



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

Regional Solutions Advisory Committee: Mid-Valley
Representing Marion, Polk, and Yamhill Counties

AGENDA

Friday, January 5, 2018
8:30-10:30 am
Oregon State Library
Rooms 102 & 103
250 Winter Street NE
Salem, Oregon 97301

Call in: 1-888-363-4735 Participant Code: 1492861

8:30 - 8:40 Welcome & Introductions - Sen. Jackie Winters, Convener

- Approval of Minutes from October 6, 2017 Meeting

8:40 - 9:00 2018 Session Insights – Sen. Jackie Winters

9:00 - 9:15 Regional Infrastructure Fund Overview – Sen. Jackie Winters and James LaBar, Coordinator

9:15 - 10:15 Regional Infrastructure Fund Project Discussion & Recommendations

- Prioritization of Responses – James LaBar
- Discussion of Projects – All
- Public Comment
- Committee Recommendation

10:15 - 10:30 Workforce Housing Initiative Update – James LaBar

10:30 Adjournment

Next Meeting: TBD

The meeting location is accessible to persons with disabilities. To request an interpreter for the hearing impaired or for other accommodations for persons with disabilities, please make requests at least 48 hours before the meeting to Lisa Howard at 503-378-6502 or lisa.howard@oregon.gov, or by TTY, Oregon Relay Services at 1-800-735-2900.



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

Regional Solutions Advisory Committee: Mid-Valley
Representing Marion, Polk, and Yamhill Counties

Friday, 10.06.2017

8:30-10:45am

Location: CTEC*

3501 Portland Road, NE

Salem, Oregon 97301

Call in: 1-888-363-4735 Participant Code: 1492861

Welcome, Introductions and Logistics - Sen. Jackie Winters, Convener

- Approval of Minutes from December 2, 2016 Meeting- Motion by Commissioner Stan Primozich; 2nd by Mayor John McArdle. Passed unanimously.

2017 and 2018 Session Insights – Sen. Jackie Winters, Convener

Senator Winters discussed the transportation package and the other economic development wins for the Mid-Valley region. The Senator was pleased to have been able to travel all over the state meeting with groups to learn more about transportation needs.

Mid-Valley Regional Solutions Overview – Sen. Jackie Winters and James LaBar, Coordinator

- Mountain West's Chuck Lee provided an update about the Salem-Keizer Career Technical Education Center (CTEC). Lee explained that CTEC has increased the program offerings to 6 programs with recent expansions. He thanked the Regional Solutions (RS) Advisory Committee for their \$900k investment and the Salem Urban Renewal Funds, which are focused on the culinary arts and agricultural-science programs. Lee explained the importance of the public/private partnership and their current service area which spans from Portland to Eugene. Polk County Commissioner Craig Pope asked whether they were collecting data on impact, and Lee responded that they have started a new follow-up tracking mechanism, but as it is year one of the program, it is too soon to report. They plan on following the students for 10-plus years following graduation. Jody Christensen, MEDP, asked about connections with local businesses and chambers, and Lee confirmed they have 1.5 FTE on-site to provide program support. Lee also mentioned the connections to local community colleges, including Chemeketa, to help ensure student transfer. He concluded his update with a few CTEC impact stats, including:
 - 97% graduation rate in 2016; 98% in 2017 (compared to 72% District average)
 - Currently serving over 400 11th and 12th grade students. Will serve 1,000 when fully built-out in 2019.

- LaBar provided a general overview of all the projects that the RS Team is influencing thru a guided conversation with the “Work” document. He emphasized a few projects, including the Turner floodplain mapping effort and a project with a meat processing plant in the Mid-Valley. After the general overview, he transitioned to RS’s Regional Infrastructure Fund (RIF) Request for Information (RFI) process. LaBar noted the RFI deadline was the end of the month. After all the responses are collected, the RS Team will review the list of potential projects and provide a recommendation for the RS Advisory Committee to approve by the end of January. The recommendation will be used as an illustration of what the RIF funding could be used for in the Mid-Valley in order to help secure RS funding from the Legislature. Equally important, the list of responses is a good view into the team’s activities/roadmap for 2018/19. In referencing the process after the recommendation is finalized by the RS Advisory Committee, LaBar talked thru the “Regional Solutions Program, Regional Infrastructure Fund 2017-19, Regional Implementation Projects Review Process.”

Concise Project Updates

- The City of Newberg’s Doug Rux provided an overview of the Crestview Drive project, which entailed a general overview of the project and a current status report regarding the project’s wetlands process with the Department of State Lands and U.S. Corps of Engineers. RS has provided the Crestview Drive project with \$740K.
- Marion Polk Food Share’s Rick Guapo provided an update on their nearly completed project with RS’s funding of \$205K. Marion County Commissioner Kevin Cameron asked a series of questions about the growing of quinoa in the Mid-Valley as well as where it was being sold locally.

