

OFFICE OF GOVERNOR KATE BROWN

REGIONAL SOLUTIONS

PROJECTS UPDATE



2018

This page intentionally left blank



A MESSAGE FROM GOVERNOR KATE BROWN

Oregon's economy continues to do well. Businesses are growing, unemployment is low, and wages are increasing. However, not all Oregonians are enjoying this prosperity equally. We need to be diligent champions of diversity, equity, and inclusion in our work, in our communities, and in our regions. The foundation of the Regional Solutions program recognizes that Oregon is comprised of many different economies and tailors the state's support to create thriving communities across the state.

Regional Solutions staff live and work in the communities they serve, making sure state agencies work together efficiently and collaborate with local partners. The staff work with a grassroots approach powered by the ability to cross-cut agencies to assist businesses, local governments, and partners to get things done. They work on the nuts and bolts of economic development: streamlining permits, advising on land use, and building partnerships between the private, public, and philanthropic sectors. We see the results when businesses grow and things get built: transportation networks, water systems, broadband, homes, innovation centers, and more. That leads to not just more jobs, but better jobs across the state. This is how we support sustained growth rooted in our local communities and their plans to support economic vitality.

With the impressive bench strength of the Regional Solutions staff, I give special assignments that move the needle for initiatives of state wide significance. In 2018, Regional Solutions took on workforce housing. Today, we are partnering in communities across the state on five housing pilots that will inform solutions that innovatively address this important issue. In 2019, I have once again deployed Regional Solutions to address the critical need to increase the affordable child care supply in every region. I know that paired with increased workforce housing, we are creating more opportunities for hard working Oregonians to achieve the greatest quality of life that I want for every family. Regional Solutions is a key part of achieving that goal.

All of this work could not happen without the assistance of our Regional Solutions partners – the Association of Oregon Counties, the League of Oregon Cities, Oregon Solutions, my Regional Solutions Cabinet and agency team members, and all of the Regional Solutions Advisory Committees. I appreciate their collaborative, problem-solving approach to economic and community development. I applaud Regional Solutions and all of our partners for their work in support of thriving communities throughout Oregon.

A handwritten signature in black ink, appearing to read "Kate Brown", with a long horizontal flourish extending to the right.

EXECUTIVE SUMMARY

The Regional Solutions (RS) Program – consisting of advisory committees, coordinators, and state agency teams – provides a one-stop shop for communities throughout the state. Eleven RS Teams support community and economic development to help attract and expand businesses and industry, create good jobs, and improve the economy. They bring the right people to the table and coordinate state action to solve problems and streamline government.

RS helps to integrate and align permitting requirements, remove barriers to business retention and expansion, and quickly respond to issues to support community and economic development priorities in each region. This approach recognizes the unique needs of each Oregon region, and the importance of working locally to identify priorities, solve problems, and seize opportunities to get projects done.

For each region, Governor Brown has appointed an advisory committee to represent the private, public, and philanthropic sectors. The regional boundaries are aligned with the 11 federally designated Economic Development Districts. Over 100 local elected officials, business representatives, foundation representatives, and citizens serve on advisory committees. These 11 committees establish priorities unique to their respective region.

State agency staff are co-located in RS Centers around the state to support collaboration and alignment in support of regional priorities. Five core state agencies – the Oregon Department of Transportation, the Department of Land Conservation and Development, the Department of Environmental Quality, Oregon Housing and Community Services, and Business Oregon – co-locate their regional staff in these centers to form RS Teams. Additional state agencies are invited to join the team as needed to address priorities. Coordination for the Teams is provided by the Governor’s Office.

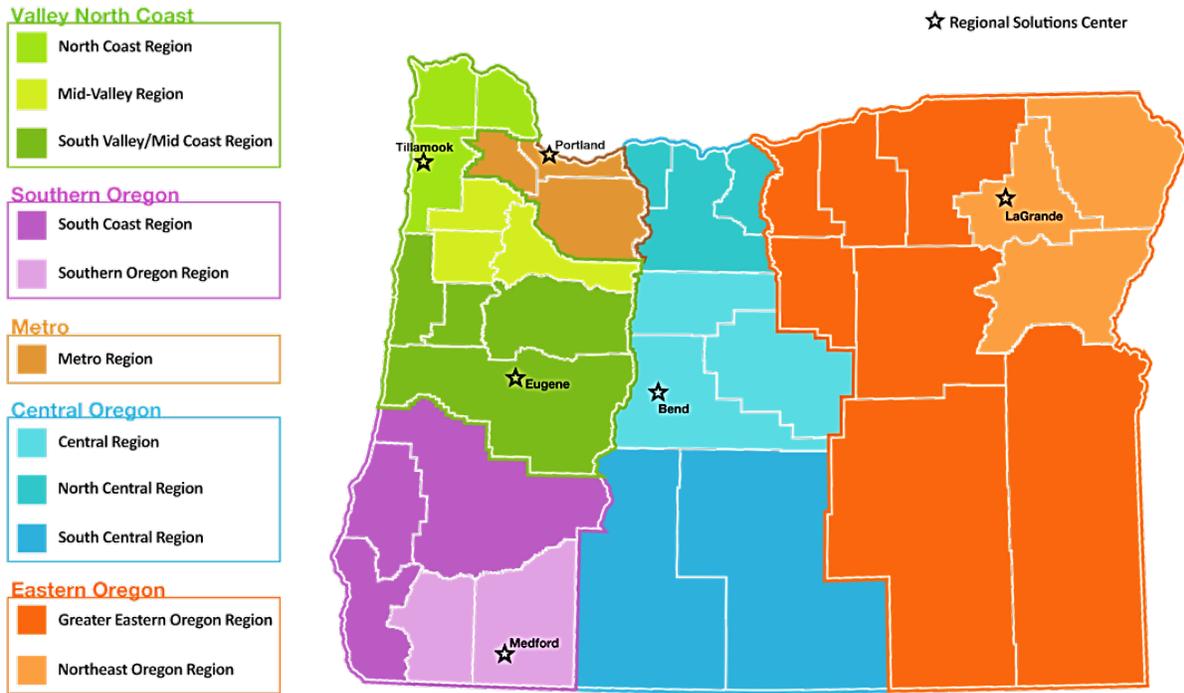
The state’s investments of staff time, technical assistance, and grants/loans - when aligned with county, municipal, private, philanthropic, and other funds - contribute significantly to the vitality of our state.

Looking Ahead

- After the successful launch of the Governor’s RS Housing Pilot Initiative, the Governor has deployed RS on another workforce initiative that has statewide significance – *increasing access to affordable childcare*.
- With the newly established Governor’s Broadband Commission, RS will be strategically engaged in the connectivity buildout especially in rural Oregon.
- Effective responsiveness on wildfires, landslides, and floods mitigation and management will continue to be core to RS work.
- With multi-year projects on the horizon for several of Oregon’s water systems, basins, and dams, RS will be key in helping to navigate the complexity for local and region partners.

In this report, you will see many more examples of the accomplishments by RS and its partners. This is not a comprehensive list, so if you’d like additional information about a specific region, please reach out to the Governor’s Coordinator in that region.

REGIONAL MAP



COORDINATORS BY REGION

North Coast	Jennifer Purcell
Mid-Willamette Valley	Jody Christensen
South Willamette Valley/Mid-Coast	Sarah Means
South Coast-Umpqua & Southern Oregon	Alex Campbell
Metro	Raihana Ansary
North Central	Nate Stice
Central & South Central	Annette Liebe
Greater Eastern & Northeast	Courtney Warner Crowell

INTRODUCTION

This report highlights a few of the key projects tackled by each RS Team in 2018 and some include substantive updates from early 2019 as well. RS Teams work collaboratively on projects to address regional priorities and maximize government efficiency, whether it's a quick response to a new issue or sustained support to a long-term project of significance. This community-based strategy has been very well received by both local governments and the business community. Note the staff, committee, and Team rosters reflect status as of 2019 Q2.

