

Union County Economic Development Corporation

P O Box 1208 1119 Washington Avenue La Grande, OR 97850
Phone: 541-963-0926 Fax: 963-0689 e-mail: ucedc@eoni.com website: www.ucedc.org

Minutes July 19, 2007

Monthly Meeting: 6:00 p.m. at UCEDC Office 1119 Washington Avenue,
La Grande

Meeting Facilitator: Tim Seydel-President
Board Reporter: Violet Trapp, Administrative Assistant
Executive Director: Craig Thompson
Members Present: Tim Seydel, Bill Whittemore, Janet Hume-Schwarz, Sheri McDonald,
Howard Perry, Lee Lindsey, Dennis Spray, John Howard and Dale Case
Absentees: Lori Hines, Russell Lester and Mike Poe
Visitors: Steve McClure – Union County Commissioner
Hanley Jenkins – Union County Planning Department

The meeting was called to order at 6:00 p.m. by Tim Seydel, President.

President Tim Seydel introduced the guest speaker, Commissioner Steve McClure and visitor Hanley Jenkins. The floor was given to Steve.

Steve said Union County no longer has any large parcels of land available for large industrial businesses. Historically in Oregon land use has been driven by the designation of industrial land according to historical growth of areas in Oregon. In the 1990's Union County grew by about four tenths of a percent per year. In the last five years efforts have been to get the Land Conservation Commission to rewrite the policy for lands all over the state. This has successfully been accomplished. The Union County Commissioners have met with the City of La Grande. It was agreed between them to write an application to submit to the Land Conservation Commission for a grant to bring in a consultant to help with the process of acquiring industrial land. This is expected to take 6 – 8 months. Baker City and Pendleton have been through this process.

Hanley Jenkins said the rewritten policy of the Land Conservation Commission now provides mechanisms for addressing large lot opportunities for industrial development. There is a new opportunity for jurisdiction and we need to take advantage of it in trying to site parcels for future development that would accommodate large development. In order to do that we have go through what is called alternative analysis for the city. It is very specific. That is what the consultant dollars would be used for.

Tim called for a motion to approve the May Board Meeting Minutes.

Bill Whittemore moved that the minutes be approved as written. Dennis Spray seconded the

motion. Minutes were approved.

OLD BUSINESS:

Work Session: UCEDC/City of La Grande MOU & Pricing Guidelines – Tim Seydel/Craig Thompson

At the May Board meeting the board approved the MOU draft on the condition that any changes to the draft would have to come back to the board for approval. The work session was held July 9th. Craig Thompson, Tim Seydel and John Howard met with the City of La Grande Council. There were no changes to the pricing guideline. Craig gave the floor to Tim Seydel to report what took place with the city council concerning the MOU. When Tim, Craig and John Howard attended the July 9th work session the city council requested that the work group committee meet one more time to make some changes to the MOU. The council asked for more specific information on some of the details listed in the MOU. Tim, Craig and John brought the request to the July 10th E-Board Meeting and the E-Board agreed that the work group committee meet again on July 23.

Steve McClure suggested that UCEDC form a work plan with specific activities and state in the MOU that these plans will be done on an annual basis.

Craig asked Steve McClure to comment on Connect Oregon II. Steve said that Pendleton Grain Growers (PGG) is willing to reapply for a grant for the Alicel Project. Steve called Bill Peacock to discuss the possibility of the Peacock family selling the land. If interested, they will have to get an appraisal of the value of the property. Bill Peacock is supposed to get back to Steve to let Steve know what the family has decided. Steve commented that from his perspective if the additional land were acquired for additional industrial use it would make it more than just the PGG grain transport point.

John Howard asked Steve for an update on the Telocaset Wind Energy Project. Steve said that the foundations on the south end are poured and five or six windmills are installed and the roads are constructed. The project is expected to be completed in November of 2007. There is to be a transformer installed to connect to Idaho Power.

Web Site Enhancement Update - Craig Thompson

The website designed by Site Tutor is up and running and is hosted by EONI. There have been some problems with different platforms. EONI has done quite a bit of work to get the site to operate as it should. Craig is working with EONI to transfer some of the information from the website to the blog in which Violet can go into the blog to update and add information rather than to have EONI or Site Tutor make the monthly entries of the agenda, minutes and the calendar of events.

John Howard said there is a broken link when the Contact Us Button is clicked. To prevent spammers the authentic location has to be used. For some reason the authentic link does not come up.

