

# Union County Economic Development Corporation

P O Box 1208 102 Depot Street La Grande, OR 97850  
Phone: 541-963-0926 Fax: 963-0689 e-mail: [ucedc@eoni.com](mailto:ucedc@eoni.com) website: [www.ucedc.org](http://www.ucedc.org)

## Minutes January 15, 2009

Monthly Meeting: 6:00 p.m. at UCEDC Office, 102 Depot Street, La Grande, OR  
Meeting Facilitator: John Howard, Vice-President  
Board Reporter: Janis Bozarth, Administrative Assistant  
Interim  
Executive Director: Mike Sanford

Members Present: Howard Perry, John Howard, Steve Anderson, Gary Lillard, Robert Strope, Mark Davidson, Tim Seydel

Absentees: Dale Case, Mike Poe, Bill Whittemore, Jeff Puckett, Janet Hume-Schwarz  
Visitors: Mat Barber, Nellie Bogue-Hibbert, Jim Mollerstrom;

The meeting was called to order at 6:00 p.m. by John Howard, Vice-President.

Vice President John Howard welcomed and introduced the visitors: Nellie Bogue-Hibbert, Union County Commissioner; Mat Barber, Grande Ronde Sign Company; Jim Mollerstrom.

Robert Strope asked that an item be added to the agenda under New Business: the All Phase Site Plan. John Howard also asked that another item be added to be discussed in Executive Session.

Nellie Bogue-Hibbert was then introduced. Nellie expressed appreciation for the assistance that UCEDC provided with the Economic Summit that was held on January 13 that was sponsored by Union County. She expressed thanks especially to Mike Sanford and Howard Perry.

*John then asked for a motion to approve the November minutes. Robert moved that the November minutes be approved. Seconded by Howard Perry. The motion carried.*

### **OLD BUSINESS:**

#### **Sign Proposal – Business & Tech Park** – Mat Barber

Mat Barber with Grande Ronde Sign Co. presented his proposal for two signs at the LG Business & Technology Park, one for each entrance. A copy of his initial proposal is attached to the minutes. The proposal included three different options. All three signs would be illuminated. The costs for all the signs ranged from \$23,800 to \$27,452 per sign. All signs would be two-sided. Howard reminded the board members that when the sign was first discussed, it was decided the sign on Gekeler would not need to be as large as the one at the main entrance. Generally everyone liked the design of the sign. Mark Davidson felt it would be good to see some wording on the sign that this was a partnership between the City of La Grande and UCEDC. Everyone agreed with this and Mat Barber was asked to include this wording in the redesign of the sign. Steve asked about having the Marketing Committee look at the sign and having some input. Howard reminded everyone that when they first talked about the sign, it was decided that UCEDC would be responsible for the large sign at the main entrance and the City would be responsible for the smaller one off Gekeler. Robert indicated he remembered that being talked about.

Robert asked about the cost for lighting. Mat indicated the cost for illumination would be around \$1,500. He also indicated that the lighting could be added at a later date. It was decided to have Mat come up with some lower cost options and a scaled back version for the Gekeler side, get some input from the Marketing Committee, and then send it to the Board for review. Mat was asked to e-mail a pdf of the new sign designs to Mike Sanford and Robert Strope.

**Alicel Project Update** – Dale Case/Mike Sanford

Mike reported they have started digging at the Alicel project site. Approval was received from the Planning Commission at their December 22 meeting. Steve Williams from U.S. Bank called Mike and reported they now had all the information they needed to complete the appraisal. They had been waiting for information from Swaggert Brothers.

Howard Perry reported that we should receive the signed contract from the State any day. As soon as the information is received from the bank and the commitment on the loan, we'll work out the agreement with PGG on the lease. There were some cost increases as a result of the foundation report; they found that items they budgeted for were not adequate. PGG wanted UCEDC to pick up the difference, but Mike was firm and said the money wasn't there – that they would need to do some new figuring.