CONTENTS

Executive Summary.....	1
Regional Map	2
Coordinators by Region	2
Frequently Used Acronyms.....	4
North Coast Region	5
Mid-Valley Region	12
South Valley/Mid-Coast Region	19
South Coast-Umpqua Region.....	28
Southern Region.....	34
Metro Region	40
North Central Region	47
Central Region.....	52
South Central Region	56
Greater Eastern Region.....	62
Northeast Region	68

FREQUENTLY USED ACRONYMS

DEQ	Oregon Department of Environmental Quality
DLCD	Oregon Department of Land Conservation and Development
DSL	Oregon Department of State Lands
EPA	Environmental Protection Agency
FEMA	Federal Emergency Management
IOF	Immediate Opportunity Fund
LEOF	Local Economic Opportunity Fund
OBDD	Oregon Business Development Department (Business Oregon)
ODFW	Oregon Department of Fish and Wildlife
ODOE	Oregon Department of Energy
ODOT	Oregon Department of Transportation
OED	Oregon Employment Department
ODF	Oregon Department of Forestry
DOJ	Department of Justice
OHCS	Oregon Housing and Community Services Department
OPRD	Oregon Parks and Recreation Department
RIF	Regional Infrastructure Fund
RS	Regional Solutions
RSAC	Regional Solutions Advisory Committee
RSC	Regional Solutions Center
RS Team	Regional Solutions Team
SRF	Strategic Reserve Fund
USACE	US Army Corps of Engineers
WRD	Oregon Water Resources Department

NORTH COAST REGION

Clatsop, Columbia, and Tillamook Counties

NORTH COAST ADVISORY COMMITTEE

Convener	Senator Betsy Johnson, Senate District 16
Philanthropic Representative	Mary Jones, Nestucca Ridge
Business Representative	Paul Langner, Teevin Brothers
LOC Representative	Mayor Suzanne Weber, City of Tillamook
AOC Representative	Commissioner Margaret Magruder, Columbia County
Committee Appointment	Kurt Englund, Englund Marine Group

NORTH COAST TEAM

Center Address: [Tillamook Bay Community College, 4301 3rd St, Tillamook, OR 97141](#)

Governor's Coordinator	Jennifer Purcell
Business Oregon, Regional Development Officer	Melanie Olson
Environmental Quality, Department of	Vacant
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Lisa Phipps
Transportation, Department of	Jae Pudewell
State Lands, Department of	Chris Castelli
Columbia-Pacific Economic Development District	Mary McArthur

NORTH COAST PRIORITIES

Team Mission

Promote and sustain healthy communities through retention, diversification and expansion of the economic base. Job creation is paramount with the goal of expanding the region's economic base while being responsible stewards of the region's natural resources.

Regional Priorities

- Sustain and grow NW Oregon businesses in areas such as aerospace, marine based industry, small manufacturing, tourism, forest products, and agriculture.
- Support innovation, business incubation, and the manufacturing of new product technologies. Assist business start-ups and entrepreneurs.
- Improve the readiness of industrial land by addressing wetlands, transportation access, infrastructure, and other impediments. Work to increase the number of sites that have building-ready status.
- Review, streamline, and address regulatory and permitting impediments to economic development.
- Support comprehensive solutions to barriers limiting business retention and expansion (e.g., housing, workforce development).
- Work with rural communities to plan, coordinate, fund, and install needed infrastructure and advance community development and resiliency initiatives.
- Bring regional support to ongoing Oregon Solutions projects (e.g., Southern Flow Corridor, Vernonia schools).

NORTH COAST PROJECTS

North Tongue Point

Located near the mouth of the Columbia River, North Tongue Point encompasses a 30-plus acre marine industrial park. The former WWII naval station includes five finger piers, two large seaplane hangars, a seaplane ramp, and a large area of paved tarmac. The state of Oregon acquired the facilities from the Department of Navy in the 1960s. Since that time, the property moved into various private ownerships. Today, Tongue Point is home to a mix of private business, U.S. Department of Labor Job Corps Center, and Clatsop Community College's Marine and Environmental Research and Training Station (MERTS) Campus.

In December 2017, the site was purchased by Hyak Maritime, with the vision of developing a marine fabrication and repair facility for ocean-going vessels. RS has been working closely with Hyak Maritime and its anchor tenants and partners, WCT Marine and Bergerson Construction, to position North Tongue Point as a premier shipyard facility for the region and the state.

In 2018, in partnership with Bergerson Construction and an award from ODBB, Hyak completed the first of many planned upgrades at the industrial park. The WWII seaplane ramp was reinforced with steel pilings that increased the load rating of the ramp from 300 ton to 1200 ton. A new winch system is also being installed that will make moving these larger vessels more efficient. This investment was critical in maintaining direct water access and expanding opportunities for the local shipwright.

Hyak Maritime is laying the groundwork for future job creation and business investment, retaining and expanding opportunities for high paying jobs in a rural community, and providing critical capacity and the facilities needed to support the West Coast and Columbia River marine industries. Hyak's investment, along with the state's support, is providing the environment to attract businesses and expand employment opportunities in an area that has long been underutilized. These investments will result in the growth of the industrial park, expansion and retention of traded sector businesses, and will serve as a catalyst for additional redevelopment efforts in Astoria. Continued investment in and support of Tongue Point will build on state investments in coastal vessel repair and fabrication infrastructure, resulting in long-term economic benefits for the region, and positioning Oregon's marine service cluster for growth along the Oregon Coast.

Oregon Manufacturing Innovation Center (OMIC)

In 2018, OMIC has grown to five full-time staff members and expanded its partnerships to include 25 research and development partners. This transformational collaboration brings together industry, higher education, and government in partnership to provide advanced manufacturing research and development, apprenticeships, and workforce training to the region.

With initial funding allocated by the legislature and founding partners in place, the RS Team has been working with the City of Scappoose to ensure needed infrastructure is in place for this highly significant project. Construction of Charles T. Parker Way, a new access road to the OMIC Research and Development Center, funded by the legislature in 2017, will be complete in summer 2019. The first phase of the Crown Zellerbach Road extension is also under construction, and when complete will provide access to more than 300 acres of industrial-zoned property adjacent to the Scappoose airport. The OMIC Training Center, operated by Portland Community College (PCC), is currently in development. PCC will close on property acquisition and begin construction of the new training center in early June 2019.

Rainier Rail Corridor Safety Project

This rail safety improvement project alleviates significant safety concerns in downtown Rainier. Currently, the Portland & Western (P&W) rail line runs down the center of the City of Rainier's historic business district with no safety features protecting residents and visitors from the train. Following rail safety studies, and various efforts over the past decade, a multi-part rail safety project is underway.

RS Team members continue to work closely with the City of Rainier and P&W Railroad to realign the rail through downtown Rainier. RS has been instrumental in facilitating planning, funding, permitting, and implementation. Given the significance of the safety concerns, a complex puzzle of funding has been used to bring this project to fruition, including contributions from federal rail safety dollars, federal highway discretionary funds, a Connect Oregon V grant, \$2 million RS dollars, as well as city, agency, and private investments.

The final design is now complete and construction is scheduled for 2019. The project will improve rail safety for downtown Rainier as well as the region as rail traffic continues to increase along Highway 30 through Multnomah, Columbia, and Clatsop counties.

Seafood Processor Wastewater Permitting

North Coast RS Team members from the DEQ and OBDD have been working closely with industry stakeholders over the past two years to better understand operations and the challenges and opportunities facing seafood processors. The renewal of the 900-J general permit is urgent because seafood processors are wanting to open or expand operations in Oregon, and as it currently stands, the DEQ cannot issue new or modified coverage under an expired permit. The current permit expired in May 2011, at which time the DEQ administratively extended permits for current permit holders. This permit renewal includes changes in response to evolving industry practices and environmental conditions. A draft permit was available for public comment in spring 2018. The DEQ received significant and substantive comments and prepared a revised draft permit for public comment in early 2019.

Pacific Seafood Warrenton

August 2018 marked the reopening of Pacific Seafood's Warrenton plant. Members of the RS Team were on hand to celebrate the new 78,000 square-foot plant. The state-of-the-art processing and cold storage facility represents a significant investment in the region and our abundant fish and shellfish resources. The RS Team worked closely with the company and City of Warrenton officials on contracting and permitting issues.

Nearly five years after the seafood processing facility was destroyed by fire, this important employer celebrated the rebirth of operations in Warrenton. The company temporarily relocated operations to North Tongue Point in Astoria and continued operating in these temporary facilities, providing continuity of important jobs in the region. The importance of the seafood processing industry to the regional and statewide economy is reinforced by this important public-private partnership. Pacific Seafood invested over \$20 million, leveraging the state's investment of \$3.5 million in lottery bonds, the Governor's SRF allocation of \$350,000, and RIF funding of \$150,000.



Above: Senator Betsy Johnson recognizes Pacific Seafood's commitment to rebuilding in Warrenton at the grand opening celebration.

Port of Tillamook Bay FEMA projects completed

The Port of Tillamook Bay is a former U.S. Naval Air Station, which was home to a blimp squadron during World War II. It contains over 1,600 acres of land and is now the center of Tillamook County's industrial sector. The Port leveraged FEMA reimbursement dollars from damage during the December 2007 storm to fund 18 alternative projects, including infrastructure, remodeling and new construction. Several projects reached substantial completion in 2018.

The Port Board invested the FEMA funding into infrastructure upgrades, addressing immediate needs as well as future planning. A variety of projects were identified that would improve the Port's industrial park and more broadly impact Tillamook County's economy. The Port strives to be the place where industry happens; that might be land that has water, sewer, electric and fiber optic cable readily accessible, or a repurposed historic WWII-era building that was upgraded with the FEMA funding.

Certain projects (Warehouse Business Park, Near Space Corp building) were intentional to increase Port revenue as well as provide either flex space for growth with new tenants, or a built to suit space for a long-time Port tenant recently designated as a UAS testing facility on the federal level. The Port's revenue capacity also grew through office and shop upgrades, creating additional office and shop space available for lease. Several projects leveraged local investments, including Stimson's contribution of the match funding for improvements to the Port's weigh scale, and Food Roots' match contribution to advance a Hoop House project.

