

TOTAL

2016		Mid-Valley Regional Solutions Team		
	Rank	Status	Location	Contact
PRIORITY PROJECTS - No RAC confirmation yet				
1			Marion, Salem	Chuck Lee; James LaBar
2			Yamhill, Newberg	Doug Rux; Kirk Jarvie; James LaBar; Mary Camarata
3			Marion, Salem	Rick Gaupo; James LaBar
4			Yamhill, Carlton	Chad Olson; James LaBar
5			Marion, Amusville	Jae Pudewell, Maryanne Hills
6			Marion, Stayton	James LaBar, Keith Campbell; Michelle Biberry,
7			Polk, Dallas	Greg Ellis; AJ; James LaBar; Suzanne
8			Marion County	Renata Wakeley; Danielle Gonzalez
9			Polk, Independence	Shawn Irvine; James LaBar; Homolac; Camarata
10			Marion, Aurora	Angela Lazarean; Joseph Schaefer; Jeff Caines
11			Mid-Valley/South Valley-Mid Coast	James LaBar; Jae Pudewell; Terry Fasel; Jackie Mikalonis
12			Marion, Woodburn	James LaBar, Jamie Jonk, Chad Freeman, Angela

Status detailed on project tabs

9	Innovate Yamhill County		James attended kickoff meeting with a variety of stakeholders; facilitated by Thompson Morrison and OnLine NVW; makers event on 01.29.16 to kickoff publicly; James participated in event debrief	Yamhill County	James LaBar, Jody Christensen	
10	City of Carlton Water System Improvements - Part 2: Panther Creek Reservoir Dredging and Improvements and Finished Water Supply Line Replacement Project		City of Carlton submitted project proposal; need to discuss at upcoming RS Team meeting	Yamhill, Carlton	James LaBar, Chad Olson	
11	Three-county land inventory/infrastructure study		Past RS Team effort; have this listed in Strategic Planning section as well;	Mid-Valley	Renata Wakeley	
12	GK Machines/Donald		The project is progressing and has the possibility of being worked in 2016	Marion, Donald	James LaBar, Nick Harville, Angela Lazarean, Heidi, Renata Wakeley	
13	Pringle Square		Steve Powers did not mention this project in his update in early March	Marion, Salem	Steve Powers, James LaBar	
14	Food Hub in Independence		on their priority list - topic for 03.22.16 and/or Polk County Outreach Meeting	Polk, Independence	James LaBar, Shawn Irvine	
15	Yamhells Westsider Trail		RST watching to see if effort applies for parks grant; Need to meet with project to better understand	Yamhill County	James LaBar, ?	
16	WestRock Site		RST supplied Newberg with inventory of assets to help city begin to plan for economic development strategy for site	Yamhill, Newberg	James LaBar, Doug Rux	
17	Renewable Energy & Technology Park (Gaffin Rd) Infrastructure Improvements. (Estimated cost: \$576,000)		Need RST discussion: The infrastructure improvements are to address additional traffic volumes and are required as the Mill Creek Corporate Center and the Salem Renewable Energy Park develop. Improvements include signalized intersection and turn lanes.	Marion, Salem	James LaBar, Steve Powers	
18	McClichrist Industrial Area Streets, Water, Sewer, & Storm Improvements (Estimated Cost: \$20 million)		Need RST discussion: Infrastructure improvement to the street between 12th-25th, also includes the realignment of 22nd Street to improve business access. The improvements will also reduce reoccurring flooding issues within the corridor.	Marion, Salem	James LaBar, Steve Powers	