Public Comment

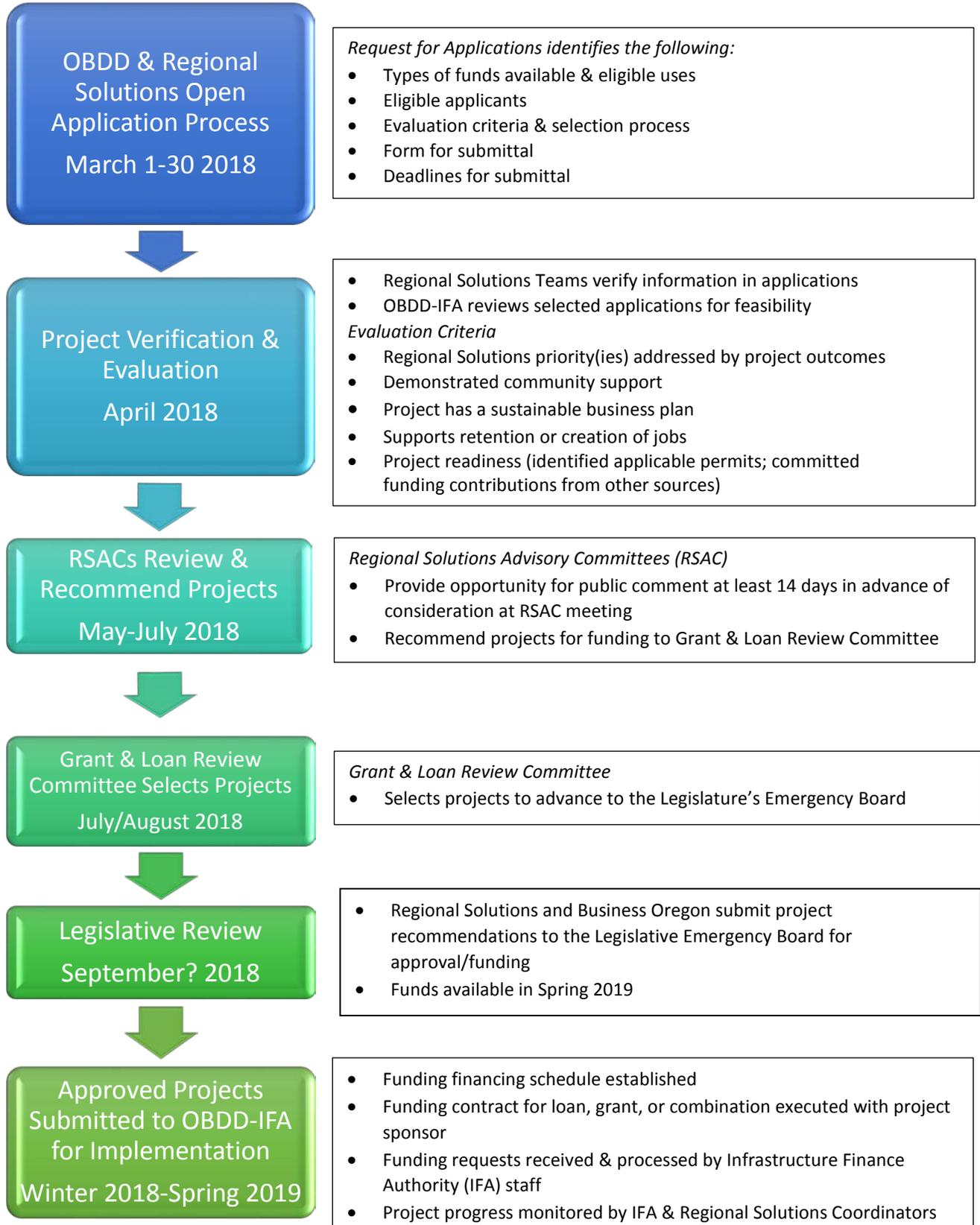
Senator Winters opened the meeting to public comment and testimony and checked to see if there were call-in participants (none). Peggy Lynch from the League of Women Voters made a few comments about the RIF process, workforce housing initiative, and other RS meetings in Oregon.

Adjournment

Meeting was adjourned at 11:00 a.m. Attendees were then invited on a guided tour of CTEC.

DRAFT - REGIONAL SOLUTIONS PROGRAM - DRAFT
Regional Infrastructure Fund | 2017-19
Regional Implementation Projects | Phase II
Request for Applications

Minimum of 5% of funds assigned per region



To: Jason Lewis-Berry, Director of Regional Solutions
From: Mid-Valley Regional Solutions Advisory Committee
Date: 01.05.18
Re: 2017/18 Regional Infrastructure Fund Responses - **DRAFT**

Introduction

The Mid-Valley Regional Solutions (RS) Advisory Committee has identified the Regional Infrastructure Fund (RIF) to be extremely impactful towards the effectiveness of the Governor’s RS Program to seize community and economic development opportunities. Most importantly, the potential of a RIF investment better positions the RS Advisory Committee and Team to provide strategic and technical assistance to cities, counties, organizations, and businesses with community and economic development projects that align with the Mid-Valley’s priorities. As the RS Advisory Committee and Team members work with projects throughout the region, the RIF enables additional investing in projects that best actualize the region’s priorities. In other words, RIF funding in the Mid-Valley helps to cultivate projects and make good projects great ones as well as enable great projects to become success stories, lessons learned, and value-added for all who are involved with the RS program.

Past Investments

The Mid-Valley has used RIF investments to help actualize the region’s priorities, which has the primary goal of enabling Marion, Polk and Yamhill counties to become a center for agri-business innovation and agri-tourism. The Mid-Valley RS Advisory Committee’s past investments include:

| 2013-15 | | | |
|-----------------------------------|------------------------------|-------------------|---|
| Project | Recipient | Investment | ROI Snapshot |
| Quinoa Farming and Better Burger | Marion Polk Food Share | \$200,000 | Helped Willamette Valley Quinoa sell to Whole Foods Markets |
| Downtown Water System Upgrades | City of Carlton | \$500,000 | Facilitated 5 redevelopment projects totaling approx. \$?M |
| 2015-17 | | | |
| Career Technical Education Center | Salem-Keizer School District | \$900,000 | Assist with 98% graduation rate in 2017 (72% District average) |
| Crestview Drive Enhancements | City of Newberg | \$740,000 | Help retain 1,000 adv. manufac. jobs and open 80 acres of employment land |

Best Illustrations of Possible Mid-Valley Projects for 2017-19 RIF Investment

The Mid-Valley received 28 responses totaling more than \$32M in potential investment from RS's RIF Request for Information (RFI) process in late 2017. The 10 projects below are the best illustrations of how the RIF might be used when resources are available in the Spring of 2019. Most importantly, the RIF RFI process has elevated all 28 projects for the Mid-Valley RS Advisory Committee and Team to work with and develop along their respective community and economic development continuums.

Mid-Valley's Best Illustrations in Alpha Order

| # | Applicant | Project Name |
|----|-----------------------------|--|
| 1 | Chemeketa Community College | Diesel Technology Training Building Project |
| 2 | City of Dallas | Project Indigo II |
| 3 | City of Donald | Donald/Fargo Service District Wastewater Lagoon Expansion |
| 4 | City of Lafayette | Water Transmission Intertie to McMinnville |
| 5 | Marion County | Brooks/Hopmere Business Retention |
| 6 | Marion County | Detroit Lake Marina Resiliency Project |
| 7 | Polk County | La Creole Orchards Water Storage for Irrigation |
| 8 | Riverside Orchards | The Campus at Riverside Orchards |
| 9 | City of Stayton | Shaff Rd/Wilco Rd Intersection Improvements |
| 10 | City of Turner | Turner Downtown Re-development |
| 11 | City of Turner | Mill Creek Flood Mitigation Construction |
| 12 | Willamette Equities | Sheridan, OR, Viola Street and Fox Hollow Residential Water Drainage for Workforce Housing |
| 13 | Willamette Valley Vineyards | Bernau Estate Winery & Vineyard |
| 14 | City of Woodburn | Southwest Industrial Area (SWIR) - Butteville and OR219 Intersection |