RS was instrumental in coordinating state regulations and resources to ensure efficiency and responsiveness in bringing the Port's complex portfolio of infrastructure and business development projects to fruition. Infrastructure improvements enhance the Port's capacity, including the addition of water lines, sewer line extensions, installation of fiber optic lines, and the paving of four miles of roads within the industrial park.

"With over \$40 million in projects in a 10+ year period, the RS Team was a single-point resource that I depended on when working with multiple state agencies. The RS Team continues to be a first point of contact for many Port projects. They are responsive and thoughtful, and Tillamook County is lucky to have such a solid, dependable team."

Michele Bradley
General Manager, Port of Tillamook Bay

Housing Initiatives

Limited availability of housing at all levels is significantly impacting communities and employers in NW Oregon. Clatsop and Tillamook counties have both taken initiative to assess the accessibility and availability of housing. Recognized as a regional community and economic development priority by the North Coast RS Team and North Coast RSAC, RS Team members have provided technical assistance, land use and zoning input at public meetings, and connections with housing funding opportunities such as Oregon's Housing and Community Services Local Innovation and Fast Track (LIFT) program.

In 2018, Tillamook County established a Housing Commission comprised of private citizens, employers, economic development, non-profit, and public sector partners. The Commission initiated Phase 2 of their Housing Assessment, which will provide a Buildable Lands Inventory (BLI), Residential Land and Housing Need Projections, recommendations for Housing Policies and an Action Plan, and Implementation Assistance including updating the County's Comp Plan. Completion of Phase 2 is scheduled for August 2019.

Clatsop County received preliminary findings from their Comprehensive Housing Study in November 2018 which found: there is a sufficient supply of housing, but the supply is not serving all local residents; affordable, higher density housing outside the most desirable vacation areas needs to be targeted for development; commercial use of residential land needs more control; available residential land could be used more efficiently (e.g., higher density); and there needs to be more focus on workforce housing. Final recommendations and identification of next steps for implementation are expected in this year.

MID-VALLEY REGION

Marion, Polk, & Yamhill Counties

MID-VALLEY ADVISORY COMMITTEE

Convener	Representative Ron Noble, District 24
Philanthropic Representative	Lane Shetterly, Oregon Community Foundation
Business Representative	Sofia Torres-McKay, Cramoisi Vineyards
LOC Representative	Mayor John McArdle, City of Independence
AOC Representative	Commissioner Craig Pope, Polk County
Committee Appointment	Commissioner Rick Olson, Yamhill County
Committee Appointment	Commissioner Kevin Cameron, Marion County
Committee Appointment	Chris Mercier, Confederated Tribes of Grand Ronde
Committee Appointment	Steve Powers, City of Salem
Committee Appointment	Erik Andersson, SEDCOR
Committee Appointment	Julie Huckestein, Chemeketa Community College

MID-VALLEY TEAM

Governor's Coordinator	Jody Christensen
Business Oregon, Regional Development Officer	Dennie Houle
Business Oregon, Regional Project Manager	Michelle Bilberry
Environmental Quality, Department of	Mary Camarata
Land Conservation & Development, Department of	Angela Carnahan
Transportation, Department of	Jae Pudewell
Agriculture, Department of	Gary Neuschwander
Employment Department, Oregon	Patrick O'Connor & Thomas Erhardt
Fish & Wildlife, Department of	Brian Wolfer
Parks & Recreation Department	Ryan Sparks
State Lands, Department of	Kirk Jarvie
Water Resources Department	Mike McCord
Mid-Willamette Valley Council of Governments	Renata Wakeley

MID-VALLEY PRIORITIES

Primary Goal

Become a center for agri-business innovation and agri-tourism.

Supporting Goals

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

MID-VALLEY PROJECTS

Governor's Workforce Housing Initiative:

CITY OF DONALD/GK MACHINES

Under the Governor's Workforce Housing Initiative, RS agencies identified tools to support workforce housing with access to loans, grant, and technical assistance. With 31 proposals received, five pilot projects were identified. In the Mid-Valley, GK Machines, a local agricultural equipment manufacturer, was looking to innovative recruitment and retention workforce solutions. They partnered with the City of Donald to implement this opportunity for community development. The first phase of the pilot will include upgrading the City's wastewater and water treatment plants to support 75 new homes, with a full build out of 414 new homes.

This housing development is being designed as an agrihood, featuring a range of housing options built around a farmscape that covers roughly 77 acres. The project partners include the GK Machines, City of Donald, Kim Travis, OHCS, Michelle Bilberry OBDD, Mary Camarata, the DEQ, and several potential businesses and service providers. Special thanks is due to Angela Carnahan of the DLCD for with her previous work helping the City review its planning ordinances which helped to set the stage for this pilot.



Above: An illustration of the proposed City of Donald agrihood.

The City of Donald and GK Machine have engaged in the local land use process. RS has been actively engaged on this pilot with facilitated meetings, technical support, and resource mining with programs such as the Special Public Works Fund which has awarded \$330,000 to assist the City.

Affordable Housing Project South Town Apartments in Monmouth

OHCS informed RS about an affordable housing project in Monmouth that received \$9.4 million in LIFT resources, but had ran into problems during the USACE wetlands process. RS convened a successful meeting between the developer - Mountain West, environmental consultant – Zion Natural Resources Consulting, and the USACE, to better understand the problem.

The meeting identified next steps and a pathway to success. The USACE received further information about the project, then it went to the NOAA's National Marine Fisheries Service (NMFS) and DEQ, and then back to OHCS. After a lot of stewarding and problem solving across multiple agencies and processes, the project financially closed with OHCS.

The completion date for project is slated for 2020. Thank you, City of Monmouth, for helping to increase the supply of both affordable and workforce housing available in Oregon!

PROJECT DETAILS

- **Sponsor:** Mountain West Investment Corp
 - Total Units – 119
 - 36 One Bedroom
 - 71 Two Bedroom
 - 12 Three Bedroom
- **Income Restrictions:** 60% Median Family Income (MFI)
- **Target Population:** Families & Workforce
- **Anticipated Construction Period:** 14 months
- **OHCS Project Funding:**
 - LIFT Funding – \$9,440,000
- **Other Funders and Partnerships:**
 - Key Bank – Construction & Permanent Debt

Willamina Water Intake Project

RS collaborated with the City of Willamina to address growing concerns over a river gravel bar that migrated downstream near the City's water intake screens. At that time, the collection of gravel had grown to completely cover one of the City's two screens. Prior to gravel removal, ODFW and the City conducted a fish salvage around the general area. The gravel was removed and the immediate project was completed. The next step was towards a more long-term, expensive solution. Below is a portion of a testimonial and picture from the City of Willamina's City Manager, Kenna West, summarizing the project. She shared, "When the gravel bank shifted on to our water intake system it compromised our ability to provide water to our citizens. Our system could not work at full capacity. But, even more devastating, was

the potential loss of life due to this shifted gravel bank. Should our other vent have failed, or a water main break (causing a huge loss of water), with the inability to make water at full capacity we were at risk of using all of our reserves–this would result in absolutely no fire suppression water available. The City of Willamina provides the fire suppression water for the Willamina School Complex which houses 900 students—we teach students from the City, the rural community, and the children of the Confederated Tribes of Grand Ronde... We had to get in the water before it was too high and we had to have funding to get the work done.... the risk to our children for the seven months we would have had to wait for the water level to drop was just too high... [The Gov.'s Mid-Valley RS] Team worked diligently to protect our children and we thank you for every minute and every dollar!"



Above: Work to uncover the water in-take screens in Willamina was underway.

"[The Gov.'s Mid-Valley RS] team worked diligently to protect our children and we thank you for every minute and every dollar!"

-Kenna West
Willamina City Manager

In early March 2019, the City of Willamina received notice about a \$495,900 Oregon Community Development Block Grant (CDBG) for the planning, engineering, and work on to move their intake system which includes the subordinate line upgrades from the intake to the water treatment plant and the upgrade of a booster station to accommodate the line and intake improvements.

Project Indigo II

RS continued to support this significant business recruitment project and the local economic development partners with technical expertise and possible resource options. As the project navigated the on-the-ground realities of property control, the various options relate differently to wetlands, transportation, and site access issues which correspond to different future resources. RS and the Strategic Economic Development Corporation (SEDCOR) convened the region's economic development partners and client to discuss updates with the project. As part of the project's due diligence in the Mid-



Above: An illustration of the proposed Project Indigo II site.

Valley, it became clear the significant economic development opportunity (a multi-phase development, 120 new employees, \$300 million in capital investment, etc.) for the state, region, local jurisdictions, and future employees. The meetings demonstrated to the client how to gain access to technical expertise on a number of fronts, including wetlands, transportation, storm water, water, air, and other resources. In March of 2019, as part of the final stage of due diligence, the company, Mint Valley Paper, filed permit paper work with the City of Dallas, and as a result, the plans are now public. RS will continue to be engaged as this project evolves.