TOTAL

<p>19 Mill Creek Corporate Center (MCCC) Kuebler Blvd Improvement Project (Estimated Cost: \$2,045,000)</p>	<p>Need RST discussion: High priority improvements including the widening of Kuebler Blvd. to address additional traffic volumes anticipated as Phase 1B and 1C develop at the Mill Creek Corporate Center.</p>	<p>Marion, Salem</p>	<p>James LaBar, Steve Powers</p>	
<p>20 25th and Madrona Intersection (Estimated Cost: \$8.5 million-bidding underway)</p>	<p>Need RST discussion: The existing intersection requires significant improvements to accommodate major businesses in Southeast Salem, including Fairview Industrial Park and the Salem Airport. Project will realign the intersection to form an arterial route. Project also includes bike lanes, curbs, sidewalks and street lights.</p>	<p>Marion, Salem</p>	<p>James LaBar, Steve Powers</p>	
<p>21 MCCC North-South Street (Estimated Cost: 1,970,000)</p>	<p>Need RST discussion: Project is a required internal transportation route for vehicle circulation to address increased traffic volumes associated with development of Phase 1C and 2A of the Mill Creek Corporate Center. It would add approximately 2,000 linear feet of local street roadway.</p>	<p>Marion, Salem</p>	<p>James LaBar, Steve Powers</p>	
<p>22 MCCC Water main (Estimated Cost: \$840,000)</p>	<p>Need RST discussion: Water main improvements which will complete a secondary loop for sufficient water demand/fire flow for large developments located in Phase 1A and 1C of the Mill Creek Corporate Center allowing for additional water capacity.</p>	<p>Marion, Salem</p>	<p>James LaBar, Steve Powers</p>	
<p>23</p>				
<p>Backbone Business and projects</p>				
<p>1 Newberg Wastewater Treatment Plant Expansion</p>	<p>DEQ and IFA will work with the City as they develop their plans;</p>	<p>Yamhill, Newberg</p>	<p>Doug Rux, DEQ, IFA</p>	
<p>2 Newberg Water Rights with Snyder Spring</p>	<p>?</p>	<p>Yamhill, Newberg</p>	<p>Doug Rux</p>	
<p>3 Newberg Inflow & Infiltration</p>	<p>DEQ requires cities to work on I&I. Funding is available from DEQ and IFA for this work.; TRUE</p>	<p>Yamhill, Newberg</p>	<p>Doug Rux, James LaBar, DEQ, IFA</p>	
<p>4 Newberg Wastewater Permit Renewal in 2018</p>	<p>DEQ will work with the City as they develop their plans;</p>	<p>Yamhill, Newberg</p>	<p>Doug Rux, DEQ, IFA</p>	
<p>5 Cascade Community Railway Inc. Improvements</p>	<p>The project is exploring possibilities that RST sent for feasibility funding; James will check in on project</p>	<p>Marion County</p>	<p>James LaBar</p>	