LGB&T Park Maintenance– Craig Thompson

Don Miller and Wayne Waite have cut the hay on their rented portions. The weeds were sprayed and the City of La Grande will cut the weeds down between the curbs and the sidewalks. Once the installation of the street lights is finished the park will be completely lighted. The plan is to get aerial pictures taken of the park completely lighted. Howard Perry said 99% of the electrical work is done.

Water Rights Update - Craig Thompson

Craig placed an ad in The Observer per requested by the board in the May board meeting. The ad ran for 2 weeks with the deadline for response set on June 29, 2007. Craig received one call. There were no proposals or offers on the water right. Craig called John Collins who met with the Property Team as a representative of Mike Becker earlier in the year. When Craig called John to ask if Mike was still interested in the water right, John said that Mike had found another right to purchase. Craig talked with the Property Team Chairman, Dale Case. A Property Team meeting will be called to discuss this issue and come back to the board with a recommendation in the August board meeting.

LG Downtown Development Update – Tim Seydel

On August 13 the Downtown Renaissance Committee will meet with the City of La Grande Council to update on the progress of the renaissance committee.

LGB&T Park Marketing – Craig Thompson

At the last board meeting Craig said that in addition to the marketing of the park that has been done the Communications/Marketing Committee decided to advertise the business park in some major city newspapers. Since the May board meeting and ad was placed in the Oregonian, the Bend newspaper and presently in the Idaho Statesman. The ad will continue to be placed in other newspapers. The most response has been through the Oregonian.

REPORTS:

Finance Committee: - Mike Poe

Mike got a back-up copy of UCEDC's financials to start the year end process to see if any adjustments need to be made. Mike hopes to get with Violet within the next 2-3 weeks to go over the books for tax return information. Everything looks okay.

Property Committee: - Dale Case

No report. The water rights were reported earlier in the meeting. Dale will set up a date for the committee to meet.

Communications/Marketing Committee: – Craig Thompson

No Report. A report was given earlier in the meeting under old business. John said that the pricing of the business park land on the small lots was changed from \$17,000 back to \$55,000 with a rebate. John has received a couple of calls from interested persons and has been working quite a bit with a party concerning land in the Baum Industrial Park.

Membership Committee –

No report.

Executive Director: – Craig Thompson

- Worked on where to place the Money Market Account currently at Sterling Savings Bank. Craig talked with Mike Poe. The decision was made to leave the MM Account with Sterling for the present because the other banks offer considerably lower interest rates. Craig talked with Tim Markham about Sterling becoming a member of UCEDC.
- Received a call from a local realtor about someone that is interested in a lot at the LGB&T Park.

Administrative Assistant Report – Violet Trapp

- May Minutes were sent to the membership and partnerships.
- Financial Reports (Balance Sheet, Profit & Loss Statement and the Budget vs Actual), through June were given to Mike for the Financial Report.
- The membership list is updated through the month of June.
- All the board member binders are updated for the July Board Meeting.
- Invoices and letters for July membership renewals were sent.
- Thank you letters and membership certificates are prepared and ready for signatures
- The renewed members of UCEDC for June are:
Grande Ronde Sign Company, Union County Chamber of Commerce
- July is the month for the Newsletter publication. Violet will have the newsletter completed and sent by the end of July.

NEW BUSINESS:

RV Prospect – Craig Thompson

Craig received a state prospect about an RV business wanting to locate in this area. The company is looking for a preexisting building or to have one built. Craig will keep the board updated.

Center for Human Development - Craig Thompson

Craig was contacted earlier this year by CHD about the possibility of the center locating in the LGB&T Park. The center decided upon another site but was turned down by the planning commission. Craig again received a call from the center saying that the center is still looking at the possibility of locating in the business park but there are still some issues that need to be resolved and that center wants to continue looking and considering other sites.

Connect Oregon II – Alicel Project - Craig Thompson

This was as discussed under old business.

EXECUTIVE SESSION:

No Executive Session held.

FOR THE GOOD OF THE ORDER

Meeting Adjourned 7:11 p.m.

Respectfully Submitted by:
 Violet Trapp
 Administrative Assistant

Note:

Next Board Meeting: **Thursday August 16, 2007 at 6:00 p.m.**
UCEDC Office at 1119 Washington Avenue

Executive Meeting: **Tuesday, August 7, 2007 at 7:30 a.m.**
UCEDC Office at 1119 Washington Avenue