"Mint Valley Paper, which manufactures tissue and other paper products, is considering building a facility on 55-acres near Godsey Road and Jonathan Avenue in Dallas."

Polk County Itemizer-Observer
February 6th, 2019

Thank you to ODOT's Jae Pudewell and Rick Shankle, the DEQ's Ranei Norma, Mary Camarata and Claudia Davis, the DSL's Kirk Jarvie, and OBDD's Jill Miles and Dennie Houle. Thank you to our partners, SEDCOR, the City of Dallas, and Polk County.

Water Issues in the Mid-Valley

As a result of a significant water issue in Salem, RS coordinated with the Governor's Office colleague Linda Roman, the Marion County's economic development team, SEDCOR, and the City of Salem to act as a conduit between levels of governments and the food processor sector in the Mid-Valley. The highlights included:

- The Governor received a response letter from the Food and Drug Administration (FDA) with additional guidance regarding the FDA's authority to take regulatory action based upon an EPA non-regulatory drinking water health advisory for cyanobacterial toxins in water in food processing. The guidance that was most pertinent and much appreciated by Mid-Valley food processors stated, "FDA would not take regulatory action related to water used for food processing solely based upon a drinking water health advisory for cyanobacterial toxins." The FDA's letter also detailed a few other scenarios and guidance points that the food processors will be considering, especially related to records relevant to the safety of a firm's water used in food processing.
- RS and Linda Roman toured the City's water treatment facility with a variety of stakeholders, including a number of food processing companies. The tour was informative and provided additional

certainty about the powered carbon they are adding to their treatment process.

Independence Landing Groundbreaking

Several members of the RS Team and the DLCD Director Jim Rue attended the groundbreaking for a new boutique hotel in the City of Independence. The Hotel at Independence Landing will be built by Gresham-based Tokola Properties. The Hotel will be a beautiful facility with large, riverfront rooms and an area for cleaning, repairing, and storing bicycles. The hotel is part of the City's revitalization plan and will be located at Independence Landing, an 18-acre industrially zoned property. When fully developed, the riverfront property will include housing and mixed-use development as well as upgrades to Riverview Park.

The entire RS Team has been intricately involved in the project from past planning to current construction phases. The new General Manager Linda Apichell gave RS an update, sharing that the hotel has hired a chef who is working to create an exquisite Farm-to-Table dining experience. The hotel will also feature local wine tastings, a spa, and bicycle rental and repair shop. The hotel now named The Independence – A Trace Hotel is expected to open in late summer 2019.



Top: A photo of Gov. Brown at The Independence groundbreaking ceremony.

Bottom: Construction is well underway on The Independence, with completion slated for fall 2019.

SOUTH VALLEY/MID-COAST REGION

Benton, Lane, Lincoln, and Linn Counties

SOUTH VALLEY/MID-COAST ADVISORY COMMITTEE

Convener	Senator Lee Beyer, Senate District 6
Philanthropic Representative	Casey Woodard, Casey Woodard Consulting
Business Representative	Nick Fowler, Orion Ventures
LOC Representative	Mayor Biff Traber, City of Corvallis
AOC Representative	Commissioner William Tucker, Linn County
Committee Appointment	Commissioner Annabelle Jaramillo, Benton County
Committee Appointment	Commissioner Doug Hunt, Lincoln County
Committee Appointment	Commissioner Pat Farr, Lane County
Committee Appointment	Brenda Bremner, Confederated Tribes of Siletz Indians
Committee Appointment	Gregory Hamann, Linn-Benton Community College
Committee Appointment	Birgitte Ryslinge, Oregon Coast Community College
Committee Appointment	Mark Lieberman, Oregon State University
Committee Appointment	David Conover, University of Oregon
Committee Appointment	John Pascone, AMEDC
Committee Appointment	Julie Manning, Samaritan Health Services

SOUTH VALLEY/MID-COAST TEAM

Center Address: [University of Oregon, 1715 Franklin Blvd, Room 225, Eugene, OR 97403](#)

Governor's Coordinator	Sarah Means
Business Oregon, Regional Development Officer	Melissa Murphy
Environmental Quality, Department of	Mary Camarata
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Patrick Wingard
Transportation, Department of	Jae Pudewell
State Lands, Department of	Kirk Jarvie

SOUTH VALLEY/MID-COAST PRIORITIES

Entrepreneurial Ecosystem

- Encourage business incubation, acceleration, manufacturing and new technologies
- Encourage and support an entrepreneurial culture and ecosystem
- Leverage research corridor
- Access to capital strategy – develop resident capital and access to capital investment
- Venture Capital and Commercialization – support mentoring related to capital access and product development, as well as networking opportunities with other innovators
- Support both emerging entrepreneurs and established companies
- Promote regional workforce readiness

Housing

- Housing and Manufactured Housing/Economic Development

Land Use and Economic Development

- Improve the Readiness of Industrial Land
- Address uncertainty and permit streamlining on wetlands
- Support rural industrial development opportunities
- Encourage creation of quality industrial flex-space
- Increase number of certified industrial sites
- Support time to market initiatives

Transportation

- Transportation Systems
- Improve access to markets via improved transportation systems
- Energy & Transportation – Support alternative fuel and energy industry and alternative energy advancement
 - Infrastructure & Broadband
 - All Modes
 - Rapid rail
 - Transit
 - Air
 - Ports

SOUTH VALLEY/MID-COAST PROJECTS

Mid-Coast Water Planning Partnership

The Mid-Coast Region (Lincoln County) is one of four areas in the state piloting a new approach to water planning with the Oregon Water Resources Department (OWRD). This approach, which was recommended in Oregon’s 2012 Integrated Water Resources Strategy, encourages integrated planning at larger scales and gives communities a greater voice in determining their water future. Local groups are partnered with state agencies to test a set of draft planning guidelines, identify best practices, and develop a plan for action. In addition to providing a road map for the mid-coast, the plan will inform future updates to Oregon’s statewide water strategy. The Partnership was awarded funds from the Meyer Memorial Trust, which, in combination with Oregon Community Foundation and USACE, provided the project with \$275,000 needed to fund activities from November 2017 to December 2018. This adds to the \$270,000 already contributed by OWRD and the City of Newport to initiate this effort. In 2018, RS actively participated in and provided technical support to the Partnership’s Instream-Ecology, Municipal Providers, and Communication-Outreach working groups. RS also fills a seat on the Partnership’s Coordinating Committee that serves as the project management team. RS is providing state agency alignment, resource development, and technical and organizational assistance for the project. In 2019, the Partnership will look to hire a Project Coordinator to sustain and grow fundraising prospects and increase staff capacity.

Wood Smoke Mitigation/Oakridge Resource Development

Since 2009, the EPA designated Oakridge as a “non- attainment” area for the air quality standards for fine particulate matter due to wood stove smoke. In 2016, the EPA posed to move Oakridge from non-attainment status to “serious” non- attainment status. This “serious” designation would include sanctions that can dampen new economic growth and disqualify Oakridge from receiving federal funds. RS worked with community partners and local and federal agencies to develop and implement a smoke mitigation plan. Without any funding to implement the strategies developed in the plan, RS outlined a plan to acquire resources by developing a collaborative OS project. Along with Senator Floyd Prozanski and former Oakridge Mayor Jim Coey, partners signed the OS Declaration of Cooperation committing to resource development and air quality actions.

The partners for this project include the City of Oakridge, the Lane Regional Air Protection Agency (LRAPA), the DEQ, Lane County, the US Forest Service, Lane County Housing Authority, Lane Electric, South Willamette Forest Collaborative, RS and Good Company. RS developed and wrote the pre-assessment that culminated in this OS project. In March 2018, the DEQ awarded to the City of Oakridge a \$75,000 grant to provide continued financial support for innovative community-focused wood smoke mitigation projects in the City. This grant was used, in part, to fund the Oakridge High School Career Technical Education's (CTE) Wood Shed Construction Program. Oakridge CTE students have developed a prototype shed design and are working on constructing 17 wood sheds for the highest need households in Oakridge. In December 2018, RS provided a letter of support to LRAPA for its \$4.9 million EPA Target Airshed grant application. Looking forward, the partners seeks to integrate climate change adaptation into its portfolio of activities. The group notes that a changing climate results in hotter and drier summers in Oakridge with higher propensities for intense forest fires and associated smoke impacts. The group will continue to work with the RS Team and other partners to explore ways to pilot the development of a smoke refuge center in Oakridge that could serve as a model for other population centers in Oregon that are regularly impacted by wood smoke.