6	Woodburn UGB Expansion		Process update on 10.02.15: Good job to Mayor and Angela: APPROVED!; lessons learned for next RAC meeting on 03.18.16	Marion, Woodburn	Angela Lazarean	
7	Hamilton Affiliates Property		James finding details; 10.13.15 RST		James LaBar	
8	Mill City - Hwy 22 Widening		Jae provided update; James followed up with Mayor; awaiting response	Marion, Mill City	James LaBar	
9	Dundee/ODOT Bridge Ownership		Jae asking colleagues	Yamhill, Dundee	Jae Pudewell	
10	DAS/DOJ Property		Done	Marion, Salem	James LaBar	
11	Amity DHS Issue		Done	Yamhill, Amity	James LaBar, OHA, IFA	
12	Water Bridge over Willamette River - Newberg Fee		Done; Jae double checking; lawyers have it	Yamhill, Newberg	Jae Pudewell	
13	East Leg of Newberg-Dundee Bypass		ODOT's priority, but no money. They will not condemn until project money is ready.	Yamhill, Newberg	Jae Pudewell	
14	Villa Road Improvements - Haworth to Park Lane		Jae will be calling Doug	Yamhill, Newberg	Jae Pudewell	
15	Highway 219 - Wynooski Road Intersection		ODOT believes this intersection is operating.	Yamhill, Newberg	Jae Pudewell	
16	Highway 219 - Everest Traffic Signal		ODOT believes this intersection is operating.	Yamhill, Newberg	Jae Pudewell	
17	Highway 219 - Springbrook to Wynooski		ODOT believes this intersection is operating.	Yamhill, Newberg	Jae Pudewell	
18	Highway 99, Villa Road Improvement		ODOT believes this intersection is operating.	Yamhill, Newberg	Jae Pudewell	
19	ODOT Signal Maintenance - City charge		Jae double checking with colleagues	Yamhill, Newberg	Jae Pudewell	
20	Hess Creek and Spingbrook Wastewater Development		City informed RST of future need; timing unknown	Yamhill, Newberg	Doug Rux; DEQ will need to approve plans when they are ready	
21	Lafayette UGB process		City is in 21-day window of process; DLCD deliberating; remanded back to city and city is deliberating 11 different options; UGB hearing scheduled for March 10th to decide whether to increase density or expand the UGB for more land.	Yamhill, Lafayette	Angela Lazarean	
22	Hayden Island Transfer Process		David will provide update as it relates aggregate issue	Marion	David Stoppel	
23	Newberg-Dundee Bypass Issues with 219 intersection and TSP amendment		ODOT/Garrett handling; RST is in listening mode to help ODOT when/if applicable; ODOT amendment was rejected and parties going to mediation; James will follow up with Doug; OS mediation averted with deal for Option 4; Money re-allocated?	Yamhill, Newberg	James LaBar; Doug Rux	
24	Gervais transportation/access Issues associated w/Industrial/commercial property for Dollar General interest		COG, DLCD and ODOT aware of issue and investigating	Marion, Gervais	Renata, Angela, Jae	
25	Amity Water Issue		Amity was awaiting the circuit-riider's report (operational testing) for CBDG grant process	Yamhill, Amity	Renata, Michelle, Larry, OHA-Evann	
26	Prized-fish Stocking Program		Doug investigating w/agency and how program can apply in Mid-Valley	Mid-Valley	Doug	
27						
28						
29						
30						
31						

Contact: Patrick O'Connor
Regional Economist
(503) 400-4374

Patrick.S.OConnor@state.or.us

A Snapshot of McMinnville

Total Population

Area	1980	2000	2010	2014	1980-2014 Percent Change	2010-2014 Percent Change
McMinnville	14,080	26,760	32,930	32,705	132%	-1%
Yamhill County	55,332	84,992	99,405	102,525	85%	3%
Oregon	2,633,156	3,421,399	3,837,300	3,962,710	50%	3%

McMinnville Housing	Units	Percent
Total housing units	12,484	
Occupied housing	11,569	
Owner occupied	6,725	58%
Renter occupied	4,844	42%
Vacant housing units	915	7%
Structure type		
1-unit, detached	6,879	55%
1-unit, attached	1,000	8%
2 units or more	4,587	37%

Source: 2009-2013 ACS, table DP04

2014 Annual Covered Employment and Payroll				
McMinnville	Establishments	Employment	Total Payroll	Average Wage
Total	1,276	15,095	584,905,642	\$ 38,748
11 Agriculture, Forestry, Fishing and Hunting	41	817	19,531,330	\$ 23,921
22 Utilities	3	83	5,914,692	\$ 71,190
23 Construction	117	485	22,694,521	\$ 46,777
31 Manufacturing (31-33)	85	2,299	108,724,078	\$ 47,283
42 Wholesale Trade	53	299	14,840,283	\$ 49,605
44 Retail Trade (44 & 45)	146	2,028	53,813,173	\$ 26,534
48 Transportation and Warehousing (48 & 49)	23	375	33,193,224	\$ 88,476
51 Information	12	123	4,407,245	\$ 35,953
52 Finance and Insurance	47	619	35,973,370	\$ 58,154
53 Real Estate and Rental and Leasing	42	120	3,394,330	\$ 28,188
54 Professional, Scientific, and Technical Services	109	362	22,532,582	\$ 62,273
55 Management of Companies and Enterprises	11	109	6,470,246	\$ 59,542
56 Administrative and Support and Waste Management and Remediation Services	46	526	12,799,031	\$ 24,329
61 Educational Services	25	1,287	56,073,723	\$ 43,586
62 Health Care and Social Assistance	166	2,595	106,838,042	\$ 41,175
71 Arts, Entertainment, and Recreation	16	315	4,234,346	\$ 13,464
72 Accommodation and Food Services	91	1,232	19,418,639	\$ 15,764
81 Other Services (except Public Administration)	227	533	10,078,674	\$ 18,915
92 Public Administration	15	842	41,765,856	\$ 49,593