**Economic Summit** – Howard Perry/Robert Strope

Howard reported on the Economic Summit. He thanked Robert for his work on the summit, putting together the spreadsheet for potential projects; the total cost of the projects is approaching \$123 to \$140 million, 10 agencies, 101 projects. Howard felt the tone of the meeting was that we need to get together and work together. The business people that spoke gave realistic impressions of impacts that some of them are experiencing and the government people talked about possibilities. Even though we don't know what's going to happen and what we will receive, by being prepared and identifying projects and being able to respond, we'll be in a much better position. Howard suggested building on the list of names and e-mail addresses that were gathered from people who attended the summit and look to develop an economic program for the County and bring these people together using an outside individual to help lead the program. Howard suggested that one of UCEDC's goals for this year should be to make this a priority - to take the leadership in organizing this type of program and orchestrate it among all the partners.

Discussion followed on the lack of large parcels of industrial land. Howard stated that we have industrial parks for businesses, light industrial, but there are no properties available for heavy industrial use. Either the City or County needs to identify some properties and get through the zoning process so we can start working on providing the infrastructure to make those usable properties. Currently if someone came in that needed a large parcel of land, we would not be able to accommodate them. Steve Anderson suggested that with Jim Weaver going out of business, he may be interested in selling his land out at the Baum Industrial Park and he also has some land in the May Park area. Mark Davidson indicated that there are 20 acres at the Baum Industrial Park that Fleetwood owns that have never been used. John indicated he had talked with Terry Fisher with Fleetwood regarding this parcel of land. Howard indicated they had talked with Fleetwood earlier about this parcel of land and they weren't interested in selling it at that time. Additional discussion followed here on other properties, and zoning issues. Mark Davidson indicated there needs to be a discussion about the agreement that the County has with the City of La Grande and the City of Elgin regarding industrial development – whether it happens in the County or it happens within their city boundaries. This is an issue that has faced the County for a number of years and there hasn't been much progress on. Howard asked Robert when we would know from the City when we can add industrial lands. Robert indicated that staff was meeting with consultants that afternoon. Howard stated that if the City isn't going to be able to do this, then the County should start working on other areas, because it takes time to get through the land use approval, zone changes, etc. Howard feels this should be one of UCEDC's goals – to help push this – do whatever we can do to make sure that happens. Robert said he would have Mike Boquist or Charlie Mitchell come to the next Board meeting to give an update on the Goal 9 process. Robert also suggested having Hanley Jenkins come to the next meeting. Mark Davidson asked Mike to do some research on some of the properties talked about and make some inquiries: Weaver, Fleetwood, that property next to Hexion, and see what could be available that's already

zoned appropriately. John Howard asked Howard Perry what the next step should be here. Howard indicated there would be a joint meeting, a work plan put together between UCEDC and the City. If this becomes a task we want to accomplish, we'll decide who is to take the lead then. Possibly the County will need to be the lead agency, but UCEDC would help be a major facilitator and the key partners would be the City and the County in making that happen.

#### **Farm Lease Update** – Mike Sanford

Mike Sanford reported he had written Mr. Miller stating UCEDC would not continue leasing him the property at the LGB&TP and asked him to bring in slips for this last year's crop. Mr. Miller did bring in the slips and UCEDC refunded him from the initial credit carried on the books for three years: \$129.33. Mr. Miller then called back and said he would like to have the first right of refusal with whatever UCEDC decides to do with the land. Mike stated he would get a letter out to Mr. Miller – a request for his proposal. UCEDC has received a proposal from Mr. Waite on taking care of the entire property. The Property Committee has reviewed it. Mr. Waite will keep the weeds down up to the sidewalks, keep the weeds down in the crop area, mow and spray, and he was also asked to irrigate one acre for one day to maintain our water rights. Mr. Waite said he could do all that in exchange for use of the land. Mike will get a letter out to Mr. Miller and see how he responds.