City of Newport Big Creek Dams

In October 2018 the City of Newport was awarded a \$250,000 RIF grant to complete an environmental compliance survey and preliminary design report (30%) for replacement of the Big Creek Dams. The reservoirs impounded by the Big Creek Dams store drinking water for 10,000 residents, 2.5 million annual visitors, and 7400 workers. Since 2013, the City of Newport has made significant investments to identify and implement a viable solution for improving the dams. The City has worked diligently with OWRD to complete a feasibility study for the project; the DLCDC and Lincoln County to complete a UBG amendment to bring the Big Creek Dams and Reservoirs under the City's land use jurisdiction; OBDD on RIF and other funding opportunities; and, the Office of Emergency Management (OEM) on seismic resilience. The South Valley/Mid-Coast RSAC and Team have identified replacement of the Big Creek Dams as a project of highest priority for the region. RS will continue to coordinate state agency actions and align state agency resources to help see this vital project through to a successful end.

Entrepreneurial Ecosystem

RS continues to work with communities and economic development partners to advance efforts to grow the entrepreneurial ecosystem through the region. RS supports sector strategies work in Lane and Benton counties and regularly collaborates with community colleges and Small Business Development Centers (SBDCs) to establish and expand workforce training opportunities. RS facilitates and coordinates meetings between economic development partners and stakeholders and connects organizations and individuals with resources relating to incubators/accelerators/shared worker spaces. RS focuses efforts on rural areas. This investment in time and resources helps rural communities to add capacity to address their economic development needs and connect existing and prospective business owners with entrepreneurial resources.

- **Bohemia Food Hub (Cottage Grove)** – This commercial kitchen houses at least four small businesses and is expanding to work with underserved populations by offering training and entrepreneur services. The RS Team is working to connect Bohemia with funding resources to expand its programming and equipment to continue to support small food manufacturers in rural Lane County.

Rural Industrial Lands

RS works with communities throughout the region to find resources and assist with processes to bring industrial sites closer to shovel-ready status. Through meeting convening and facilitation, streamlining of planning practices, availing access to funds, and providing guidance and coordination on state-administered programs, RS helps to prepare industrial-zoned sites for development. Some of the rural industrial lands-focused projects RS worked on in 2018, and will continue working on in 2019, are:

- **Creswell Bald Knob Site** – A 42-acre former mill site centrally-located in the City of Creswell with direct access to Highway 99, rail, and utilities. RS continues to work with City leaders and stakeholders to address constraints to development, including wetland and storm water issues, potential brownfield areas, difficult access and circulation options, and needed infrastructure upgrades.
- **Waldport Industrial Park** – RS continues to partner with the City of Waldport to advance development opportunities at this key 150-acre industrial site on the central coast. OBDD and the DLCDC have provided to the City with \$120,000 in Special Public Works and Technical Assistance grant funds to complete a Park Master Plan. Work is ongoing; with current areas of focus being: Improved road access to Hwy 101;

potential landfill capping; coordination among several property owners; and, water/sewer/storm water system upgrades.

- **Lebanon Industrial Sites** – Wetlands represent a significant constraint to development in the region. For example, this issue is pronounced on industrial lands in the City of Lebanon where redevelopment of properties is hindered due to wetland mitigation constraints. RS continues to engage City leaders and others in the region on wetland mitigation banking opportunities. OBDD continues to work closely with City officials on recruitment opportunities.
- **Siletz Tribe Toledo Industrial Site** – The Siletz Tribe has prioritized development of its industrial-zoned lands in the City of Toledo. An old mill site, the Tribe is considering a range of redevelopment opportunities on the riverfront property that may include a change in zoning. RS will continue to support the Siletz Tribe and City of Toledo on efforts to improve infrastructure servicing the site, address environmental issues past mill operations, and remove impediments to development.
- **Sweet Home (former) Willamette Industries Mill Site** – Linn County acquired this 172-acre centrally-located former mill site in the City of Sweet Home through tax foreclosure. RS has convened meetings with City and county officials, state and federal agency partners, and others to advance redevelopment opportunities on the site. RS is focused on working with the City and county to remediate barriers to development centered on wetlands, storm water conveyance, environmental conditions, access and circulation, and infrastructure insufficiencies.
- **Halsey Industrial Lands** – Following a series of RS meetings with City of Halsey officials in 2018, OBDD awarded to the City a \$43,360 Special Public Works Fund grant to complete a planning and feasibility assessment on industrial lands in Halsey. The project will include: updates to the City’s Buildable Lands Inventory and the Economic Development element of the Halsey Comprehensive Plan; essential studies for a future expansion of the UGB, if one is deemed necessary. Amending UGBs in Oregon is a rigorous and multi-faceted land use process. This collaborative RS-driven approach to assessing employment lands in Halsey well in advance of a formal UGB amendment application ensures that economic development partners and conservation-minded stakeholders will be brought together early in the planning process. This methodology will help to build consensus among diverse interest groups, gain community buy-in on the project, develop the legal framework necessary to justify a UGB amendment, and align state agencies’ involvement in the endeavor.

Community Development

RS convenes monthly community outreach meetings with its local government partners. Community outreach meetings build trust between local governments and state agency partners, and ensures that communication across all levels of government remains high. RS actively participates in a variety of standing meetings in the region, including the League of Oregon Cities (LOC) Small Cities meetings and Regional Consortium meetings hosted by Oregon Cascades West Council of Government. These meetings and many others in the district help to inform RS on opportunities to collaborate with cities, counties, port districts, tribal governments, and others on regionally-significant community development projects. Some of the community development-focused projects RS worked on in 2018, and will continue working on in 2019, are:

- **Coburg Employment Lands** – In early 2018, the City of Coburg completed a UGB amendment, adding 106-acres of industrial-planned property to the City’s UGB. At the same time, a development code amendment project focused on updating and improving to the City’s commercial lands code began to falter. RS intervened, and with the support of Coburg Mayor, Ray Smith, and the Coburg City Council, RS led a series of ad hoc ‘Employment Lands’ committee meetings. These meetings, held monthly, focused on aligning the City’s commercial and industrial zoning codes with the community’s vision for future growth, while simultaneously maximizing economic and community development opportunities on these vital urbanizable lands. The project is well on its way to a successful outcome in 2019.
- **Lowell Downtown Plan** – Supported by a \$30,000 DLCD Technical Assistance grant, the City of Lowell is undertaking important work to establish a central business district in this small growing City. Through amendments to the Lowell Development Code and Comprehensive Plan, a new Lowell Downtown Area will be established. Buoyed by a strong school district, close proximity to the Eugene/Springfield metro region, unparalleled natural beauty, and an innovative and streamlined mixed-use downtown plan (adoption expected in mid-2019), economic and community development investment and activity in Lowell will continue to increase. The Lowell Downtown Plan will help spur development activity in the UGB, thereby taking development pressure off of the abutting natural resource lands.

- **King Salvage Cleanup (Lincoln County)** – King Salvage is a former auto salvage yard that contains a significant amounts of solid waste, deteriorated buildings, used oil drums, discarded computer parts, inoperable RVs and automobiles, and mounds of old tires. Potential for on-site asbestos, petroleum, metals, dioxin, semi-volatile organic compounds, PCBs, and volatile organic compounds contamination is high. Enforcement actions against the previous owners in 2006-07 did not result in any cleanup of the site. Lincoln County obtained the property through tax foreclosure in August 2017. RS has identified the following funds to Lincoln County to assist in the responsible cleanup of the site:
 - \$50,000 – OBDD Brownfield Program
 - \$80,000 – DEQ Site Assessment
 - \$200,000 – DEQ Solid Waste Orphan Account

Given the magnitude and composition of waste and debris on the property, RS will continue to support the county’s site cleanup efforts into 2019 and beyond by assisting the County with the tools our Team has to offer, including: convening stakeholder meetings, streamlining of planning practices, identifying grant and loan opportunities, and providing guidance and coordination on state-administered programs beyond.

SOUTH COAST-UMPQUA REGION

Coos, Curry, & Douglas Counties

SOUTH COAST-UMPQUA ADVISORY COMMITTEE

Convener	Commissioner Keith Tymchuk, Port of Umpqua
Philanthropic Representative	James Seeley, Wild Rivers Coast Alliance
Business Representative	David Kronsteiner, West Coast Contractors
LOC Representative	Councilor Jim Auburn, City of Port Orford
AOC Representative	Commissioner John Sweet, Coos County
Committee Appointment	Commissioner Chris Boice, Douglas County
Committee Appointment	Commissioner Sue Gold, Curry County

SOUTH COAST-UMPQUA TEAM

Governor's Coordinator	Alex Campbell
Business Oregon, Regional Development Officer	Sean Stevens
Business Oregon, Regional Project Manager	Tawni Bean
Environmental Quality, Department of	Kate Jackson
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Josh LeBombard
Transportation, Department of	Mark Usselman
Agriculture, Department of	<i>Vacant</i>
State Lands, Department of	Kirk Jarvie

SOUTH COAST-UMPQUA PRIORITIES

- Access to Natural Resources, Support of Natural Resource
- Economy, and Active Forestry Management on O&C Timber Lands
- Business Retention, Expansion, and Creation
- Workforce training
- Regulatory streamlining, technical assistance
- Population retention
- Enhance Marine, Rail, and Telecommunication Infrastructure
- Build on Recreation Economy
- Alternative Energy Development
- Community Resilience

SOUTH COAST-UMPQUA PROJECTS

Port of Port Orford Redevelopment

The Port of Port Orford (located 15 miles north of Gold Beach) has been planning for several years to replace a building that houses the primary buyer of the local fleet’s catch. The Port and associated operations are the economic anchor for the community, directly supporting about 1 in 3 jobs in the community. In June of 2018, the roof of the decrepit building finally collapsed. Fortunately, the Port’s team, with support from RS and other local partners, was well underway in developing a new vision for redevelopment.