REGIONAL SOLUTIONS PROGRAM

DRAFT - Regional Infrastructure Fund | 2017-19 - DRAFT

Regional Implementation Projects Review Process

Applicants Submit
Project Proposals to
Regional Coordinators

Regional Solutions accepts regional implementation project applications
Application identifies the following:

- Regional Solutions priority supported by project outcomes
- Collaboration among or with state agencies
- Project scope & context
- Project manager, work items, & roles/responsibilities
- Funding partners, roles, & contributions
- Project timeline & completion date
- Community support for project
- Needed state and local approvals/permits
- Support of sustainable community development objectives



Regional Solutions
Teams Verify
Information & Evaluate
Projects

Evaluation Criteria

- Moves the dial on one or more regional priorities
- Completeness & project readiness
- Supports retention or creation of jobs
- Project leverages funding from other sources
- Funding commitment letters from all parties
- Project has a sustainable business plan
- Project & applicant are eligible for funds



RSACs Review &
Recommend Projects

Regional Solutions Advisory Committees (RSACs)

- Invite public comment at least 14 days in advance of consideration at RSAC meeting
- Review & recommend projects



Convener Committee
Reviews & Recommends
Projects

- 11 member Convener Committee recommends final project list to the Infrastructure Finance Authority (IFA)
- Each region receives a base of five percent with 55% of funds distributed equally among the 11 regions
- For remaining 45% of funds, preference may be given to multi-region projects or projects of statewide significance



OBDD-IFA Reviews
Recommended Projects

- Lead responsibilities for issues identified & assigned
- Funding financing schedule established
- Issues vetted & resolved by RST members & RSAC



Approved Project(s)
Submitted to OBDD-IFA
for Implementation

- Funding contract for loan, grant, or combination executed with project sponsor
- Incremental funding requests received & processed by IFA staff
- Project progress monitored by IFA & Regional Solutions Coordinator
- RSAC & RST apprised of project status monthly



**REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN**

**Regional Solutions Advisory Committee: Mid-Valley
Meeting Minutes – FINAL DRAFT**

Friday, March 18, 2016

8:30-10:30am

Location: Meggitt Polymer Solutions
2010 NE Lafayette Ave, McMinnville, OR 97128

Regional Solutions Advisory Committee members present: *Senator Jackie Winters, Mayor Kathryn Figley, Chad Freeman, Steve Powers, Commissioner Craig Pope, Commissioner Kevin Cameron, Commissioner Stan Primozich, Mayor John McArdle, Jody Christensen and Andrew Bone. **Not in attendance:** Julie Huckestein (but was represented by Andrew Bone).*

Welcome, Introductions and Logistics

The Regional Solutions Advisory Committee (RAC) started the meeting with brief self-introductions. The additional meeting participants also introduced themselves, including Melissa Freeman, Oregon Community Foundation (OCF); Chris Cummings, Infrastructure Finance Authority (IFA); the Regional Solutions Team (RS Team); Rural Development Initiatives and members of the public. Jody Christensen made a few logistical announcements about Meggitt and our locale in Yamhill County. Mr. LaBar announced a couple of agenda modifications, including the rescheduling of “Woodburn’s UGB Process: Lessons Learned” presentation because of Rob Hallyburton’s absence.

Sen. Winters presented the minutes from the RAC’s December 4, 2015 meeting. Commissioner Cameron made a motion to approve the minutes as presented, and Commissioner Pope seconded the motion. The RAC unanimously approved the minutes.

