



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

Regional Solutions Advisory Committee: North Central Region
Minutes

January 29, 2016

10:00 AM – 12:00 PM

Meeting Location: Columbia Gorge Community College, 400 East Scenic Drive, The Dalles

Introductions: Participants included: Mike McArthur, AOC; Andrea Klaas, Port of The Dalles; Carolyn Meece, Business OR; Anne Mendenbach, the Port of Hood River; Robert Ault, Business OR's Infrastructure Finance Authority; Sierra Gardiner, Business OR; Scott Edelman, DLCD; Mayor Paul Blackburn, City of Hood River; Daniel Hunter, City of The Dalles; Cheryl Grabham, DEQ; Commissioner Rod Runyon, Wasco County; Mayor Steve Lawrence, The Dalles; Scott Reynier, Columbia River Insurance; Ken Bailey, Orchard View Farms; Amanda Hoey, MCEDD; Celeste Hill-Thomas, Mid-Columbia Medical Center Foundation; Judge Gary Thompson, Sherman County; Commissioner Maui Meyer, Hood River County; Keith Mobley; Dave Peters, Mid-Columbia Housing Authority; Michael Lang, Friends of the Gorge; Dan Spatz, RAC; Cliff Jett; Kristine Meir; Kate Sinner. By phone: Adam Meyer; Peggy Lynch, League of Women Voters; Kelly Hill, DEQ

North Central Regional Solutions Priorities and Projects Overview: Mike McArthur and Kate Sinner reviewed the North Central priorities.

Infrastructure: Robert Ault, Business OR's Interim Director of the Infrastructure Finance Authority briefed the Advisory Committee on programs that IFA funds. Funding for ports, industrial lands, government entities, etc were presented. Robert suggested that municipalities seek a "one stop" if they have a need and don't know who or how the state or the federal government can potentially help them. Robert suggested following up with the local IFA contact, Ami Kieffer. Amanda Hoey from MCEDD, Keith Mobley, and Kate Sinner updated the Committee on a number of active projects in the North Central Region including: Broadband infrastructure build-out in Maupin; Water infrastructure planning and build-out in Antelope, Wamic, and Mosier; and other projects. Andrea Klaas noted that she is the newest trustee of the IFA board.

Availability of Industrial Lands and Industrial Lands Site Certification Program: Sierra Gardiner, Business OR's Industrial Lands Specialist, walked through a PowerPoint presentation on the industrial land certification program. Goals of site certification are to develop land so that industry can come and create middle income jobs and a sustainable tax base for the community. The new Business OR site certification program is more streamlined but equally as thorough as it had been previously. Andrea Klaas briefed the Committee on the industrial lands certification process that the Port of The Dalles recently underwent in order to gain site certification. Andrea spoke about the fact that the first Google investment at the Port was likely influenced by the fact that the port had certified industrial land for development. Andrea also spoke about IFA's Port Planning and Marketing Funds. Anne Mendenbach from the Port of Hood River made a presentation on the Port's Hanel Mill property, a project in which the DEQ and Business Oregon provided technical assistance and funding for brownfield remediation and land development.

Attainable Housing: Scott Edelman from DLCD briefed the Committee on DLCD-funded analysis of housing needs and buildable lands in Hood River and The Dalles. Maui Meyer from Hood River spoke about outcomes of the DLCD study which include changes to city policy and code to facilitate workforce housing development. Daniel Hunter from The Dalles spoke about intentions for the recently awarded DLCD analysis. Kate Sinner and Amanda Hoey noted that the Attainable Housing Subcommittee is reviewing program parameters and may recommend program adjustments to better meet the need in the region. Mayor Paul Blackburn spoke about a need for the state to lift the preemption on inclusionary zoning. Mayor Lawrence noted that the attainable housing loan program does not work for The Dalles and should be modified to be more effective in The Dalles.

Public Comment: Peggy Lynch from the League of Women Voters noted that DLCD has adopted new rules for UGB streamlining that may be helpful for the North Central Region. She also noted that the legislature would consider legislation to lift the ban on inclusionary zoning. She is also interested in any changes made to the Attainable Housing Revolving Loan Fund. Cliff Jett noted that there is ample opportunity for housing development in Sherman County.

Roundtable

-Celeste Hill-Thomas noted that Mid-Columbia Medical Center is undergoing a \$55 million hospital expansion that will double the size of the hospital.

-Paul Blackburn noted that he would be happy to facilitate a briefing for the group from the Coordinated Care Organization Director, Kristen Dillion.

-Brief discussion on the new Workforce Investment Board and a desire to meet the new director.

-Ken Bailey announced that Orchard View Farms is nearly complete with an expansion including a new state-of-the-art optical scanner that will process cherries at a much faster pace than old technology.

-Judge Gary Thompson let the group know Sherman County will likely see development of a 20MW solar project and a new wind project of approximately 400MW. He also shared that fiber is currently being installed through Sherman County. Also, the county is considering development of a Port District.

-Rod Runyon shared that Mosier is moving forward with significant work related to well-comingling. He also noted there is a meeting scheduled for February 18 in Wamic for the community to discuss a South County Parks and Recreation district.

-Steve Lawrence shared that the city received a response to a recent RFQ for development of a high end apartment building in downtown The Dalles. He also spoke about another RFQ for redevelopment of the Granada Theater. He also informed the group that the city should have 6 breweries up and running in the coming months and that riverboats will bring about 18,000 passengers to The Dalles this tourist season.

-Mike McArthur informed the group that the John Day Pumped Hydro project still has legs and is being negotiated with FERC.

-Mayor Paul Blackburn shared that the new hotel is nearly complete in Hood River. He also said the sewer outfall project is finished and the expo center on the port property will be removed.

-Andrea Klaas shared that the Celilo Converter Station is complete, there is a regional transportation conversation underway, and there is opportunity to engage with MCEDD taking the lead.

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-Keith Mobley stated he is looking for potentially leveraging the Maupin broadband build with Sherman County expansions.

-Maui Meyer spoke about short-term housing needs in Hood River.

-Anne Mendenbach informed the group that the Hood River Bridge was hit by a boat and engineers are working to fix any potential problems.

Adjourn: 12:05 PM