Above: The Port awash in a 2014 storm.

The Port is very unusual, perched against a cliff with direct access to full-strength seawater. The redevelopment plan will leverage that asset by building the infrastructure to provide “on tap” seawater to attract research, seafood, and aquaculture operations. The project will also raise portions of the port to reduce its susceptibility to high surf and maximize the future development footprint.

The RS Team has been working with the Port, convening possible funders, assisting with technical resources, and helping develop overall project strategy. The Grant and Loan Review Committee agreed with the South Coast Umpqua RSAC that this is a high-leverage project, and awarded the project \$500,000 in RIF funding. Other milestones completed in 2018: a financial feasibility analysis; hiring a dedicated project manager; and, the launch of a new master plan engineering effort.

“... As with any working waterfront project, the planning stage required understanding and awareness of a host of regulatory issues. Given our geographic isolation, we cannot overstate the value of having been able to easily meet and consult with our local RS staff, and the efficiency that resulted from the staff’s understanding of our project, our region, and regulatory processes.”

Steve Courtier, Port Manager

Fred Wahl Marine Project Completion

Fred Wahl Marine hosted a celebration in November 2018 to announce the completion a new building with an 80' clear opening to accommodate year-round work. This was one of the elements funded by a 2016 \$3.4 million Connect Oregon grant. This was the final phase of a large \$10+ million effort as the company relocated across the Umpqua River to Bolon Island, just north of Reedsport. Their previous site was fully "built out", which limited the number of large boats that could be worked on at any one time. The relocation and expansion included the construction of a new dock and a new "ways", as well as the purchase of a very large new travel lift. Fred Wahl Marine, one of the leading fishing boat manufacturing and repair operations on the West Coast, now employs nearly 100 people at its Bolon Island facility, double what their employment was at their previous facility.

The RS Team assisted with multiple phases of the project – from convening an early multi-agency meeting to make sure permitting time-lines for the new in-water infrastructure were met, to assisting Fred Wahl Marine through the Connect Oregon contracting process.



Above: An aerial view of the Fred Wahl Marine at its new location on Bolon Island.

"We enjoy showing the place off and we've had a lot of support from local officials and I think it's great they come over and see... we're pretty proud of the place," Zimmer said (ConnectOregon Grant Project Manager). Of Campbell, Zimmer said "he's just been our go-to guy if things get held up at the state level."

**The News-Review
November 4, 2018**

Coos Bay Village/Central Dock Redevelopment

The redevelopment of the Central Dock site in Coos Bay would be a positive next step in realizing the community's vision of reactivating their waterfront. The proposed project will redevelop a brownfield site in Coos Bay on Highway 101 at the northern end of the City. The site is adjacent to the recently-completed Coos Bay Museum, and the (local) development team envisions a mix of both commercial and office space.

RS is assisting with multiple regulatory issues. For instance, the RS Team convened a meeting of the key regulatory agencies on site to discuss possible mitigation strategies for on-site wetland issues. (Even though the site is completely paved, there are some puddles that have some habitat value and wetland plants, and even some tidal interaction.) The Team has also assisted with securing a “No Further Action” letter from the DEQ and coordination between ODOT Rail, ODOT Highways, and the local rail operator. Site preparation began in early 2019.

North River Boats Expansion

North River Boats has been building well-recognized, quality aluminum boats in the Roseburg for 30 years. They have made a remarkable recovery after emerging from receivership in 2012, doubling employment (to roughly 135 in 2018), and greatly increasing sales since then. The company manufactures sport fishing, commercial, and military/law enforcement aluminum-hulled boats. The ownership formed an Employee Stock Ownership Plan in 2017, which will ultimately convert the company to become 100% employee-owned.

In early 2018, facing growing physical constraints to continued expansion, North River Boats approached RS and OBDD for assistance. After discussions of the company’s needs and plans, Governor Brown ultimately approved a \$100,000 forgivable loan from the Governor’s SRF. The award contributed to a 33,750 square foot expansion, and specifically supports the company’s new in-house training program for new hires as they continue to grow and expand.

Project construction is now complete. The company has billboards up in Roseburg and surrounding communities advertising open positions and anticipates hiring 20 new full-time employees.



Above: Inside the new North River Boats 33,750 sq. ft. facility.

Project GEM/GMA Garnet

GMA Garnet is a multi-national firm that supplies garnet sand, which is used in sand-blasting and other industrial applications. They had identified Coos Bay as a possible location for a new facility to process and distribute garnet sand. The regional economic development organization (South Coast Development Council) brought in RS to assist with the recruitment. RS Team members assisted with: the Enterprise Zone process (the company ultimately received a 5-year exemption with compensation above 150% of the County average wage); approval from OBDD to receive an Oregon Investment Advantage income tax exemption; and the application for and receipt of a new National Pollutant Discharge Elimination System (NPDES) permit to allow the company to discharge treated water to Coos Bay.



Above: Completing installation of an automated bagging system at the new GMA Garnet facility.

The company is now in operation and the \$20 million project is largely complete. The target for employment at full operation is 25.

SOUTHERN REGION

Jackson and Josephine Counties

SOUTHERN ADVISORY COMMITTEE

Convener	Bill Thorndike, Medford Fabrication
Philanthropic Representative	Kathy Bryon, Gordon Elwood Foundation
Business Representative	Steve Roe, Roe Motors
LOC Representative	Councilor Criss Garcia, City of Jacksonville
AOC Representative	Commissioner Bob Strosser, Jackson County
Committee Appointment	Commissioner Darin Fowler, Josephine County
Committee Appointment	John Roberts, Oregon Water Resources Commission
Committee Appointment	Dr. Linda Schott, Southern Oregon University

SOUTHERN TEAM

Center Address: [100 East Main St., Suite A, Medford, OR 97501](#)

Governor's Coordinator	Alex Campbell
Business Oregon, Regional Development Officer	Marta Tarantsey
Business Oregon, Regional Project Manager	Tawni Bean
Environmental Quality, Department of	Kate Jackson
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Josh LeBombard
Transportation, Department of	Art Anderson
Agriculture, Department of	Amy Gilroy
Fish & Wildlife, Department of	Mark Vargas
State Lands, Department of	Kirk Jarvie

SOUTHERN PRIORITIES

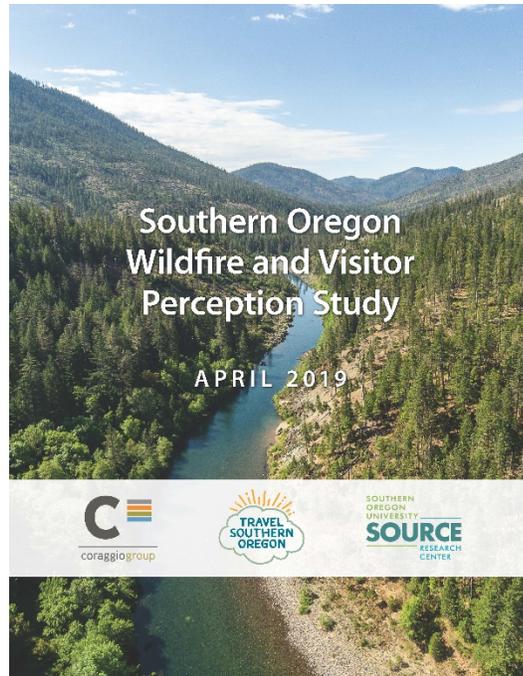
- Active Forestry Management on O & C Timber Lands
- Maintain and Enhance Forest Industry Infrastructure
- Business Retention, Expansion, Creation, and Recruitment
- Regulatory Streamlining
- Water Conservation and Stream Restoration
- Workforce Training
- Downtown Revitalization
- Agricultural Economy
- Recreational Economy
- Community Infrastructure
- Housing Affordability

SOUTHERN PROJECTS

Fire Season Response

Fire season struck early when the Klamathon Fire crossed from California into Southern Oregon in early July 2018, and really “blew up” when a July 15 lightning storm set off literally hundreds of blazes across the region. RS Team members worked to support impacted businesses and communities in multiple ways. The RS Team took the lead on collecting business impact statements to justify a declaration by the Small Business Administration (SBA) making Economic Injury Disaster Lending (EIDL) available. The disaster declaration makes SBA EIDL loans available in Curry, Deschutes, Douglas, Jackson, Josephine, Klamath, Lake and Lane counties.

