

**Marion County Economic Development Advisory Board**  
**October 12, 2016 Meeting Minutes**  
**555 Court St NE, 5<sup>th</sup> Floor Salem, OR**

**Members Present:** Nate Brown, Kevin Cameron, Thomas Chambers, Bill Cummins, Chad Freeman, Lesa Goff, Jose Gonzalez, Bob Hill, Jay Kemble, Nate Levin, Allison McKenzie, AJ Nash, Evann Remington, Dave Tibbets, Ian Tolleson, James LaBar, Renata Wakeley and Kristin Retherford.

**Staff and Guests Present:** Sarah Cavazos, Tamra Goettsch, Danielle Gonzalez, Brandon Reich, Mark Christiansen, and Michelle Patrick.

**Call to Order: 3:35pm**

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

**Information/Discussion:** Hill called the meeting to order and called for introduction of board members and the new RARE participants. Mark Christensen will be supporting the County and SEDCOR to implement BRE community assessments in rural communities. Michelle Patrick is a shared member with COG and will be working on Main Street in rural communities for her county assignments. The December EDAB meeting has been moved from the 14<sup>th</sup> to the 7<sup>th</sup>, please note your calendars. The Business Development Grants have been released; application and information can be found online.

**Action:** None.

**Agenda Item: August Minutes**

**Information/Discussion:** Hill presented the minutes and called for comment;

**Action:** A motion was brought forth by Commissioner Cameron to approve the August minutes; a second was made by Nash. The motion was voted on and approved unanimously.

**Agenda Item: Updates – Legislative Update**

**Information/Discussion:** Gonzalez provided an overview of the Legislative Update (see attached). Gonzalez reviewed Measures 96-98 and shared that there is concerns that if these measures move forward they may limit some of the funds going to Economic Development work throughout the State. Cameron shared that it isn't clear that if measures 96 and 99 pass if the funds will come out of unallocated lottery dollars, or the percentage currently allocated to counties. Freeman shared his understanding is that the measures will be funded from the economic development allocation currently given to Business Oregon. Cameron suggested setting up a presentation from the State to be educated on how the lottery dollars will be affected due to both of these measures. Gonzalez shared that the County works with CFM to put together the Federal Agenda. Danielle talks about working with CFM that helped put together Federal Agenda. There has been discussion regarding the Detroit Lake water levels and have found that because the seasons are becoming shorter and shorter the N. Santiam area is experiencing a negative business environment. Discussions are occurring on how to improve the length of operating seasons in the coming years, in order to keep the surrounding businesses in operation. Cameron shared there was a \$15,000 grant from Business Oregon that was used to hire a consultant to help the two marina owners with the permit process. Gonzalez noted that the County is currently working with Infrastructure Finance Authority on a Water/Wastewater Feasibility Study in the Canyon which will be completed in October. The goal is to identify a region wide approach to addressing the infrastructure needs. Gonzalez is working with Reich to pull together population density number and put a monetary dollar amount to the impacts of improved sewer so that can be shared in applications to federal funders. At this point DC staff are hesitant to discuss percentages for potential funding packages for this type of project so the County is working to articulate the economic impact to build the case for funding. Cavazos shared that Sam Goldstein provided good feedback on stretching federal dollars by applying for the project funding in stages to at lower levels that allow state level authorization which could help applications be approved with less difficulty. Cameron provided an update the on the local Marijuana Measures that are on the Marion County ballot. The measures will only affect the areas outside of the city limits. Measures that have been referred out, Medical Marijuana which includes processing and retail outside the city limits, also Recreational Marijuana, which includes grow, processing sales, and distribution. Measure 91 failed in Marion County, the legislature allowed any

county that failed to refer it back out to the people. This is a chance for Marion County to confirm their decision in 2014 or to change directions this will also not affect personal use. As of right now OHA controls Medical Marijuana and OLCC controls Recreational Marijuana and would like to see both entities under one set of rules and will allow the Medical Marijuana folks to not be taxed. Cameron toured a couple surrounding Marijuana Grows, and said they were pretty sophisticated operations, but they will be able to continue in Marion County even if the ballot measures fail, due to being grandfathered in their Medical Grows. The third ballot measure states if the people say yes to Recreational Marijuana do they want a 3% tax on the retail side. Right now we have two medical dispensaries in the county outside the city limits. Those two would charge a retail tax. The question was asked if the projected 3% tax revenue amount would be paid to Marion County from recreational marijuana. Cameron stated the exact amount is not known but has heard it could be approximately 70,000 a year. Salem is going to receive a big portion of this revenue. Marion County is not expecting to receive much revenue from the tax. Cameron shared that the County is working on HB 1565 which would allow the County to set up tax exempt zones for a predetermined period of time to provide an incentive for new investments, the bill allows for exempting or deferring taxes, Cameron anticipates the county would only utilize the exemption option. Questions were raised regarding how this differs from enterprise zones, it was explained that this allows more flexibility than the current options through enterprise and would just be another tool in our economic development toolbox. Freeman noted that FEMA is redrawing the 100 year flood plan maps which could have tremendous impact on future development by restricting development in any area identified as a floodplain. More discussion on potential impacts of this as well as ways the county might influence the direction should be explored.

**Action:** None

**Follow Up:** Cavazos will explore the possibility of a presentation from the Oregon Lottery.

#### **Agenda Item: Comprehensive Economic Development Strategy (CEDS)**

##### **Information/Discussion:**

Wakeley presented the CEDS update, explaining that the Mid-Willamette Council of Governments is designated by the Economic Development Administration as the Economic Development District that covers Polk, Yamhill, and Marion Counties. One of the requirements is yearly reports that include a 5 year plan which is then updated annually. The last CEDS was done in 2012 next full report will be done in 2017. As part of the annual update COG solicits input from its jurisdictions on the priorities of their communities, COG identifies the trends and needs, compiles the information and report back to the EDA. COG also inputs the information collected into the new AGORA pilot program that connects public projects needing funding with private partners such as the Ford Family Foundation and other community foundations. Last year the regional solutions team also used the CEDS when looking at projects. As of right now all the projects have been entered into AGORA and matches are starting to be made, they are waiting to get some success stories.

**Action:** None

#### **Agenda Item: Aurora Airport Overview**

**Information/Discussion:** Members were asked to provide feedback on the Aurora Airport Tour for those who were unable to attend. Members shared they were surprised at the number of jobs and businesses located at the airport, there was not prior knowledge that so much was going on there. The high volume of airport usage was discussed as well as the need for expansion of the landing strip. The group was impressed by the enthusiasm of the tour guides and historical knowledge. The group agreed that there is a lot of economic opportunity at the airport, as well as opportunities for job training; the question was raised on the potential for CTEC to partner for youth education/training. EDAB should keep it on the radar and look for ways to support growth/expansion. Members expressed the value and desire to get out in the community more, this was a great educational opportunity and they would like to see more opportunities like this.

**Action:** None

#### **Agenda Item: New Business**

**Information/Discussion:** McKenzie asked when a save the date would be available for the March 7<sup>th</sup> conference so she can begin talking about it and sharing in the canyon communities. Cavazos stated that the committee planned to release a save the date by November 1<sup>st</sup>. Freeman shared that construction is starting on a 20,000 sq/ft building at Mill Creek. Cameron shared that the City of Salem is working on a project to turn the north block side of the transit building into a

permanent, year-round outdoor marketplace and suggested inviting the City of Salem to present their current and upcoming projects at a future EDAB meeting. Morris shared that Travel Salem has started their bus wine tours and that hotel occupancy is up.

**Action:** None.

**Meeting adjourned: 4:50 PM**

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