



# Oregon

Kate Brown, Governor

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May 7, 2015

TO: Land Conservation and Development Commission

FROM: Jim Rue, Director  
Angela Lazarean, Mid-Willamette Valley Regional Representative

SUBJECT: **Agenda Item 4, May 20-21, 2015, LCDC Meeting**

## **MID-VALLEY REGIONAL SOLUTIONS TEAM**

### **I. BACKGROUND**

The Regional Solutions Centers (RSCs) are places for state agencies to collaborate with local governments, and with other public, private, and civic interests to solve problems and seize opportunities. Regional Solutions Advisory Committees, made up of Oregonians appointed by the Governor from business, civic organizations, government, foundations, and higher education, identify priorities to guide the work. RSCs are staffed by Regional Solutions Teams (RSTs) composed of a representative from state agencies. The Mid-Valley RST members are:

- Greg Ellis, RSC Coordinator
- Michelle Billberry, Infrastructure Finance Authority
- Mary Camarata, DEQ
- Mitchell Gee, Business Oregon
- Kirk Jarvie, DSL
- Angela Lazarean, DLCD
- Stephen D. Marx, ODFW
- Jae Pudwell, ODOT
- Dennis Wiley, OPRD

Members of the Mid-Valley Regional Solutions Advisory Committee are:

- Senator Jackie Winters, District 10 - Convener
- Kevin Cameron, Marion County Commissioner - Committee Appointment
- Jody Christensen, McMinnville Economic Development Partnership - Business
- Kacey Duncan, City of Salem - Committee Appointment
- Kathryn Figley, Mayor, City of Woodburn - Committee Appointment
- Chad Freeman, Strategic Economic Development Corporation (SEDCOR) - Committee Appointment
- Chane Griggs, Oregon Community Foundation - Philanthropic Representative
- Julie Huckestein, Chemeketa Community College - Committee Appointment
- John McArdle, Mayor, City of Independence – League of Oregon Cities (LOC)
- Toby McClary, Confederated Tribes of Grand Ronde - Committee Appointment
- Craig Pope, Polk County Commissioner - AOC Representative
- Allen Springer, Yamhill County Commissioner - Committee Appointment

## **II. REGIONAL PRIORITIES**

**Primary Regional Goal: Become a Center for Agri-business Innovation and Agri-tourism.**

Priorities to Attain Goal:

- Promote regional workforce development opportunities
- Increase business capital for existing and emerging businesses
- Explore passenger and freight rail opportunities
- Expand Agri-tourism opportunities which highlight local produce, viticulture/winery operations, and visitor hospitality amenities
- Enhance programs that encourage business retention and expansion
- Engage in local government infrastructure assessments

## **III. PROJECTS THAT RECEIVED FUNDING IN 2015**

### **A. Downtown Carlton Water Infrastructure**

The City of Carlton's water system is not capable of delivering robust fire flows to the downtown business core, a problem that has restricted the city's ability to issue building permits. The city has identified two major improvement categories to remedy this problem; the replacement of the undersized transmission line from the storage reservoirs into town, and the

construction of larger diameter distribution lines within the downtown business core to transmit water from the new transmission line to areas deeper in the distribution grid. The latter of these two projects is the focus of the Regional Solutions investment of \$500,000.

Carlton is investing approximately \$2.5 million to construct a new transmission line into town. The city's debt capacity is not capable of funding further downtown improvements in the foreseeable future without additional funding assistance. The Regional Solutions project is currently in design with an anticipated bid date at the end of May. The construction duration is estimated to be three to four months with a final completion and commissioning date around the middle of September 2015.

Improvements to the water transmission line into town will deliver a minimum of 3,000 gallons per minute to hydrants served directly from this line. This is a level of service that is consistent with the recommendations of the city's water master plan. The construction of the distribution lines associated with the Regional Solutions project will deliver increased fire flow to a grid of approximately six city blocks in the downtown business district. Other portions of town beyond the downtown core will also benefit from improved fire flows both in the near term and particularly as future distribution projects expand on the foundation of this project

#### **B. Rail Revitalization at Dallas Weyerhaeuser Mill Site**

This project is designed to improve the rail line that serves the City of Dallas from a mill site east to Highway 99W, to include railroad tie replacement and switchgear to allow for 10 mph speeds on the track and access to the mill site. The City of Dallas has a large amount of prime industrial property that is served by a rail spur owned by Union Pacific. The rail spur terminates at the mill site owned by Northwest Demolition. With new rail to the site, Northwest Demolition can use the master plan developed for the mill site to build and/or attract industries that need rail to transport produced or manufactured products. Regional Solutions invested \$300,000 in the project.

Companies and individuals looking to transport their products out of the region are now limited to moving their products over land to ports that are a great distance away. With the port in Portland not functioning, producers cannot afford to ship product by truck. Rail transport is still economical and offers the best solution to address the port issues faced by the region. The number of communities with rail spurs has shrunk dramatically over the years and the City of Dallas is fortunate to have a usable spur.

The improvement of the rail line is intended to spur redevelopment of the Dallas Mill Site, which has a large job creating potential. Many of the industrial sites and buildings have the capacity for large-scale manufacturing facilities, which can translate into hundreds of jobs for the region. The creation of jobs and recruitment of new industrial operators have a net positive impact on the entire region, as workers come from the three-county area. In addition, it creates an opportunity for agricultural producers to transport bulk items more readily.

### **C. Marion Polk Food Share Better Burger & Quinoa Farming**

The Better Burger is a vegetarian burger developed in the Marion Polk Food Share (MPFS) community kitchen by Chef Steve Morton. Plans for large-scale production of the burger are underway with the Oregon Youth Authority and MacLaren Youth Correctional Facility. The \$755,000 project incorporates a vocational education program for incarcerated youth with high-protein burger production for the emergency food supply. Regional Solutions contributed \$205,000 of the total project cost.

Grown largely in South America, quinoa is gaining attention in the U.S. and demand is growing. The food bank has just completed the fourth year in its ongoing experiment in producing quinoa in the Willamette Valley. The food bank's experiment leads some to envision a local quinoa industry in the decades ahead.

The goals of this project are to expand agricultural economic development through increased cultivation of quinoa and provide a nutritious, low-cost protein source for the emergency food system, and engage youth in a vocational education programs. Currently, MPFS is the largest grower of quinoa in the Willamette Valley (and possibly Oregon). MPFS remains committed to coordination of technical assistance efforts with the Oregon Department of Agriculture, Oregon State University Food Innovation Center, and the OSU Extension Service to document and share quinoa growing efforts with Oregon farmers and producers.

The Department of Corrections is purchasing the Better Burger from MPFS, which aligns with the MPFS strategy to sell the burger to institutional buyers. MPFS currently has no plans to sell to stores or individuals.

MPFS also has a connection with Oregon Youth Authority, as the original plan was to house the program at the MacLaren Youth Correctional Facility. During the planning process, the project home was moved to the Hillcrest Youth Correctional Facility because Hillcrest's facilities were better suited for the program, offered easier access for the Food Share, and offered the possibility of female offenders from Oak Creek Youth Correctional Facility to also participate. While the OYA partnership is still being worked out, MPFS has partnered with Job Growers (one of the

organizations recommended for funding by the Regional Solutions committee) to engage youth in the vocational training provided by the Better Burger program.

For additional information about this report, please contact Angela Lazarean, Regional Representative, at 503-934-0056 or at [angela.lazarean@state.or.us](mailto:angela.lazarean@state.or.us).