Representatives of City of Ashland, Travel Southern Oregon, Oregon Shakespeare Festival, Neuman Hotel Group, and National Policy Consensus Center were brought together by RS to talk about a research project to get a better sense of how recent years of heavy smoke have impacted visitors’ opinions of southern Oregon and future travel behavior. OBDD awarded \$51,850 to Travel Southern Oregon and Southern Oregon Regional Economic Development, Inc. (SOREDI) to fund professional market research on how smoke has impacted traveler perceptions of Southern Oregon. The project collected data to help businesses make decisions around investments, marketing strategies, scheduling, etc. RS staff helped develop the proposal and facilitated coordination with SOREDI. OBDD staff, in particular Becky Baxter and Chris Cummings, expedited review. The report is now available here. While some previous visitors cited smoke and wildfire as a reason to not return to Southern Oregon (fewer than 1 in 10) and about 1



“Travel Southern Oregon ... have been working with [RS Coordinator] Alex Campbell to scope out a research project about Wildfire Impacts and Visitor Perceptions in Southern Oregon Tourism... Alex has done hero's work shepherding this project through the application and approval process.”

Bob Hackett
Associate Director
Travel Southern Oregon

in 5 respondents plan to avoid visiting the area in August, many respondents were interested to learn more about opportunities to visit the region in spring and fall.

Governor Brown met with roughly 40 civic, governmental and business leaders in Ashland in October to discuss the impact of fire and smoke on Southern Oregon, particularly the travel and tourism economy. The Governor heard from Chambers of Commerce, City officials, wineries, and other destinations. Thanks to dedicated work by Marta Tarantsey and the team at OBDD, Governor Brown was able to announce a forthcoming grant for \$70,000 to assist Oregon Shakespeare Festival in improving air filtration and HVAC equipment at existing venues.

Butte Falls Land Acquisition

The City of Butte Falls is a small town (pop. 450) in eastern Jackson County, surrounded on all sides by private timber lands. Those private lands include Butte Falls itself, a beautiful waterfall on Big Butte Creek and the site of the ruins of the former mill. Acquisition of the falls has been a long-standing goal of the community and the current landowner appears amenable to selling the land to the City. The RS Team has been assisting the City in discussions with the corporate land owner, in developing an acquisition strategy, and by facilitating discussions with multiple possible project partners, such as the Southern Oregon Land Conservancy and Trust for Public Lands. Public ownership of the land as a working community forest would create opportunities to improve community fire resilience; to develop a public park (at Butte Falls), potentially with campsites; for natural resource education; and for expansion by a local water bottling company.

“The lumber company has been very helpful, and the Governor’s Office has too, particularly RS and Oregon Solutions. If we can do this, it will be terribly exciting: to claim the falls of Butte Falls.”

Mayor Linda Spencer
City of Butte Falls

At the request of RS and Governor Brown, Oregon Solutions launched an assessment in late 2018 to determine the level of political will among potential project partners.

Butte Creek Mill Rebuild

The Butte Creek Mill was a fixture in the town of Eagle Point since 1872. In recent decades, the historic flour mill was a key tourist attraction and destination for educational school field trips. Unfortunately, the mill almost completely burned in a fire on Christmas Day in 2015. A community non-profit was established to re-build and re-open the mill to be operated as a community institution. The full project will cost approximately \$2.5 million. The business plan for resumption of operations calls for 8-10 full-time positions. Plans anticipate future increases in staffing as operations expand, particularly with future online sales of flours produced at the mill, including an additional warehouse/production location. The project also supports significant in-direct employment through driving visitation to the Eagle Point area.



RS has been engaged with the project for some time, assisting with communications planning and identifying technical resources and funding opportunities. At the request of the Southern Oregon RSAC, the RIF is contributing \$200,000 to the mill reconstruction. OBDD prioritized the development of the contract to award the funds to City of Eagle Point as quickly as possible and provided the waivers necessary to make the grant work even though construction was already underway. State funding will contribute to the final phases of construction with a planned opening in the first half of 2019.

“The RIF grant is an important piece of the Butte Creek Mill rebuild. We appreciate the work of RS in Southern Oregon. In short, the RIF provides funds to rural projects that really need the money.”

Mayor Ruth Jenks
City of Eagle Point

Dutch Bros HQ Expansion

Dutch Bros is planning a major expansion of their head-quarters in Grants Pass. The project would allow significant expansion in employment (75+ employees) over several years and provide a powerful boost to reinvestment in downtown Grants Pass. Dutch Bros is growing rapidly—adding over 50 franchises a year. The project would combine new head-quarters offices for them, with additional components such as a public meeting space, a Dutch Bros visitor attraction, and possibly housing.

RS has been assisting with public/private collaboration strategies and a Long Term Rural Enterprise Zone application. Total project cost is estimated at \$50 million. City of Grants Pass City Council approved an agreement to provide a Long Term Rural Enterprise Zone tax abatement for the project in summer 2018. With a recent infusion of capital from a minority stake purchase by a private equity firm, Dutch Bros is moving forward with planning for a mixed use project anchored by approximately 45,000 square feet of office space and a public plaza. Company representatives are working with the RS Team on areas for potential collaboration, particularly around parking and transportation issues.

Gold Hill White Water Park

A white water park in the Rogue River at Ti'lomikh Falls could serve as a center-piece of a multi-adventure sport complex just off I-5 in the City of Gold Hill. A study by ECONorthwest suggested that the proposed white water park would generate an additional \$7 million/year in economic activity.

Preliminary engineering for the in-water work necessary to make Muggers' Alley safe for multiple users and an Olympic-quality slalom course are complete. State funding for the first phase of design was secured through the first round of RIF. RS Team members remain involved in all phases of project planning, particularly in regards to permitting. RS arranged for a USACE hosted pre-application meeting regarding the project in fall 2018. Similar discussions had taken place previously, but at this meeting 30% plans for the proposed Olympic-style, in-stream white water park were presented to multiple agencies. Excellent feedback on some design modifications necessary to eliminate any gray area for fish passage evaluation was received, but no insurmountable hurdles were presented.



Note: Raft partially submerged and trapped underneath Muggers Rock in the background.

"... The Governor's RS Program... helped create a truly world class projects that would likely otherwise be buried by regulatory issues and jurisdictional squabbling.

...thanks to previous help from RS, the Gold Hill Whitewater Park has been designed, a Draft Biological Assessment has been completed, and permitting is underway."

Stephen Kiesling
President, Gold Hill Whitewater Center

METRO REGION

Clackamas, Multnomah, and Washington Counties

METRO ADVISORY COMMITTEE

Convener	Catherine Ciarlo, City of Portland
Philanthropic Representative	Vacant
Business Representative	Janet LaBar, Greater Portland Inc.
LOC Representative	Commissioner Nick Fish, City of Portland
AOC Representative	Commissioner Martha Schrader, Clackamas County
Committee Appointment	Commissioner Lori Stegmann, Multnomah County
Pend. Committee Appointment	Commission Chair Kathryn Harrington, Washington County
Pend. Committee Appointment	Councilor Juan Carlos Gonzalez, Metro
Committee Appointment	Carl Talton, Portland Family of Funds
Committee Appointment	Dave Robertson, PGE
Committee Appointment	Kristen Leonard, Port of Portland

METRO TEAM

Center Address: [Portland State University, Market Center Building, 1600 SW Fourth Ave, Suite 109, Portland, OR 97201](#)

Governor's Coordinator	Raihana Ansary
Business Oregon, Regional Development Officer	Bryan Guiney
Environmental Quality, Department of	Cheryl Grabham
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Jennifer Donnelly & Anne Debbaut
Transportation, Department of	Kimberly Dinwiddie
Agriculture, Department of	Erick Garman
Building Codes Division	Tom Phillips
Employment Department	Christian Kaylor
Energy, Department of	Roger Kainu
Fish & Wildlife, Department of	Jeff Boechler
Parks & Recreation Department	MG Devereux
State Lands, Department of	Melinda Butterfield
Water Resources Department	Mike McCord

METRO PRIORITIES – DRAFT

Vision

The Portland-Metro region (Clackamas, Multnomah and Washington Counties) is livable and prosperous for all residents, including historically marginalized communities.

Mission

Advance inclusive community and economic development priorities for the metro region by solving complex problems, developing innovative solutions and leveraging resources.

Priorities

Inclusive Economic Development

Grow and retain businesses and quality jobs to help ensure that all individuals have the opportunity to reach their full potential and thrive.

Strategies and Actions:

- Support growth and expansion of middle-income and traded-sector jobs and industries including established and emerging clusters.
- Prioritize projects that are exemplary of inclusive economic development and incorporate anti-displacement measures.
- Prioritize projects (rural and urban) that address inequity in the region (i.e. include Minority, Women, Emerging Small Business (MWESB) contractors, benefit underserved populations, etc.)
- Evaluate loans and grants to ensure financial resources address disparities.

Workforce Development

Bolster efforts to train and employ individuals for current and emerging markets.

Strategies and Actions:

- Encourage local hiring and the procurement of minority-owned, women-owned and emerging small businesses in projects.
- Look for job skill training and career pathway opportunities associated with projects.

Housing

Promote affordable and workforce housing development.