Howard stated there are a lot of weeds to control and if it could be farmed to where it looks farmed and neat that would be a positive thing. Mark said we need to get something growing instead of just having bare ground that constantly either needs cutting or sterilizing. Mike reported also that the area between the entrance to the dog pound over to UPS has a lot of fill dirt. He has talked with Norm Paulus and as soon as the weather breaks they will bring a cat in and smooth it out.

Howard stated the City needs to decide what to do with their portion of land at the LGB&TP. Some of the land is farmable. Some of the lots have been sold. Some manual weed control will be required. That wasn't included in the Waite proposal. Robert suggested that he and Mike get together next week regarding this issue. Mark Davidson suggested getting the County work crew out from time to time to work on the planting strip area.

#### **City Work Plan** – Mike Sanford/Robert Strobe

Mike reported that there was a copy of the last draft of the City Work Plan in everyone's notebook. A meeting is scheduled on the 26<sup>th</sup> to finalize the work plan. The meeting will be held at City Hall.

#### **Water Rights Update** – Mike Sanford

Mike reported he had met with Kurt Bowman. He is still desirous of purchasing some water rights. He had some different information. Mike suggested getting Kurt, the Water Master, and Dale Case together for a meeting. This will be pursued before spending any more money on attorneys.

#### **Nominations Committee Update** – Mike Sanford

Mike reported that the City had not made their appointments yet. We're on hold until after that. The County still has one open spot. We hope to have election of officers in February.

Mike reported that board approval is required for extending the listing agreement with Ranch N Home for an additional four months, which had been discussed in a previous meeting, through the end of April. Howard moved we approve extending the listing agreement with Ranch N Home through the end of April. Robert seconded. Discussion followed on extending the agreement through the end of June. Motion amended and seconded by Robert. Motion carried.

## **REPORTS**

#### **Finance Committee** – Mike Poe

No report. Mike was not at the meeting. Janis said there were copies of the financial reports in everyone's notebooks. John asked if there were any questions.

## **Property Committee – Dale Case**

No report.

## **Communications/Marketing – Steve Anderson**

Steve reported on the progress made on the member contacts. Six of the eight members have been contacted. Terry Trailers turned down a meeting because they wanted to check with their headquarters to see if they were still going to be in business this next year. The other contact they need to make is with Scotty Baker at Eagle Carriage & Machine. They plan to set up a meeting with them in the next month. Steve reminded everyone that minutes of the meetings with the other business owners had been e-mailed to members. He felt the meetings with the business owners was a very positive thing and feels this could be done again in the spring with other businesses. Gary Lilliard indicated he would try and contact Eagle Carriage the following week. John Howard suggested trying to set up a meeting with Fleetwood this spring. Steve's feeling is it would be good to have meetings with the large business owners every other year just to keep in contact with them.

Steve reported that UCEDC had applied for a grant with the County to help with the cost of the brochure. The County gave UCEDC \$1,900 to pay for half with the UCEDC making up the difference. The committee then made the decision to hire Jerry Gildemeister who had made a proposal. Steve presented the first draft of the brochure prepared by Jerry Gildemeister. The committee took some ideas they had received from Grande Ronde Hospital in preparing the brochure, i.e., using recreational photos on the front and back of the brochure. This is a tool the hospital has used to attract doctors to the area. The committee has already made several changes to the first draft and have asked Jerry Gildemeister to come back with another proposal to the committee in the next week. The plan is to have the committee make a final decision on the text and photographs and get the brochure published so it will be ready for the Chamber Banquet in February and also have them ready for trade shows this winter. Robert asked how the fliers would be kept in the brochure. Discussion followed on whether the brochure should have pockets. This would probably increase the printing costs. Steve said that Palmer Printing would be doing the printing of the brochure. Mark suggested checking with the Observer; they seem to be very competitive. Howard asked about contact information on the back of the brochure. Steve said that the web site address and phone number would be on the back of the brochure. Basically, the committee is trying to make it so that the brochure can still be used five years from now, so not put information on that could change. The budget for the brochure is \$3,800 and Jerry Gildemeister's cost is around \$2,600 plus \$1,300 for printing. If the cost for pockets is significantly more, we may not be able to do that for this printing. Mark Davidson indicated the City may have some discretionary funds to contribute to the preparation of the brochure.