| # | Applicant | Project Name | Amount Requested | Funds from Potential Applicant | Other Funds | Total Project Cost | Project Snapshot |
|---|-----------------------------|---|------------------|--------------------------------|-------------|--------------------|---|
| 1 | City of Amity | Expansion of UGB and Infrastructure Across Ash Swale | \$2,664,765 | \$0 | \$0 | \$2,664,765 | The solution is to extend infrastructure south of Ash Swale in order to service lots and expand the UGB, which would allow to City to add more industrial zoned properties. Construction or upgrades of the following systems is required to service the properties south of Ask Swale: sewer, storm, water, and transportation. The funds are for design and construction: Planning/Preliminary Engineering - Concept Design and Wastewater Facilities Planning Study. |
| 2 | City of Carlton | Wastewater Improvement Project | \$3,500,000 | \$500,000 | \$0 | \$4,000,000 | The proposed solution is focused on design and construction. Improvements include enhanced treatment in the lagoons to increase capacity, capacity improvements for the splitter box and disinfection system, a new effluent pump station to allow for greater discharge capacity in the winter, effluent irrigation improvements, a new outfall, headworks improvements, and the highest priority collection pipe line improvements. The funds are for design and construction |
| 3 | Chemeketa Community College | Diesel Technology Training Building Project | \$900,000 | \$500,000 | \$600,000 | \$2,000,000 | CCC is creating a new program for Diesel Technology, and they are working with the Dallas School District to co-locate the facility. The building would be built on school district property and put on a long term (50 year) no cost lease of the land. CCC sees this as a possible model to work with other school districts for more programs. The funds are for design and construction. |
| 4 | City of Dallas | Project Indigo II | \$1,000,000 | \$0 | \$4,000,000 | \$5,000,000 | The current recruitment project known as Indigo II is an industrial water user that would prefer to use recycled water for their manufacturing process for its positive environmental and economic impact. If the city could expand its wastewater facility, this would allow the large investment (approximately \$130 million) by the company to locate here, and employ between 80-90 full time employees with wages above 150% of the county average wages. The funds are for design and construction. |
| 5 | City of Donald | Wastewater Lagoon Expansion | \$1,620,000 | \$0 | \$0 | \$1,620,000 | In 2018, the City will be developing a funding program to design and construct the Lagoon improvements, including a new cell and expand effluent pumping and irrigation facilities. This will permit the continued growth of the City and further development of the Fargo Service District. The funds are for design and construction. |
| 6 | City of Donald | Water Source & Treatment Improvements | \$700,000 | \$0 | \$0 | \$700,000 | The City will complete a study of its water system and update its masterplan in 2018 then develop a funding plan to complete improvements in 2019-20. Work is anticipated to include design and construction of Well #1 rehab, construction of a thrid well, expansion of the green sand filtering system and increasing the delivery pumping system reliability and capacity. The funds are for design and construction. |
| 7 | City of Gervais | 2018 Utility Master Plan Updates - Water, Wastewater, Storm Drain | \$75,000 | \$0 | \$0 | \$75,000 | This a planning only project where the City's contracted engineer would update the Water, Wastewater and Storm Drainage Master Plans. |
| 8 | City of Lafayette | Replacement of Copper Laterals Due to Corrosion | \$400,000 | \$50,000 | \$0 | \$450,000 | Approximately 80% of the city's 1,500 water service laterals (from the transmission main to each individual meter) are copper pipes. Several of these copper laterals are experiencing electrolysis corrosion, which we feel is caused by a clay layer near the surface of soils in our region. As the laterals pass through this clay layer, our conventional wisdom leads us to believe that corrosion has been slowly creating water leaks.This project is therefore a request to the State of Oregon to help replace 200 laterals. The 200 laterals represent approx. 1/6 of all the copper laterals in the city, which will provide a meaningful amount to determine the extent of corrosion and the percentage of overall water leakage in the system that is currently estimated to be 31%. The funding request for this project is for construction only. |
| 9 | City of Lafayette | Water Transmission Intertie to McMinnville | \$2,000,000 | \$500,000 | \$0 | \$2,500,000 | The City Engineer has provided a preliminary estimate for this intertie to be built in 2019 at a construction cost of \$2.5 million. It includes a pump station and 8,800 feet of 12" transmission line to be placed in Loop Road, an unimproved county road. The time frame for moving forward on the project is as follows: 2018 - final design and bidding, county road and site plan permitting, and easement acquisition; 2019 - construction; and 2020 - water delivery from McMinnville to Lafayette. The funding request for this project is for construction only. |

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| 10 | Marion County | Brooks/Hopmere Business Retention | \$712,960 | \$0 | \$0 | \$712,960 | As early as 2018 the western approach to the Brooks Interchange will be redesigned, partly in anticipation of an ODOT IAMP process. When the grade is raised several important businesses on both sides of Brooklake Road will have their access negatively impacted. A new circulation plan will be difficult given the existing parcel pattern. Marion County Community Services would like to help make key infrastructure improvements related to signalization at Huff Road before it is more difficult and more expensive and before we lose an important corporate HQ and operations center. Funds for design and construct. |
| 11 | Marion County | Detroit Lake Marina Resiliency Project | \$650,000 | \$197,415 | \$177,290 | \$1,024,705 | Two of the local marinas lay upon shallow shelves which require them to bring in their docks to the shore earlier and earlier as the water is drained from the lake for a variety of purposes (snow pack, rain, downstream flow or temperature regulation). The opportunity as laid out here seeks to provide a regional economic resiliency measure that would allow for the marinas to keep their docks open consistently from April to October and the surrounding businesses viable year round. The funds would be for maintaining a predictable length of the local outdoor recreation season by strategically excavating around the existing boat docks and slips on the shelf in which the marinas set upon. Funds for design and construct. |
| 12 | Marion County | North Santiam Joint Sewer Project Phase II | \$730,000 | \$200,000 | \$50,000 | \$980,000 | The total estimated cost of the construction for a wastewater solution for the North Santiam region necessary to comply with all current regulations has been estimated at \$59.1 million. The current request is for \$730,000 for Phase II of this project. To accomplish this phase , Marion County is working alongside the local communities to legally form a Sewer Special District and fund a dual engineering design study for the region that would give a high price, high quality and lower price, value engineering to utilize for decision making purposes and legislative action if necessary. Funds are for Technical Assistance, Project Management, Special District Formation, and Engineering and Design in 2019-2020. |
| 13 | Marion County | Santiam River Trail Phase 1 | \$500,000 | \$0 | \$0 | \$500,000 | Adding signage along the river would improve safety and enjoyment for kayakers and other river users. Creating a designated river trail with convenience assets would help with the tourism marketing done by Travel Salem that tends to focus on named experiences and destinations. This project is for water-facing and access related signage. Funds for design and construction. |
| 14 | Marion County | Santiam River Trail Phase 2 | \$2,500,000 | \$0 | \$0 | \$2,500,000 | Develop a walking trail along the old railbed from Mill City up the canyon. This project is the restart of the Canyon Journeys work that the MWCOG did in the canyon, which resulted in one rails-to-trail piece in the Mill City area. Funds for design and construction. |
| 15 | McMinnville Water & Light | Fueling Station for Business Continuity | \$295,000 | \$885,000 | \$0 | \$1,180,000 | McMinnville Water and Light (MW&L) plans to develop a fueling station on existing MW&L property. We are planning to install two 12,000 gallon UL 2085 tanks, one for gas and one for diesel. During normal operations, the fuel station will be available for normal city government and utility use, but will be sized to maintain the emergency fuel reserve. During an emergency, the fueling station will be a fuel resource for generators for both MW&L and the City of McMinnville governmental entities (fire and police stations, wastewater pump stations, water treatment plant, utility main office, and other government buildings). It will also be a resource for emergency vehicle fueling (police and fire, public works, and utility). Funds for design and construction. |
| 16 | Mountain West Career Technical Institute | CTEC | \$100,000 | \$14,428,852 | \$2,330,000 | \$16,858,852 | Our goal is to match the \$100,000 requested from Regional Solutions with \$100,000 from industry partners (10 gifts at \$10,000 each). This will help fill the remaining gap of just under \$1 million needed for Phase 5 construction (Phase 5-Agriscience and Culinary Arts Management [opening 2019]). Funds for construction only. |

