

Union County Economic Development Corporation

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Minutes September 20, 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, Howard Perry, Dennis Spray, John
Howard, Sheri McDonald, Janet Hume-Schwarz and Dale Case
Absentees: Russell Lester, Lee Lindsey, Mike Poe, and Lori Hines

Visitors: Jay Pounder, US Bank
John Bozarth, a concerned citizen

The meeting was called to order at 6:01 p.m. by Tim Seydel, President.

Tim Seydel welcomed the guests and asked each guest to introduce himself.

Tim called for a motion to approve the August minutes.

Dale Case moved that the board approve the August minutes. Bill Whittemore seconded the motion. The motion carried.

OLD BUSINESS:

Downtown Development Update – Craig Thompson

The renaissance committee has scheduled a workshop for the downtown development study that will be done by an outside consultant on Wednesday, October 3, at 6:00 p.m. in the Fire Museum Building, which has been changed to the La Grande Middle School. The consultant will study the downtown area and give recommendations at no cost to the Downtown Development Association or the City of La Grande. The funding for the study is sponsored by the Transportation and Growth Management Office through the State of Oregon.

Connect Oregon II – Craig Thompson

The rules for Connect Oregon II are finalized. The deadline date for submitting applications is November 21, 2007. Craig has filed the intent to apply form. September 25 is the date for a

workshop on Connect Oregon II. Craig and Dale Case plan to attend. Craig talked with John Sperl about scheduling a time for a telephone conference to go through the application that was submitted under Oregon Connect I. Prior to the conference call Craig and John Sperl will go through the application to identify the areas that need to be updated. There are no changes in the Alicel Project itself. The cost of the project will likely go up from \$2.65 to \$2.8.

Craig asked Dennis Spray and Howard Perry to tell about the transportation meeting on the morning of September 20 and the field trip at the Alicel location. Dennis said Senator Metzger attended the meeting. Senator Metzger represents the Hood River to the Eastside of Portland area. Metzger is co-chairman of transportation and economic development. Following the meeting, a field trip of the Alicel location was done with Senator Metzger.

Janet Hume-Schwarz asked Craig if UCEDC is going to hire a consultant to do the updating on the grant application. Craig said he will do the updating. Howard suggested that it might be valuable to get several opinions in order to have the very best application possible before it is submitted.

VA Clinic Project - Craig Thompson

The VA Clinic is definitely going to be located at 12th Street and Gekeler on land owned by Fred Bell. The Contact Committee has worked with Fred Bell. The next step is to apply for an opportunity grant through ODOT for the street improvements. The project is expected to be completed by late summer of 2008 and will provide 12 to 18 new very well paid jobs.

County Funding Request - Craig Thompson

UCEDC is scheduled to go before the Union County Commissioners October 3, 2007 at 10:00 a.m. to present the funding request for the fiscal year of 2007-08. The deadline for application is September 26. Craig has the letter of request ready and will take the letter to the county office Friday, September 21. Craig asked for \$35,000.00, same as last year, because the dollar figure is based on a formula the commissioners passed by resolution.

UCEDC/City of La Grande MOU – Tim Seydel/ Craig Thompson

John Howard, Craig and Tim attended the La Grande City Council Meeting Wednesday evening September 19 concerning the MOU. Two of the councilors said they are not interested in working with UCEDC as long as the UCEDC Board maintains the current board make up. Three councilors were a little more open to working out more the details of the MOU. One councilor is not willing to work with UCEDC anymore.

John Howard took the floor to tell what UCEDC has done with marketing the LGB&T Park, the interest and the inquiries that are coming in about the park.

Tim said there seems to be an issue with the UCEDC minutes and with the city staffing of the mock site visit as to what all is involved. One of the councilors said if there is an issue on the part of the councilors about the MOU, why weren't the details worked out at the last work session.

The MOU was tabled indefinitely. The city wants a work session to talk about other models for economic development.

The issue with the misunderstanding of the minutes was determined by the board to be that the city council does not have the August Minutes where the board approved the MOU and the Work Plan. The minutes are not sent out before the board approves them in the following month's

meeting. Therefore, the August Minutes will not be sent until the September Board meeting takes place.

Janet Hume-Schwarz asked if the MOU and the funding request have to go together or can UCEDC turn in a funding request in October. Dale Case said the MOU came out of the work session with the three members of the city council and three members from UCEDC and is not tied to the funding.

Dennis Spray questioned if UCEDC needs to work on the MOU or wait until October and meet with the council again. Dale Case said that UCEDC approved the MOU and that it is up to the council to move on it. UCEDC can submit a funding request.

John Howard mentioned that he doesn't know of any other area that is marketing like UCEDC is with mass coordinating among the realtors. John said UCEDC needs a new aerial photo to use in advertising the LGB&T Park. Howard Perry responded, saying, a photographer was supposed to take pictures last week but Howard has not heard from him.

Howard Perry made a motion that UCEDC make a formal request to the City of La Grande for funding for the fiscal year of 2007-08 and that UCEDC forward a copy of the August Minutes and that UCEDC understands there was a misunderstanding and here is a copy of the minutes showing that the MOU was approved by the board just for your information. Dale Case seconded the motion. The motion was unanimously approved.

