalization and economic development efforts of the city, businesses, and property owners. The average score was 79.4, discussion included: Positives – Private investment and the city's investment. Negatives – None provided.
- **Cascade Community Railway** project grant requested \$30,000 to provide an economic feasibility analysis to restore service to the rail line between Silverton and Stayton. The final report to include an economic impact analysis, cost/benefit analysis, and a operations and capital planning analysis.

The application was not considered for funding. This proposal duplicates a study to be conducted by Community Services through a contracted consultant. Community Services will work with Cascade Community Railway and other stakeholders to incorporate relevant questions into the scope of work, as appropriate.

- **Salem Keizer Education Foundation** project grant requested \$25,000 for the repair and preservation of the Starkey-McCully building, which is on the National Register of Historic Buildings, to serve as a regional college and career readiness center. The project benefits the cities of Salem and Keizer. Discussion: The application was scores by the reviewers; consensus of the group was that the project aligns with another grant program area: Trade Skills/Workforce Training. The application does not align with the intent of the Community Project Grant (CPG) program.

It was also noted that funding for this type of project can typically be found elsewhere, where many projects funded under the CPG program are less likely to obtain funding from traditional sources. There was concern that funding this proposal may set precedence for other education and workforce training applications to come forward. Some members expressed interest in discussing the proposal at the March EDAB meeting to explore if the Workforce Training funds could be used to provide support for this project.

Action: Hill moved to approve applications from the Friends of Historic Butteville, City of Detroit, City of Donald, City of Turner, and City of Woodburn at the amounts requested, a second was made by Chambers. A voted was taken and approved by majority vote; Cummins and Kemble did not support the vote and Nash was not present at the time of the motion.

Action: A motion was made by Cummins to reconsider the previous motion to approve grants; a second was made by Kemble. A vote was put forth and was denied.

Agenda Item: New Business, Comments and Closing

Information/Discussion: In the future, when reviewing more than one application, the EDAB meeting time should be extended to two hours to allow for discussion.

Meeting adjourned: 5:15 PM

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