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|----|--------------------|--|------------------|--------------------------------|--------------|--------------------|--|
| 17 | City of Newberg | Wynooskie Road Sanitary Sewer Expansion | \$250,000 | \$0 | \$551,100 | \$801,000 | The proposal is to extend a sanitary sewer mainline from the City wastewater treatment plant approximately 3,000 feet in the shoulder of Wynoski Road southeast, ending near Highway 219. The City wastewater treatment plant located at 2301 Wynoski Road has existing capacity to serve the underdeveloped and undeveloped industrial properties within the City, UGB, or URA. Completion of the Wynoski Road sanitary sewer extension project will allow for new development or redevelopment of approximately 6.8 acres within the City, approximately 7.5 acres within the UGB, and approximately 32.4 acres (+/-7.0 acres usable) within the URA. The aforementioned industrial area has all other utility services available and is located adjacent to major freight routes, Highway 219 and the extension of Highway 18 (the Newberg-Dundee Bypass project).Funds for design and construction. |
| 18 | Polk County | La Creole Orchards Water Storage for Irrigation | \$78,856 | \$10,000 | \$0 | \$88,856 | The goal of the proposed project is to secure adequate water storage for irrigation. Applicant is the landowner and sole proprietor of La Creole Orchards. He started farming in 2009 and has planted the first phase of the orchard on 10 acres (of the 45 total acres). Applicant's site is particularly well-suited for growing the hardier olive varieties that give premium-quality olive oils. Adequate irrigation is needed in order to take the current trees to commercial production. The solution is to install an off-channel, above-ground water storage tank, with a liner and a protective fabric underneath the liner, and with an innovative Hexa-Cover® floating cover. The storage tank will have total capacity of 1.5 acre-feet (489,000 gallons) of water for irrigation. Funds for construction only. |
| 19 | Redbuilt LLC | Laminated Veneer Lumber (LVL) Press Installation | \$1,000,000 | \$1,000,000 | \$0 | \$2,000,000 | Our current LVL manufacturing footprint is limiting our ability to grow our LVL and I Joist business and employ more people in Stayton. Additional capacity would also enable us to lower our cost structure at our Stayton facility and position us to be more competitive in a very competitive industry. Funds for design and construction. |
| 20 | Riverside Orchards | The Campus at Riverside Orchards | \$750,000 | \$2,500,000 | \$15,500,000 | \$18,750,000 | Upon purchase of the 28 acres in McMinnville's Industrial Park (address: 1500 NE Colvin Court), owner/partner Kelly McDonald will develop the site as a campus to support innovation and growth companies in Yamhill County. The Campus will have sites available for customized facilities and multiple shared commons areas such as outdoor workspaces. Much like the existing space called "Bunn's Village" in McMinnville (which currently has a wait list to lease space from), this new area would have customizable spaces for growth companies who are ready to take their organization to the next level. The initial Phase I development will be \$2,500,000 which will include site build out with fiber, sustainable components, infrastructure, street access, and interior roads. In Phase II, facilities will be developed for the anchor tenants at an estimated cost of \$5,500,000. In Phase III, the final phase, the entire campus will be completed at an estimated cost of \$10,000,000 including the the final set of buildings. Funds for final design and construction. |
| 21 | City of Stayton | Shaff Rd/Wilco Rd Intersection Improvements | \$2,500,000 | \$5,000,000 | \$0 | \$7,500,000 | Though Stayton has about 75 acres of vacant industrially zoned land, lack of utility availability and the need for street improvements have meant there is little interest in developing this land. There have been several development proposals that have not been carried out as infrastructure costs have caused them to not be feasible. The City has developed a conceptual improvement plan for intersection improvements and utility extensions necessary and developed preliminary cost estimates for these improvements, and is searching for funding opportunities to assist in the necessary improvements. The funds will be to complete design of the improvements and used for construction also. Funds for design and construction. |