## **Membership Committee – Don Kellogg**

No Report.

## **Administrative Report – Janis Bozarth**

Janis reported that the November minutes had been sent out to the membership. Invoices for December and January were sent out. Christmas cards were sent out to the membership in December. The budget was put into Quick Books. In November and December there were five membership renewals: Remax, Community Bank, OTEC, Ranch N Home, the Observer. Work has started on the newsletter.

## **Executive Report – Mike Sanford**

Mike reported he received a call from Neil Cox of Idaho Northern stating he didn't know what was going on with the Alicel Project. Mike contacted John Sperl and he contacted Neil. People from PGG and Swaggert had met with Neil's right-hand man, and it appeared there were some communication problems.

They recently looked at a possible project, Project Vetsisse. They wanted 30 to 80 acres for a data processing center. The only thing available would have been the old mill site in Union. The company had

a high demand for water. The problem was they specifically wanted to be with Idaho Power or Pacific Corp. After consulting with Jill Miles, the lead from the State dealing with this particular company, we did not propose on it.

Next week everything from the old UCEDC office should be cleared out of the basement.

## **NEW BUSINESS**

### **All-Phase Site Plan – Robert Strope**

Robert brought the question before the Board “How are we going to do the review as a homeowners’ association of site plans to make sure they are complying with CC&Rs for business parks?” What is the process? Robert stated there are standards in place, but no process associated with how the reviews occur, how standards are interpreted and implemented. All-Phase submitted their site plan to the city. Robert has had City Council members look at it and had Mike Boquist take some measurements. One concern with All-Phase is that the standards say that sides that front on a street should be 25 percent windows and attractiveness. All-Phase has two frontages. The question was whether All-Phase should be required to have the same treatment on both fronts. Discussion followed on All-Phase’s site plan. Robert feels there needs to be some kind of architectural review committee that would have the authority to act as a homeowners’ association to approve the plans with standards. Board members felt that landscaping would make a difference in All-Phase’s site plan.

Steve Anderson suggested to Robert that they have a design review committee. Robert’s suggestion would be to take the members from the UCEDC Board that work on the Work Plan, the Joint Review Team, and the members from the City Council. John indicated they would be meeting on the 26th and this needed to be brought up at that time. Robert stated the City has adopted zoning regulations as it applies to the business park that has a sentence that talks about requiring that the development comply with the CC&Rs. This typically isn’t included in zoning regulations - that the City is going to enforce someone’s CC&Rs. Robert’s recommendation is to ask the owners to come to the joint meeting on the 26<sup>th</sup>, prepared to address these issues that have been identified and go from there. Another task, and this would be a property committee task, would be to do some modifications to the CC&Rs to address what the review process is for site plans.

John said the group would take a look at this at the meeting on the 26<sup>th</sup>.

Howard also recommended at this time setting a date for goal setting either for next month’s agenda or shortly thereafter.

## **EXECUTIVE SESSION:**

The board went into Executive Session at 7:15 and were in Executive Session until 7:40.

## **FOR THE GOOD OF THE ORDER:**

Howard asked that everyone keep Steve in their prayers as he is scheduled for major surgery in February.

John reported that Dennis Spray’s term is up and he will no longer be on the board, and he would like to see the Board present a plaque to him or do something.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted by:  
Janis Bozarth, Administrative Assistant

**Note:**

**Next Board Meeting: Thursday February 19, 2008 at 6:00 p.m.**

UCEDC Office at 102 Depot St.

**Executive Meeting: Tuesday, February 10, 2008 at 7:30 a.m.**

UCEDC Office at 102 Depot St.