Mr. LaBar informed the group about two RAC membership changes. Commissioner Primozich is now on board from Yamhill County. Melissa Freeman is in attendance and assessing the best fit for OCF and Regional Solutions.

- **Action Item:** *Mr. LaBar will follow-up with Mrs. Freeman about the membership opportunity prior to the next RAC meeting.*

Regional Solutions Update

Mr. LaBar gave a brief overview of the strategic planning efforts the RS Team completed in February and shared subsequently with the RAC. The effort produced a vision, objectives, strategies, tactics and metrics for the RS Team and its work in 2016. The next step is to produce a similar effort for the RAC with a focus on the regional priorities for the Mid-Valley. Mr. LaBar then demonstrated the importance of the regional priorities by providing examples of how they possibly will be used in Regional Solutions' emerging Regional Infrastructure Fund (RIF) process and have been used in other processes, including the Oregon Department of Transportation's (ODOT) Connect Oregon VI program and the Department of Land Conservation and Development's Technical Assistance grant program. Mr. LaBar also discussed the RS Team's "WORK!" document that tracks the team's engagement with a hierarchy of projects, including Priority Projects, Developing Projects and Backbone Business/projects. The goal is to present the RAC with a recommended list of Priority Projects and for the committee to confirm the list. The Regional Priorities and list of Priority Projects would then be used to guide the RS Team's work in the Mid-Valley as well as be heavily factored into the draft RIF process. Mr. LaBar reiterated a few main goals of connecting the Regional Priorities, Priority Projects list and RIF process, including having a current list of high-quality projects that just need a little resource assistance to get to the next milestone and to use the RIF process to encourage engagement with the Regional Solutions program.

- **Action Item:** *Mr. LaBar will follow-up with each of the RAC members about the draft RIF process, Regional Priorities and "WORK!" document prior to the next RAC meeting.*

2016 Session Wrap Up and beyond

Sen. Winters provided a high-level overview of the 2016 session and possible glimpses into 2017. She was able to provide unique perspectives due to her extensive legislative experience as well as her non-physical, but still-connected presence at the Capitol. On a personal health note, she is solidly on the mend and looking forward to being physically present "in the building" and "in the region." Sen. Winters' perspectives focused on the rural and urban divide and Portland-centric legislative agenda that was omnipresent during the session. She also addressed worsening concerns and consequences with IP28 efforts and echoed Senate President Peter Courtney's remarks about an impending "Civil War." A few other RAC members provided insights about important bills for the Mid-Valley, including housing and the coal to clean energy bill. Sen. Winters concluded her remarks with a series of compliments about Regional Solutions, including the work of the committee and team. She encouraged all RAC members to engage their local legislators and representatives to interact more with the Regional Solutions program.

- **Action Item:** *Mr. LaBar will follow-up with Sen. Winters about sending a personal invite, in conjunction with the Regional Solutions listserv, to local legislators and representatives about the next RAC meeting and future RS Team activities.*

Woodburn's UGB Process: Lessons Learned

Sen. Winters stated that due to Rob Hallyburton's illness this presentation will be rescheduled for the next RAC meeting.

- **Action Item:** *Mr. LaBar will follow-up with Rob Hallyburton.*

Intermodal Study in the Willamette Valley

Chris Cummings gave a presentation about the feasibility study for a Willamette Valley intermodal facility. He began his presentation with a description of an intermodal facility and then provided the context for the study, including business drivers ranging from labor woes at the Port of Portland and the loss of Hanjin and Hapag-Lloyd container service at the Port's Terminal 6 to evolving federal trucking rules. Mr. Cummings also explained recent efforts to better understand the consequences of losing container service at the Port focusing on the Trade and Logistics Initiative, Governor's Transportation Vision Panel and SB 5701. He then provided an overview of what the IFA's \$100,000 study will attempt to accomplish before the 2017 session and how Business Oregon, ODOT, Oregon Department of Agriculture (DOA) and Regional Solutions are attempting to initiate the study effort. Jae Pudewell, ODOT, and Terry Fasel, DOA, provided additional insights and context relating to transportation and agriculture. Several RAC members asked questions about the current situation and study, including the role of Class 1 and short-line railroads, private entity interests, increasing costs to Mid-Valley producers, favorable site criteria, traffic congestion factors and port issues. The robust discussion concluded with Mr. LaBar reiterating Mr. Cummings's point about how the RAC members can serve as data and networking resources to best maximize the effectiveness of the study.