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|----|-----------------------------|--|------------------|--------------------------------|-------------|--------------------|---|
| 22 | City of Turner | Downtown Re-development | \$1,000,000 | \$300,000 | \$200,000 | \$1,500,000 | The local lumber mill owns a 2.4 acre parcel on this main corridor of downtown. It is used as a storage facility. In conversations with the owners, we have been working to help them purchase other land, so that this strategic parcel can be redeveloped for commercial retail. The benefits are multiple including increased opportunity for retention of mill jobs and for mill growth as well as redeveloping downtown and leveraging other funds. Funds are for design and construction -purchase the property; provide supplemental funding for infrastructure upgrade; design and market project. |
| 23 | City of Turner | Mill Creek Flood Mitigation Construction | \$1,500,000 | \$50,000 | \$950,000 | \$2,500,000 | Design, permitting, land acquisition and construction of such retention systems will require substantial funding. OEM is holding money from the 2015 disaster event as partial funding for a construction project. These funds will, however, need to be matched with 25% non-federal funds. In addition, since the disaster funding is limited, our project team believes that the costs of implementation will far exceed what is available through this one source. Although only a full design process (funded and underway with FEMA and other funds) can produce definitive costs, retention facilities may reach \$2,500,000. Funds are for design and construction. |
| 24 | Willamette Equities | Sheridan, OR, Viola Street and Fox Hollow Residential Water Drainage | \$650,000 | \$4,037,000 | \$0 | \$4,687,000 | Applicant and adjacent property owners desire to construct "workforce" housing to meet severe housing shortage in Sheridan, in the face of Forest River constructing a manufacturing facility that will employ approx. 300 workers starting in 2018. The Veroski property is 71 lots on 11.85 acres; Dickey land approx. 125 lots on 25 acres. The funds are for a new drainage system (detention and re-direction) required for the housing project. Funds are for design and construction. |
| 25 | Willamette Valley Vineyards | Bernau Estate Winery & Vineyard | \$500,000 | \$5,500,000 | \$0 | \$6,000,000 | Approximately \$6 million dollars will be invested in the Bernau Estate Winery & Vineyard facilities and improvements to support the business model at this location. The focus will be on methode champenoise sparkling wine made from the 15-acre estate vineyard and opened to the public to learn more about the production techniques and Biodynamic farming practices that produce these special wines. We plan to create an estimated 18 full-time jobs and 10 part-time jobs to operate the business activities. The funds are to assist with the capital development costs of the facility including construction and materials. These funds would be used to build the tasting room and wine cellar. As part of the total construction costs, there is an enhanced fire access roadway to the facility and an oversized water reservoir for fire suppression incorporated into the overall facility design, the cost of which is expected to exceed the \$500,000 grant request. Funds for construction only. |
| 26 | City of Willamina | 6th Street Booster Station & Water Main to High School with Zone Pressure Upgrades | \$1,164,000 | \$40,000 | \$0 | \$1,240,000 | Growth is expected in a number of areas throughout the City, in particular in our commercial zone and between our water treatment plant and the Willamina School. The existing infrastructure cannot support this growth and is currently deficient in operating pressures with the most critical being fire flow deficiencies and hydrant deficiencies in, to, and around the Willamina School. Funds for design and construction. |
| 27 | City of Woodburn | Southwest Industrial Area (SWIR) - Butteville and OR219 Intersection | \$395,000 | \$25,000 | \$0 | \$420,000 | This industrial land will serve Woodburn and the region in providing developable, large site employment land in order to promote investment and create family wage jobs. The SWIR is divided by Interstate 5 (I-5) with 58 acres to the east side and 131 acres to the west along Butteville Road and OR Highway 219 north. With the anticipated development of the SWIR, the need for improvements on Butteville Road and OR 219 are of concern to the city, county, state and prospective developers. Funds for planning, engineering and construction-ready plans. The scope of the project would include analyzing existing systems and capacities and recommending proposed improvements in order to support the anticipated growth and development in the SWIR. Further, the project would include the engineering and design of said improvements resulting in construction ready plans for use to obtain costs and identify funding sources. |

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|----|-----------------|---|------------------|--------------------------------|-------------|--------------------|--|
| 28 | City of Yamhill | Water Transmission Line from Reservoirs | \$4,000,000 | \$100,000 | \$100,000 | \$4,200,000 | The City of Yamhill at the present time does not have the flow to meet the fire low requirements for any buildings. In order for the city to grow they will need to increase the flow into and through out the community. If the city could obtain the funds to increase the transmission line into town then the fire flow requirement would be met and the community could grow and businesses could settle in the community. This would bring the potential for jobs and better economical aspects for the town. We are updating our Water Master Plan at this time and expect it to be finished by the end of 2017. Funds for design and construction. |

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| Regional Infrastructure | | | | | | | |
| 1 | City of Turner | Mill Creek Flood Mitigation Construction | \$1,500,000 | \$50,000 | \$950,000 | \$2,500,000 | Design, permitting, land acquisition and construction of such retention systems will require substantial funding. OEM is holding money from the 2015 disaster event as partial funding for a construction project. These funds will, however, need to be matched with 25% non-federal funds. In addition, since the disaster funding is limited, our project team believes that the costs of implementation will far exceed what is available through this one source. Although only a full design process (funded and underway with FEMA and other funds) can produce definitive costs, retention facilities may reach \$2,500,000. Funds are for design and construction. |
| 2 | City of Lafayette | Water Transmission Intertie to McMinnville | \$2,000,000 | \$500,000 | \$0 | \$2,500,000 | The City Engineer has provided a preliminary estimate for this intertie to be built in 2019 at a construction cost of \$2.5 million. It includes a pump station and 8,800 feet of 12" transmission line to be placed in Loop Road, an unimproved county road. The time frame for moving forward on the project is as follows: 2018 - final design and bidding, county road and site plan permitting, and easement acquisition; 2019 – construction; and 2020 – water delivery from McMinnville to Lafayette. The funding request for this project is for construction only. |
| 3 | Marion County | North Santiam Joint Sewer Project Phase II | \$730,000 | \$200,000 | \$50,000 | \$980,000 | The total estimated cost of the construction for a wastewater solution for the North Santiam region necessary to comply with all current regulations has been estimated at \$59.1 million. The current request is for \$730,000 for Phase II of this project. To accomplish this phase, Marion County is working alongside the local communities to legally form a Sewer Special District and fund a dual engineering design study for the region that would give a high price, high quality and lower price, value engineering to utilize for decision making purposes and legislative action if necessary. Funds are for Technical Assistance, Project Management, Special District Formation, and Engineering and Design in 2019-2020. |
| Build-it-and-they-will-come Infrastructure | | | | | | | |
| 4 | City of Stayton | Shaff Rd/Wilco Rd Intersection Improvements | \$2,500,000 | \$5,000,000 | \$0 | \$7,500,000 | Though Stayton has about 75 acres of vacant industrially zoned land, lack of utility availability and the need for street improvements have meant there is little interest in developing this land. There have been several development proposals that have not been carried out as infrastructure costs have caused them to not be feasible. The City has developed a conceptual improvement plan for intersection improvements and utility extensions necessary and developed preliminary cost estimates for these improvements, and is searching for funding opportunities to assist in the necessary improvements. The funds will be to complete design of the improvements and used for construction also. Funds for design and construction. |
| 5 | City of Newberg | Wynooskie Road Sanitary Sewer Expansion | \$250,000 | \$0 | \$551,100 | \$801,000 | The proposal is to extend a sanitary sewer mainline from the City wastewater treatment plant approximately 3,000 feet in the shoulder of Wynoski Road southeast, ending near Highway 219. The City wastewater treatment plant located at 2301 Wynooski Road has existing capacity to serve the underdeveloped and undeveloped industrial properties within the City, UGB, or URA. Completion of the Wynooski Road sanitary sewer extension project will allow for new development or redevelopment of approximately 6.8 acres within the City, approximately 7.5 acres within the UGB, and approximately 32.4 acres (+/-7.0 acres usable) within the URA. The aforementioned industrial area has all other utility services available and is located adjacent to major freight routes, Highway 219 and the extension of Highway 18 (the Newberg-Dundee Bypass project).Funds for design and construction. |

