

Economic Recovery Review Council

January 28, 2015

Salem, Oregon

Attendance

Members Present: Sean Robbins, Director, OBDD, Mary Abrams, Director, DSL, Matthew Garrett, Director, ODOT, Jim Rue, Director, DLCD, Karen Tarnow, phone (for Dick Pederson, Director) DEQ

Members Absent: Dick Pederson, Director, DEQ

Staff Present: Sierra Gardiner, OBDD, Lynn Schoessler, OBDD, Dennie Houle, OBDD, Suzy Miller, OBDD, Kirk Jarvie, DSL, Erik Havig, ODOT, Rob Hallyburton DLCD, Tom Hogue, DLCD

Guests: Phillip Scheuers, Economic Development Coordinator, Malheur County, Alejandro Bancke, GIS Specialist-Project Planner, Clatsop County Public Works

Chair Robbins called the meeting to order at 1:05 pm.

Welcome/Introductions

Chair Robbins welcomed attendees and introductions were made.

Review of Proposed Meeting Minutes

Action: Chair Robbins called for a motion to approve the minutes from the May 14, 2014 meeting. The motion was moved by Director Garrett and seconded by Director Abrams.

Vote: Motion passed; Minutes approved.

Malheur County Nomination Presentation

Phillip Scheuers, Economic Development Coordinator for Malheur County's Economic Development Department made the presentation to the Council on Malheur County's nomination request for a Regionally Significant Industrial Area.

The nominated area is comprised of seven different sites throughout the communities of Nyssa, Ontario and Vale. The seven sites total 931.16 acres of flat, industrial zoned land, suitable for new industries coming in, as well as the expansion of existing industries. All sites are relatively close to Interstate 84 or have access to the Union Pacific Mainline that runs through the county.

Discussion

Chair Robbins asked for clarification on the City Services Readily Available with regards to the Rail Dependent Industrial Site and the proximity of the services. Phillip indicated the City Services Readily Available is not on the site but comes up to the residential housing unit. The City will work to extend those services when ready.

Director Garrett spoke about the obligations on both sides of the table regarding the access issues. In particular, specific sites along Oregon Hwy 211, and a new access on US 20. The process is disciplined and will require the commitment of all jurisdictions engaged to ensure we position these opportunities across the whole of the investment. There's a great opportunity to leverage rail conversation, with one site that is very well located on a spur. Working together to make sure that access to rail movement and mobility is important.

Director Garrett asked the question that although the jurisdictions indicate they are ready to move forward, have the capacity and resources to do so, with a 6 month time frame, is the financial wear there to move forward and what obligations are they looking for to identify revenue sources that can help them meet the bottom line? Phillip indicated that currently the Cities of Vale and Ontario have revolving loans funds that can be leveraged and flexible for infrastructure. Approval would go through City Council. Director Garrett confirmed with Phillip that disposition is there to move once approved.

Director Rue thanked Phillip for his presentation and all the great work that is being done in terms of economic development in that part of the state. He pointed out when adding the acreage up – the total comes to 1022 acres, instead of 931. Sierra indicated that the first application submitted had more acreage but after working through some mapping, zoning and property tax records, the second application came in with fewer acres.

Public Comment

No public comment.

Motion to Approve Application

Action: Chair Robbins called for a motion to approve the Regionally Significant Industrial Area Application for Malheur County. Director Rue moved the motion to approve the application; Director Garrett seconded the motion.

Vote: Motion passed; Application approved.

North Coast Business Park

Alejandro Bancke, GIS Specialist/Project Planner for Clatsop County, Public Works, made the presentation to the Council.

The North Coast Business Park is a single site, consisting of 162 acres of industrial zoned land and owned by the City of Warrenton and Clatsop County. The area has immediate access to Hwy 101, connects to I-5 and Hwy 30. The site has quick access to the state of Washington, including freight connections and distribution centers, and has a labor pool within four coastal cities.

Discussion

Council asked for clarification and confirmation regarding the site being zoned industrial at first, a portion of the site being sold/rezoned to commercial then sold again and rezoned back to industrial. Alejandro confirmed that the entire site is now zoned as industrial and there are covenants with both the city and county for no conversions.

With regards to the Removal Fill Permit Application, Director Abrams noted the importance of getting the application in as soon as possible, as with a project of this size there is still work to be done.

The transportation system will also face challenges. In order to stay out in front of the project, as it moves through the process, Director Garrett would like to see a transportation analysis completed. Alejandro noted that Clatsop County is in the middle of a transportation system plan update and working closely with the City of Warrenton.

Director Abrams asked, in light of all the work and activity going on with the Port of Astoria and this new site coming in not far away, how the county and partners view the relationship as it pertains to water dependent vs. non-water dependent. Alejandro noted the Port has been engaged throughout the process and meet monthly to keep appraised and discuss any issues that may come up.

Public Comment

No public comment.

Motion to Approve Application

Action: Chair Robbins called for a motion to approve the Regionally Significant Industrial Area Application for the North Coast Business Park. Director Abrams moved the motion to approve the application; Director Rue seconded the motion.

Vote: Motion passed; Application approved.

Approved by:

Chris Harder, Chair
Economic Recovery Review Council

Date