

COLLABORATIVE ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes – January 6, 2020 at 3:00 pm
Courtyard Conference Room

Committee Members:

Jon Bowen (Chair)
Cameron Camp (Vice Chair) - absent
Tripp Androy
Shauna Bland
Sam Engel – By Phone
Ron Goss
Bryan Hawkins
Kenny Houck – By Phone
Josie Molloy
Colene Martin
Gene Merrill
Julie Thomas - Absent
Paul Lonnquist
Kim Dickson
Vacant-Natural Resources

Government Liaisons:

Susan Seereiter – City Business Advocate
Darin Fowler – County Commissioner
Jean Ann Miles – City of Cave Junction
Dennis Roler – City Councilor

Guests:

Colleen Padilla
Taylor Graybehl
Bradley Clark
Amy Brown
Larry Graves
Marta Tarantsey
Wade Elliot
Jason Canady

1. Roll Call

- a. Chair Bowen opened the meeting at 3:00 pm and took roll.

2. Public Comment:

- a. Colleen Padilla mentioned that the Southern Oregon Business Conference was coming January 30th and the *One Rogue Valley* Strategic Plan would be presented. She introduced new SOREDI Business Manager Amy Brown.

3. Approval of Minutes:

- a. Approval of minutes from December 2, 2019.

Motion

Member Merrill moved and Member Androy seconded the motion to approve the minutes from December 2, 2019 as presented. The vote resulted as follows: “AYES”:
Committee Members: Engel, Merrill, Bland, Lonnquist, Hawkins, Goss, Androy, Molloy, Martin, Dickson, Houck and Chair Bowen. “NAYS”: None. Abstain: None.
Absent: Vice-Chair Camp and Member Thomas. The motion passed.

4. Work Session Items:

a. Nominate and elect Chair and Vice Chair

- Jon Bowen nominated Gene Merrill as Chair of the committee, no other nominations were recommended, and all present were in favor and approved Chair appointment. Gene Merrill nominated Bryan Hawkins as Vice Chair, no other nominees were recommended, and all present approved Vice-Chair nomination.

b. Grants Pass and Illinois Valley Airport update

- Larry Graves shared a PowerPoint presentation and distributed handouts showing the short-term projects (1-5 years) intermediate term projects (6-10 years) and long-term projects (11-20 years) for the Grants Pass Airport.

- Larry shared the challenges and successes going on at the Grants Pass Airport. Several local businesses utilize the airport and two new businesses have joined; Baker Avionics and Marshall Custom Aircraft.
- There is a need for new hangars.
- Larry Graves looks for opportunities when hangars are not being used to reach out to hangar owners for sub-lease contracts.
- Colleen Padilla asked if Larry reached out to businesses and the opportunity to collaborate.
- The bottom line is the need for an extended runway. There are several grants that the Airport has been successful in obtaining. The need is to have a reserve for the extra 10% needed for the match. There is great support for all of the activities that are being housed at the airport.
- The ask for the airport was if the City and County would consider contributing to the funding for the extension of runway for next five years.

Motion

Member Martin moved and Member Bland seconded the motion to recommend to City Council and County Commissioners to consider supportive funding annually, for the next five years for the extension of the runway at the Grants Pass Airport.

The vote resulted as follows: “AYES”:

Committee Members: Engel, Bowen, Bland, Lonnquist, Hawkins, Goss, Molloy, Martin, Dickson, Houck and Chair Merrill. “NAYS”: Member Androy. Abstain: None. Absent: Members Camp and Thomas. The motion passed.

c. City Infrastructure in North Valley and SDC update

- Wade Elliott, Asst. Public Works Director, walked through the North Valley area and the water supply capacity allows for new business, however, there is nowhere for the waste water to go.
- Fire hydrants may be a solution at the airport and can be used for irrigation purposes. The importance of recirculating the water was mentioned.
- System Development Charge (SDC) update: Master plan was used to develop new SDC charges. A study was done that showed the need for SDC's to be raised, however, Council is still looking at alternatives that would prevent higher charges.
- Wade quoted current charges, Council is showing a preference to raise some of the charges as they see the necessity for infrastructure improvements.
- Discussion followed on clarification and solutions.
- The question of whether new development should pay the increase of SDC's or the tax payers should pay for these infrastructure improvements.
- Commissioner Fowler mentioned that is why it is a Council decision not staff.
- Councilor Roler mentioned that there is a process to purchasing a “fixer upper” and moving forward in the house buyer process.
- It was agreed that the cost of houses is not affordable for the average median wage.
- Discussion followed about the cost of replacing pipes and maintenance costs.
- Marta with Business Oregon asked if the water treatment plant would accommodate growth for North Valley area.

d. Review of Workplan and direction for committee in 2020

- The committee reviewed their current workplan which includes Broadband, Housing, Industrial Sites, K-12 Youth Pathways, Adult education and re-training opportunities, Airports and Lodging and meeting facilities.
- Goal setting identified the same focus going forward.
- It was mentioned that since there is already a housing advisory committee, the goals for housing will be combined with the Housing Advisory goals.
- Chair Merrill would like to focus on attainable goals for the CEDC.
- Member Bowen brought up some of the wins regarding the kick-starting of the Allen Creek transportation plan moving forward.
- The conversation then turned to the CEDC investigation of the current Housing Authority in Grants Pass. The need for more man power in that organization would be helpful with our current housing crisis.
- The money received for rent subsidizes is not addressing the problem.
- It is clear we need all the help we can get to build more housing.
- Councilor Miles recommended working more closely with the Housing Advisory Committee.
- It is important to figure out how to receive more federal funding.
- Councilor Miles recommended writing a letter to the legislative body regarding the rent laws that have been implemented.
- It was discussed that even though the Housing Advisory Committee is already working on housing solutions, it is still the responsibility of the CEDC to continue to address the housing issue as well since the CEDC represents all of Josephine County as well as Grants Pass.
- The rent control law is making it mandatory for landlords to continue to raise the rents. It has not addressed the rent control in a positive way.
- It was requested by committee to formulate a letter opposing the rent law that went into effect for the Council and Commissioners to sign and send to Salem.
- Discussion then morphed into County collecting lodging tax.
- Infrastructure was discussed and the importance was emphasized again about funding for the airport.
- Lottery funds are only given to the County for Economic Development.
- Member Bowen brought up the idea of a City gaming tax for the proposed "Entertainment Facility".
- Member Martin disagreed with the idea.
- Grant writers are available at the Rogue Valley Council of Government (RVCOG) that can possibly be utilized for housing and other objectives.
- Member Androy pointed out that it is not feasible to commit funding for projects outside of the budgeting year.

5. Information Sharing:

- Commissioner Fowler commented on the amount of change that is going to take place this year with local and presidential candidates.
- Commissioner is taking on an intern interested in government.
- Councilor Roler encouraged focusing on the completion of the transportation plan.
- Councilor Miles talked about the closing of the Junction Inn and the way the community came together to help. The people that were living in that facility were not being treated well and this was something that needed to happen.
- Commissioner Fowler reiterated that many went above and beyond the call of duty.

6. Future Agenda Building for Next Meeting:

- Housing Summit III
- Continue prioritizing goals for the year

7. Adjournment:

- Meeting adjourned at 5:10 pm

Next scheduled meeting:

Monday, February 3, 2020 at 3:00 pm, Courtyard Conference Room

Minutes prepared by Susan Seereiter, City Staff Liaison.