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|-----------------------|-------------------|--|------------------|--------------------------------|-------------|--------------------|--|
| 6 | City of Willamina | 6th Street Booster Station & Water Main to High School with Zone Pressure Upgrades | \$1,164,000 | \$40,000 | \$0 | \$1,240,000 | Growth is expected in a number of areas throughout the City, in particular in our commercial zone and between our water treatment plant and the Willamina School. The existing infrastructure cannot support this growth and is currently deficient in operating pressures with the most critical being fire flow deficiencies and hydrant deficiencies in, to, and around the Willamina School. Funds for design and construction. |
| 7 | City of Yamhill | Water Transmission Line from Reservoirs | \$4,000,000 | \$100,000 | \$100,000 | \$4,200,000 | The City of Yamhill at the present time does not have the flow to meet the fire low requirements for any buildings. In order for the city to grow they will need to increase the flow into and through out the community. If the city could obtain the funds to increase the transmission line into town then the fire flow requirement would be met and the community could grow and businesses could settle in the community. This would bring the potential for jobs and better economical aspects for the town. We are updating our Water Master Plan at this time and expect it to be finished by the end of 2017. Funds for design and construction. |
| 8 | City of Amity | Expansion of UGB and Infrastructure Across Ash Swale | \$2,664,765 | \$0 | \$0 | \$2,664,765 | The solution is to extend infrastructure south of Ash Swale in order to service lots and expand the UGB, which would allow to City to add more industrial zoned properties. Construction or upgrades of the following systems is required to service the properties south of Ask Swale: sewer, storm, water, and transportation. The funds are for design and construction: Planning/Preliminary Engineering - Concept Design and Wastewater Facilities Planning Study. |
| Infrastructure | | | | | | | |
| 9 | City of Lafayette | Replacement of Copper Laterals Due to Corrosion | \$400,000 | \$50,000 | \$0 | \$450,000 | Approximately 80% of the city's 1,500 water service laterals (from the transmission main to each individual meter) are copper pipes. Several of these copper laterals are experiencing electrolysis corrosion, which we feel is caused by a clay layer near the surface of soils in our region. As the laterals pass through this clay layer, our conventional wisdom leads us to believe that corrosion has been slowly creating water leaks. This project is therefore a request to the State of Oregon to help replace 200 laterals. The 200 laterals represent approx. 1/6 of all the copper laterals in the city, which will provide a meaningful amount to determine the extent of corrosion and the percentage of overall water leakage in the system that is currently estimated to be 31%. The funding request for this project is for construction only. |
| 10 | City of Carlton | Wastewater Improvement Project | \$3,500,000 | \$500,000 | \$0 | \$4,000,000 | The proposed solution is focused on design and construction. Improvements include enhanced treatment in the lagoons to increase capacity, capacity improvements for the splitter box and disinfection system, a new effluent pump station to allow for greater discharge capacity in the winter, effluent irrigation improvements, a new outfall, headworks improvements, and the highest priority collection pipe line improvements. The funds are for design and construction |
| 11 | City of Gervais | 2018 Utility Master Plan Updates - Water, Wastewater, Storm Drain | \$75,000 | \$0 | \$0 | \$75,000 | This a planning only project where the City's contracted engineer would update the Water, Wastewater and Storm Drainage Master Plans. |

| # | Applicant | Project Name | Amount Requested | Funds from Potential Applicant | Other Funds | Total Project Cost | Project Snapshot |
|---|---------------------|--|------------------|--------------------------------|-------------|--------------------|--|
| 1 | Marion County | Detroit Lake Marina Resiliency Project | \$650,000 | \$197,415 | \$177,290 | \$1,024,705 | Two of the local marinas lay upon shallow shelves which require them to bring in their docks to the shore earlier and earlier as the water is drained from the lake for a variety of purposes (snow pack, rain, downstream flow or temperature regulation). The opportunity as laid out here seeks to provide a regional economic resiliency measure that would allow for the marinas to keep their docks open consistently from April to October and the surrounding businesses viable year round. The funds would be for maintaining a predictable length of the local outdoor recreation season by strategically excavating around the existing boat docks and slips on the shelf in which the marinas set upon. Funds for design and construct. |
| 2 | City of Dallas | Project Indigo II | \$1,000,000 | \$0 | \$4,000,000 | \$5,000,000 | The current recruitment project known as Indigo II is an industrial water user that would prefer to use recycled water for their manufacturing process for its positive environmental and economic impact. If the city could expand its wastewater facility, this would allow the large investment (approximately \$130 million) by the company to locate here, and employ between 80-90 full time employees with wages above 150% of the county average wages. The funds are for design and construction. |
| 3 | Marion County | Brooks/Hopmere Business Retention | \$712,960 | \$0 | \$0 | \$712,960 | As early as 2018 the western approach to the Brooks Interchange will be redesigned, partly in anticipation of an ODOT IAMP process. When the grade is raised several important businesses on both sides of Brooklake Road will have their access negatively impacted. A new circulation plan will be difficult given the existing parcel pattern. Marion County Community Services would like to help make key infrastructure improvements related to signalization at Huff Road before it is more difficult and more expensive and before we lose an important corporate HQ and operations center. Funds for design and construct. |
| 4 | City of Donald | Donald/Fargo Service District Wastewater Lagoon Expansion | \$1,620,000 | \$0 | \$0 | \$1,620,000 | In 2018, the City will be developing a funding program to design and construct the Lagoon improvements, including a new cell and expand effluent pumping and irrigation facilities. This will permit the continued growth of the City and further development of the Fargo Service District. The funds are for design and construction. |
| 5 | City of Woodburn | Southwest Industrial Area (SWIR) - Butteville and OR219 Intersection | \$395,000 | \$25,000 | \$0 | \$420,000 | This industrial land will serve Woodburn and the region in providing developable, large site employment land in order to promote investment and create family wage jobs. The SWIR is divided by Interstate 5 (I-5) with 58 acres to the east side and 131 acres to the west along Butteville Road and OR Highway 219 north. With the anticipated development of the SWIR, the need for improvements on Butteville Road and OR 219 are of concern to the city, county, state and prospective developers. Funds for planning, engineering and construction-ready plans. The scope of the project would include analyzing existing systems and capacities and recommending proposed improvements in order to support the anticipated growth and development in the SWIR. Further, the project would include the engineering and design of said improvements resulting in construction ready plans for use to obtain costs and identify funding sources. |
| 6 | City of Turner | Turner Downtown Re-development | \$1,000,000 | \$300,000 | \$200,000 | \$1,500,000 | The local lumber mill owns a 2.4 acre parcel on this main corridor of downtown. It is used as a storage facility. In conversations with the owners, we have been working to help them purchase other land, so that this strategic parcel can be redeveloped for commercial retail. The benefits are multiple including increased opportunity for retention of mill jobs and for mill growth as well as redeveloping downtown and leveraging other funds. Funds are for design and construction -purchase the property; provide supplemental funding for infrastructure upgrade; design and market project. |
| 7 | Willamette Equities | Sheridan, OR, Viola Street and Fox Hollow Residential Water Drainage for Workforce Housing | \$650,000 | \$4,037,000 | \$0 | \$4,687,000 | Applicant and adjacent property owners desire to construct "workforce" housing to meet severe housing shortage in Sheridan, in the face of Forest River constructing a manufacturing facility that will employ approx. 300 workers starting in 2018. The Veroski property is 71 lots on 11.85 acres; Dickey land approx. 125 lots on 25 acres. The funds are for a new drainage system (detention and re-direction) required for the housing project. Funds are for design and construction. |