- **Action Item:** *Mr. LaBar will keep the RS Advisory Committee informed about the study and the committee will be a resource for the study when it commences.*

Meggitt Polymer Solutions

Jeremy Lodge, Meggitt Polymer, provided a macro perspective about the company and a detailed, unabridged description of the challenges and successes of operating a manufacturing facility in McMinnville, Oregon. Mr. Lodge described the products manufactured at the facility and the most recent upgrades to the operation including two new presses being delivered today. One of the most challenging issues Meggitt has encountered in McMinnville is workforce inadequacy. Mr. Lodge illustrated his point by describing how he has numerous job positions open (8-9 months) and no qualified, local applicants. He currently imports a significant number of his new employees. Mr. Lodge also explained how his superiors have postponed a facility expansion in McMinnville due to the lack of a qualified workforce. One of the most promising remedies for his workforce issue is a manufacturing program that Meggitt, Solid Form Fabrication and other partners invested in within Yamhill-Carlton High School. Mr. Lodge thoroughly believes in the program to the degree of investing his personal resources into the program. Despite the workforce issues and other challenges (i.e. infrastructure, city relations),

he laid out for the RAC members how his facility continues to be the most successful operation in Meggitt's international portfolio. Ms. Christensen provided additional context to Meggitt's involvement in the community and the McMinnville Economic Development Partnership. Mr. Lodge also mentioned the McMinnville WORKS internship program as a valuable resource towards his workforce challenges and facility's success. Several RAC members asked follow-up questions, especially dealing with Meggitt's largest challenge to its continued success – workforce inadequacy.

Public Comment and Adjournment

Peggy Lynch provided several observations about agenda items throughout the meeting, but her comments focused on the workforce issues described by Mr. Lodge's experiences in Oregon. Mrs. Lynch shared her working knowledge with Intel's teacher-in-the-work-place training program and Steven Brill's *Class Warfare: Inside the Fight to Fix America's Schools*.

Sen. Winters adjourned the meeting.

Next Meeting: June 3, 2016

Willamette Valley Intermodal Facility: Feasibility Study

Chris Cummings

Jae Pudewell

Terry Fasel

Current Situation

- **Business Drivers**
 - Loss of Hanjin @ T6
 - Long drop-off queues
 - Evolving federal trucking rules
 - Metro highway congestion
- **Economic Consequences**
 - Oregon is a an economic disadvantage with rising shipping costs—both time and money.

GTVP & TLI Reports

- GTVP: Aviation, Marine and Freight Rail
 - Reduce highway congestion and increase freight rail efficiency by investing in 'mode shift' where market opportunities exist:
 - Invest in multimodal freight facilities including transloading facilities and port drop sites
 - Preservation and enhancement of shortline rail for corridors that serve ports
- Trade & Logistics Initiative
 - Strategic Investments in Freight Logistics to Sustain Services
 - New Intermodal Rail Yard Feasibility Study in the Mid-Willamette Valley: Analysis should include a robust business case and operations plan which identifies potential operators, the possible roles of Class I railroads, short lines, potential cargo volumes, import container opportunities, and financial support for the service from carriers and/or others.

3

Intermodal Facility Examples



Portland Facility: Truck <> Rail



Boardman Facility:
Barge <> Rail, primary
Truck <> Rail capable



Container
Forklift

4

Example Location: “A Day’s Drive”



5

Next Steps and Discussion

- Next Steps:
 - IFA received funding (\$100K) for study thru SB 5701
 - Business Oregon, IFA, ODOT, ODA and RS meeting to discuss how best to initiate study effort
 - Complete study prior to 2017 session
- Discussion and Feedback

6