Craig will submit the funding request to Eldon Slippy along with the August Minutes in October in time for the request to be placed on the city council's November Meeting Agenda.

The consensus of the board is that UCEDC will work to meet the goals and plans as written whether the MOU and Work Plan is or is not approved by the city council.

Purchase Offer - Baum Industrial Park: - John Howard

John received a call from John Collins who talked with Scott Hartell of the county planning office regarding an easement of the road. Scott Hartell talked with John Collins, the purchaser, and said a way to get around the road situation is to dedicate the road to Union County. That way the burden of road improvement in the future would not be placed on John Collin's client. Howard Perry said that the road should be designated as an easement for a public usage road. That way it is not committing any one to participate in funding and reserving that piece of land for a roadway. If it is a county road then the county would have to build a road and UCEDC does not want to do so at this point. Plus there are higher standards on the construction of the road if it is a county road versus a public usage road.

Craig suggested that he and Howard Perry and John Howard talk with Attorney Brandon Eyre in David Baum's Office to work through this road situation. Brandon has to work on the promissory note prior to closing and he could include the road issue also. John Howard said that John Collins or Phil Burling should be included in the meeting with Brandon.

REPORTS:

Finance Committee – Mike Poe

No report by Mike due to absence. The regular monthly reports by Violet were placed in each board member's binder.

Property Committee – Dale Case

No report. The committee has not met. A discussion was conducted in the Purchase Offer in Baum Industrial Park under Old Business.

Communications/Marketing Committee – John Howard

No report.

Membership Committee – Bill Whittemore

Bill reported that he met with Violet and requested that Violet send an email to each of the board members asking that each member respond by sending a list of 5 names or businesses of potential UCEDC Members. As of this board meeting 4 board members have turned in a list.

The idea is to get all the board members involved in a membership drive. Bill asked the persons that have not sent in a list to still do so. The Communications Committee will meet to set up a plan for the board members, or anyone else that is interested, to participate along with Craig to recruit new members. UCEDC is maintaining the existing members quite well but UCEDC needs to expand the number of members.

Executive Report – Craig Thompson

- Craig is working with 3 different business prospects in the LGB&T Park:
 - A steel fabrication company that fabricates steel columns and beams. Looking for about 2 acres of land.
 - A local company that plans to relocate.
 - A local company is considering a lot in LGB&T Park.

Administrative Assistant Report – Violet Trapp

- July Minutes were sent to the membership and partnerships.
- Financial Reports (Balance Sheet, Profit & Loss Statement and the Budget vs Actual), through August were given to Mike for the Financial Report.
- The membership list is updated through the month of August.
- All the board member binders are updated for the September Board Meeting.
- Invoices and letters for September membership renewals were sent.
- Thank you letters and membership certificates are prepared and ready for signatures
- The renewed members of UCEDC for August are:
 - Lynn Harris, Anderson-Perry & Associates, Becker Construction, Don & Larry's, Inc., Eagle Carriage & Machine, EONI, Community Bank, Valley Realty, William Whittemore and McGlassons (2nd qtr).**
- New Member:
 - Sterling Savings Bank**
- The Who's Who Ad for The Observer was updated and submitted to The Observer

NEW BUSINESS:

Project 'Medical' – Craig Thompson

Craig submitted a proposal should the company be interested in locating in La Grande.

Strategic Planning – Tim Seydel

Tim said that he discussed the need for strategic planning with the Executive Board in that UCEDC should look at goals for this year and long term goals to determine what UCEDC's priorities are. Tim wants the board to do this in the regular board meeting within the next couple of months.

Janet Hume-Schwarz asked that a copy of the goals that UCEDC set several years ago be sent to each board member to review before the planning meeting.

Howard Perry moved that the goals planning meeting be scheduled along with the October Board Meeting and that the meeting convenes at 5:00 p.m. Dennis Spray seconded the motion. The motion was passed.

Violet will send the existing goals document to each board member.

FOR THE GOOD OF THE ORDER:

Dennis Spray brought up the Eastern Oregon University and the hardship that it is experiencing. It is critical to our community to work together to help the university survive. Some EOU personnel met with the Contact Committee and the outcome of this meeting was that a committee was formed to design a strategy to increase the enrollment of students at EOU. Dennis said that the board will be kept informed of the progress of the committee. Also the county is adding to all stationery and e-mail "Home of Eastern Oregon University" and Dennis suggested that UCEDC do the same.

Dennis Spray moved that UCEDC add "Home of Eastern Oregon University" on all stationery and e-mail and urge the UCEDC members to do this also and to recommend this in the next newsletter. Bill Whittemore seconded the motion. The motion carried. Janet Hume-Schwarz and Tim Seydel abstained.

Meeting Adjourned 7:12 p.m.

Respectfully Submitted by:
Violet Trapp
Administrative Assistant

Note:

Next Board Meeting: **Thursday October 18, 2007 at 6:00 p.m.**
UCEDC Office at 1119 Washington Avenue

Executive Meeting: **Tuesday, October 9, 2007 at 7:30 a.m.**
UCEDC Office at 1119 Washington Avenue