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|---|----------------|---------------------------------------|------------------|--------------------------------|-------------|--------------------|---|
| 8 | City of Donald | Water Source & Treatment Improvements | \$700,000 | \$0 | \$0 | \$700,000 | The City will complete a study of its water system and update its masterplan in 2018 then develop a funding plan to complete improvements in 2019-20. Work is anticipated to include design and construction of Well #1 rehab, construction of a thrid well, expansion of the green sand filtering system and increasing the delivery pumping system reliability and capacity. The funds are for design and construction. |

| # | Applicant | Project Name | Amount Requested | Funds from Potential Applicant | Other Funds | Total Project Cost | Project Snapshot |
|---|-----------------------------|--|------------------|--------------------------------|-------------|--------------------|---|
| 1 | Polk County | La Creole Orchards Water Storage for Irrigation | \$78,856 | \$10,000 | \$0 | \$88,856 | The goal of the proposed project is to secure adequate water storage for irrigation. Applicant is the landowner and sole proprietor of La Creole Orchards. He started farming in 2009 and has planted the first phase of the orchard on 10 acres (of the 45 total acres). Applicant's site is particularly well-suited for growing the hardier olive varieties that give premium-quality olive oils. Adequate irrigation is needed in order to take the current trees to commercial production. The solution is to install an off-channel, above-ground water storage tank, with a liner and a protective fabric underneath the liner, and with an innovative Hexa-Cover® floating cover. The storage tank will have total capacity of 1.5 acre-feet (489,000 gallons) of water for irrigation. Funds for construction only. |
| 2 | Willamette Valley Vineyards | Bernau Estate Winery & Vineyard | \$500,000 | \$5,500,000 | \$0 | \$6,000,000 | Approximately \$6 million dollars will be invested in the Bernau Estate Winery & Vineyard facilities and improvements to support the business model at this location. The focus will be on methode champenoise sparkling wine made from the 15-acre estate vineyard and opened to the public to learn more about the production techniques and Biodynamic farming practices that produce these special wines. We plan to create an estimated 18 full-time jobs and 10 part-time jobs to operate the business activities. The funds are to assist with the capital development costs of the facility including construction and materials. These funds would be used to build the tasting room and wine cellar. As part of the total construction costs, there is an enhanced fire access roadway to the facility and an oversized water reservoir for fire suppression incorporated into the overall facility design, the cost of which is expected to exceed the \$500,000 grant request. Funds for construction only. |
| 3 | Redbuilt LLC | Laminated Veneer Lumber (LVL) Press Installation | \$1,000,000 | \$1,000,000 | \$0 | \$2,000,000 | Our current LVL manufacturing footprint is limiting our ability to grow our LVL and I Joist business and employ more people in Stayton. Additional capacity would also enable us to lower our cost structure at our Stayton facility and position us to be more competitive in a very competitive industry. Funds for design and construction. |

| # | Applicant | Project Name | Amount Requested | Funds from Potential Applicant | Other Funds | Total Project Cost | Project Snapshot |
|---|--|---|------------------|--------------------------------|-------------|--------------------|--|
| 1 | Chemeketa Community College | Diesel Technology Training Building Project | \$900,000 | \$500,000 | \$600,000 | \$2,000,000 | CCC is creating a new program for Diesel Technology, and they are working with the Dallas School District to co-locate the facility. The building would be built on school district property and put on a long term (50 year) no cost lease of the land. CCC sees this as a possible model to work with other school districts for more programs. The funds are for design and construction. |
| 2 | Mountain West Career Technical Institute | CTEC | \$100,000 | \$14,428,852 | \$2,330,000 | \$16,858,852 | Our goal is to match the \$100,000 requested from Regional Solutions with \$100,000 from industry partners (10 gifts at \$10,000 each). This will help fill the remaining gap of just under \$1 million needed for Phase 5 construction (Phase 5-Agriscience and Culinary Arts Management [opening 2019]). Funds for construction only. |

| # | Applicant | Project Name | Amount Requested | Funds from Potential Applicant | Other Funds | Total Project Cost | Project Snapshot |
|---|---------------------------|---|------------------|--------------------------------|--------------|--------------------|--|
| 1 | Riverside Orchards | The Campus at Riverside Orchards | \$750,000 | \$2,500,000 | \$15,500,000 | \$18,750,000 | Upon purchase of the 28 acres in McMinnville's Industrial Park (address: 1500 NE Colvin Court), owner/partner Kelly McDonald will develop the site as a campus to support innovation and growth companies in Yamhill County. The Campus will have sites available for customized facilities and multiple shared commons areas such as outdoor workspaces. Much like the existing space called "Bunn's Village" in McMinnville (which currently has a wait list to lease space from), this new area would have customizable spaces for growth companies who are ready to take their organization to the next level. The initial Phase I development will be \$2,500,000 which will include site build out with fiber, sustainable components, infrastructure, street access, and interior roads. In Phase II, facilities will be developed for the anchor tenants at an estimated cost of \$5,500,000. In Phase III, the final phase, the entire campus will be completed at an estimated cost of \$10,000,000 including the the final set of buildings. Funds for final design and construction. |
| 2 | Marion County | Santiam River Trail Phase 1 | \$500,000 | \$0 | \$0 | \$500,000 | Adding signage along the river would improve safety and enjoyment for kayakers and other river users. Creating a designated river trail with convenience assets would help with the tourism marketing done by Travel Salem that tends to focus on named experiences and destinations. This project is for water-facing and access related signage. Funds for design and construction. |
| 3 | McMinnville Water & Light | Fueling Station for Business Continuity | \$295,000 | \$885,000 | \$0 | \$1,180,000 | McMinnville Water and Light (MW&L) plans to develop a fueling station on existing MW&L property. We are planning to install two 12,000 gallon UL 2085 tanks, one for gas and one for diesel. During normal operations, the fuel station will be available for normal city government and utility use, but will be sized to maintain the emergency fuel reserve. During an emergency, the fueling station will be a fuel resource for generators for both MW&L and the City of McMinnville governmental entities (fire and police stations, wastewater pump stations, water treatment plant, utility main office, and other government buildings). It will also be a resource for emergency vehicle fueling (police and fire, public works, and utility). Funds for design and construction. |
| 4 | Marion County | Santiam River Trail Phase 2 | \$2,500,000 | \$0 | \$0 | \$2,500,000 | Develop a walking trail along the old railbed from Mill City up the canyon. This project is the restart of the Canyon Journeys work that the MWCOG did in the canyon, which resulted in one rails-to-trail piece in the Mill City area. Funds for design and construction. |

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| 2 | City of Dallas | Project Indigo II | \$1,000,000 | \$0 | \$4,000,000 | \$5,000,000 | The current recruitment project known as Indigo II is an industrial water user that would prefer to use recycled water for their manufacturing process for its positive environmental and economic impact. If the city could expand its wastewater facility, this would allow the large investment (approximately \$130 million) by the company to locate here, and employ between 80-90 full time employees with wages above 150% of the county average wages. The funds are for design and construction. |
| 3 | City of Donald | Donald/Fargo Service District Wastewater Lagoon Expansion | \$1,620,000 | \$0 | \$0 | \$1,620,000 | In 2018, the City will be developing a funding program to design and construct the Lagoon improvements, including a new cell and expand effluent pumping and irrigation facilities. This will permit the continued growth of the City and further development of the Fargo Service District. The funds are for design and construction. |
| 4 | City of Lafayette | Water Transmission Intertie to McMinnville | \$2,000,000 | \$500,000 | \$0 | \$2,500,000 | The City Engineer has provided a preliminary estimate for this intertie to be built in 2019 at a construction cost of \$2.5 million. It includes a pump station and 8,800 feet of 12" transmission line to be placed in Loop Road, an unimproved county road. The time frame for moving forward on the project is as follows: 2018 - final design and bidding, county road and site plan permitting, and easement acquisition; 2019 - construction; and 2020 - water delivery from McMinnville to Lafayette. The funding request for this project is for construction only. |
| 5 | Marion County | Brooks/Hopmere Business Retention | \$712,960 | \$0 | \$0 | \$712,960 | As early as 2018 the western approach to the Brooks Interchange will be redesigned, partly in anticipation of an ODOT IAMP process. When the grade is raised several important businesses on both sides of Brooklake Road will have their access negatively impacted. A new circulation plan will be difficult given the existing parcel pattern. Marion County Community Services would like to help make key infrastructure improvements related to signalization at Huff Road before it is more difficult and more expensive and before we lose an important corporate HQ and operations center. Funds for design and construct. |
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| 9 | City of Stayton | Shaff Rd/Wilco Rd Intersection Improvements | \$2,500,000 | \$5,000,000 | \$0 | \$7,500,000 | Though Stayton has about 75 acres of vacant industrially zoned land, lack of utility availability and the need for street improvements have meant there is little interest in developing this land. There have been several development proposals that have not been carried out as infrastructure costs have caused them to not be feasible. The City has developed a conceptual improvement plan for intersection improvements and utility extensions necessary and developed preliminary cost estimates for these improvements, and is searching for funding opportunities to assist in the necessary improvements. The funds will be to complete design of the improvements and used for construction also. Funds for design and construction. |
| 10 | City of Turner | Turner Downtown Re-development | \$1,000,000 | \$300,000 | \$200,000 | \$1,500,000 | The local lumber mill owns a 2.4 acre parcel on this main corridor of downtown. It is used as a storage facility. In conversations with the owners, we have been working to help them purchase other land, so that this strategic parcel can be redeveloped for commercial retail. The benefits are multiple including increased opportunity for retention of mill jobs and for mill growth as well as redeveloping downtown and leveraging other funds. Funds are for design and construction -purchase the property; provide supplemental funding for infrastructure upgrade; design and market project. |
| 11 | City of Turner | Mill Creek Flood Mitigation Construction | \$1,500,000 | \$50,000 | \$950,000 | \$2,500,000 | Design, permitting, land acquisition and construction of such retention systems will require substantial funding. OEM is holding money from the 2015 disaster event as partial funding for a construction project. These funds will, however, need to be matched with 25% non-federal funds. In addition, since the disaster funding is limited, our project team believes that the costs of implementation will far exceed what is available through this one source. Although only a full design process (funded and underway with FEMA and other funds) can produce definitive costs, retention facilities may reach \$2,500,000. Funds are for design and construction. |
| 12 | Willamette Equities | Sheridan, OR, Viola Street and Fox Hollow Residential Water Drainage for Workforce Housing | \$650,000 | \$4,037,000 | \$0 | \$4,687,000 | Applicant and adjacent property owners desire to construct "workforce" housing to meet severe housing shortage in Sheridan, in the face of Forest River constructing a manufacturing facility that will employ approx. 300 workers starting in 2018. The Veroski property is 71 lots on 11.85 acres; Dickey land approx. 125 lots on 25 acres. The funds are for a new drainage system (detention and re-direction) required for the housing project. Funds are for design and construction. |

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| 13 | Willamette Valley Vineyards | Bernau Estate Winery & Vineyard | \$500,000 | \$5,500,000 | \$0 | \$6,000,000 | Approximately \$6 million dollars will be invested in the Bernau Estate Winery & Vineyard facilities and improvements to support the business model at this location. The focus will be on methode champenoise sparkling wine made from the 15-acre estate vineyard and opened to the public to learn more about the production techniques and Biodynamic farming practices that produce these special wines. We plan to create an estimated 18 full-time jobs and 10 part-time jobs to operate the business activities. The funds are to assist with the capital development costs of the facility including construction and materials. These funds would be used to build the tasting room and wine cellar. As part of the total construction costs, there is an enhanced fire access roadway to the facility and an oversized water reservoir for fire suppression incorporated into the overall facility design, the cost of which is expected to exceed the \$500,000 grant request. Funds for construction only. |
| 14 | City of Woodburn | Southwest Industrial Area (SWIR) - Butteville and OR219 Intersection | \$395,000 | \$25,000 | \$0 | \$420,000 | This industrial land will serve Woodburn and the region in providing developable, large site employment land in order to promote investment and create family wage jobs. The SWIR is divided by Interstate 5 (I-5) with 58 acres to the east side and 131 acres to the west along Butteville Road and OR Highway 219 north. With the anticipated development of the SWIR, the need for improvements on Butteville Road and OR 219 are of concern to the city, county, state and prospective developers. Funds for planning, engineering and construction-ready plans. The scope of the project would include analyzing existing systems and capacities and recommending proposed improvements in order to support the anticipated growth and development in the SWIR. Further, the project would include the engineering and design of said improvements resulting in construction ready plans for use to obtain costs and identify funding sources. |

- Important factors to consider while reading:
 - o Illustration of regional priorities
 - o Local (private or public) funding match
 - o How could other resources (funding and expertise from anywhere) possibly apply to the project as well?
 - o Theoretical alignment of RIF funding timing (Spring of 2019) with a project's timing/readiness
 - o Past and current engagement with Regional Solutions
 - o Past receipt of RIF funding