Strategies and Actions:

- Provide regulatory certainty and streamline state permitting processes for affordable and workforce housing development.
- Provide technical assistance and resources to help increase the supply of affordable and workforce housing.

Infrastructure

Modernize the region's key transportation and infrastructure systems.

Strategies and Actions

- Provide technical assistance and resources to promote a strong multimodal transportation network for the safe and efficient movement of goods and people.
- Provide technical assistance and resources for infrastructure systems including sewer and clean air and water.

Brownfield Redevelopment

Expedite the cleanup and reuse of brownfields to promote the growth and development of housing and industrial land.

Strategies and Actions:

- Provide regulatory certainty and streamline permitting processes for employment and industrial land redevelopment.
- Pursue "shovel readiness" for the region's priority employment and industrial lands (i.e. adequate water and sewer lines and road access).

Clean Energy and Climate Resiliency

Support clean energy initiatives and greenhouse gas reduction efforts.

Strategies and Actions:

- Prioritize the efficient use of energy and natural resources.
- Promote cost-effective renewable energy production.

METRO PROJECTS

Clackamas County Land Bank Authority

The Clackamas County Land Bank Authority (CCLBA) will be the first in the state of Oregon. The CCLBA primary objectives are to identify, acquire, remediate, redevelop and dispose of environmentally contaminated sites, resulting in new housing, employment and community uses and increased funding for schools and other public services.

Metro RS participated on the Business Plan Advisory Committee for the prospective CCLBA to inform how to prioritize brownfield sites for acquisition. The business plan and strategy was approved by the Clackamas County Board of Commissioners (CCBC). Upon its approved, the CCBC directed Clackamas County staff to identify potential sources of seed funding to help get the CCLBA off the ground and to fund the first three years of operations. Metro RS connected Clackamas County to OBDD to put together a proposal for SRF. As a result, Clackamas County worked with OBDD to submit a SRF proposal to the Governor, which she recently approved in the amount of a \$300,000 forgivable loan. The award is contingent upon the successful negotiation between OBDD and Clackamas County of contractual terms for the award. The CCLBA will be required to submit a guide book and road map on how to establish a land bank authority and offer technical assistance to other jurisdictions that seek to set up a land bank authority.

The first property that the CCLBA will acquire is an abandoned mill site in Clackamas County, 30 acres in size, and re-zoned to Mixed-Use Community to provide jobs and housing. This acquisition could potentially create 12 jobs per acre and housing density at a range of 24 per acre. The net result of the acquisition could potentially represent up to 360 indirect jobs and 720 housing units.

Levee Ready Columbia (LRC)

Since 2014, OS' Columbia Levee Improvement Project has been focused on the challenges faced by the 45-mile Columbia Corridor levee system along much of the south shore of the Columbia River in Multnomah County. The OS team has been working together to develop a strategy and work plan to ensure the levee system meets both FEMA and USACE standards. This effort has brought together key stakeholders, including Metro RS, Multnomah County Drainage District #1 (MCDD) and four other drainage districts, Metro, Multnomah County, the Cities of Portland, Fairview, Gresham, and Troutdale, the Port of Portland, business groups, neighborhood associations, environmental groups, and non-profit organizations to develop a project team that is focused on

ensuring the levees remain accredited. The levees reduce the risk of flooding to over \$7.3 billion of property value, more than 7,500 residents, and the Portland International Airport.

In 2016, LRC received \$300,000 from RS to support project elements that OBDD's Infrastructure and Financing Authority loans could not be spent on. Of these funds, \$100,000 was used for community outreach efforts and OS facilitation. The remaining \$200,000 was split between the four Columbia Corridor drainage districts (\$226,000) and Sauvie Island Drainage Improvement Company (\$34,000). The Columbia Corridor Drainage Districts applied for another RIF grant in 2018 to help bring the project from the planning and scoping phases to construction. The Metro RSAC recommended to the Grant and Loan Review Committee that the drainage districts RIF grant application be funded for the fully requested amount of \$167,314. As a result, in fall 2018, the legislature approved their grant application for the full amount.

During the 2019 Legislative session, the Oregon lawmakers passed, [Senate Bill 431](#), which establishes an urban flood safety and water quality district in the portion of Multnomah County that is within the urban growth boundary adopted by Metro for the purposes of acquiring, purchasing, constructing, improving, operating and maintaining LRC infrastructure. On July 23, 2019, Governor Brown signed the bill into law.

Rockwood Rising Development

The [Rockwood Rising Development Project](#) recently closed on its financing and construction of phase one is underway. The project is located in outer East Multnomah County in the Rockwood Neighborhood, one of the most diverse yet underserved parts of the state – *with over 60 languages spoken in the area*. The development is a mixed-use project that was largely informed by the desires of the community, including the types of uses and tenants best suited and needed for the project. One of the main tenants is a Work Source Oregon job search and training center. There will also be a maker space, public plaza, mixed-income housing and food market.



Above: Concept design of Rockwood Rising Development Project.

This is a Metro RS priority project and was recently selected to be awarded \$300,000 in RIF. Last year, the Oregon Legislature also approved \$2 million in lottery bond dollars for the project. Metro RS and the Governor’s Labor & Workforce Policy Advisor, Jenn Baker, carefully navigated a lease negotiation between the DOJ, OED, the City of Gresham, and project development team to help ensure that all parties were satisfied and the project able to move forward. A groundbreaking ceremony for the project took place on June 12, 2019, and was well attended by both community members and key project partners.

“RS has been a vital partner to the success of Rockwood Rising, both in terms of financial and logistical support. Raihana and her team were instrumental in helping get the project to the construction phase... advocating for multiple forms of state funding and helping navigate lease issues. Without their help, the community would still be waiting for the project to begin.”

Josh Fuhrer
Executive Director
Gresham Redevelopment Commission

Willamette Falls Legacy Project

Oregon City’s Willamette Falls - the largest waterfall in the Pacific Northwest - is a horseshoe-shaped basalt cascade that divides the upper and lower reaches of the Willamette River. The former Blue Heron Mill site, located next to the falls, was sold to Falls Legacy, LLC after years of abandonment. The public partners, including Oregon City, Clackamas County, Metro, and the State of Oregon (Metro RS and OSP) and Falls Legacy, LLC, have been working together to develop a vision and master plan to repurpose the site, including the construction of a publicly accessible river walk. The state has allocated \$12.5 million toward the project with expenditures limited primarily to construction.



Above: The sun peaking over clouds near the Willamette Falls waterfall site.

Metro RS continues to provide guidance on the project as a public partner. In early 2018, the public partners attempted to purchase the site from Falls Legacy, LLC and hired a third-party real estate broker to negotiate on our behalf. Unfortunately, it was clear a deal would not be made in February 2018. Last spring 2018, after significant effort from public partners, the property owner (Falls Legacy, LLC) signed the permit applications that will allow the first phase of the project to advance toward construction. Falls Legacy, LLC also made payments on the site’s back taxes and utilities. The next steps are to finalize the joint powers agreement (JPA), land use permits, and building permits with the City of Oregon City. As of now, construction of the public Riverwalk is anticipated to begin in spring 2020.

Finally, the Willamette Falls Trust—the key philanthropic and community engagement partner of the Riverwalk—recently announced \$7 million in new gifts, generously donated from two philanthropic families. Connie Ballmer, the co-founder of Ballmer Group, donated \$5 million towards the Riverwalk; and the Ann and Bill Swindells Charitable Trust donated \$2 million. With a fundraising goal of \$35 million for Phase One of the Riverwalk, \$19.5 has already been contributed by the Willamette Falls Legacy Project partners (including the \$12.5 million from the state), and an additional \$7 million has been donated by individuals. The project has now raised more than 75% of the funds needed to meet the goal. A capital campaign to raise the remaining \$8 million is currently underway.

Willamette Falls Locks Commission (WFLC)

Senate Bill 256, approved during the 2017 Legislative session, establish the Willamette Falls Locks Commission (WFLC), which serves as an advisory body for issues relating to the repair, reopening, operation, maintenance and future transfer of ownership of the Willamette Falls navigation canal and locks. The WFLC's charge is to recommend a framework for the ownership, operations and management of the Locks, since the USACE has expressed the intent to dispose of the Locks last year by issuing a Draft Disposition Study. Options expressed by the USACE for disposal include decommissioning the Locks, which would involve installing a concrete bulkhead on the river to seal up the Locks, thereby preventing future use by Oregonians; or, repairing and transferring ownership of the Locks to a new entity, either private, public or a combination of both, for future operations including commercial transportation and recreational uses.



Above: A view from inside the Willamette Falls Locks.

Metro RS worked with OS (the project administrator/facilitator) and the Governor's Executive Appointments team to set up the Locks Commission in 2018. Metro RS is tracking the work of the WFLC, and serves as a liaison to the Governor's Office for the project management team. The Governor recommended \$7.5 million for the capital repair of the Locks in her proposed 2019-21 biennium budget. The state is not interested in governance of the Locks. As such, the Metro RS has met with the consultant project team to evaluate other potential governance strategies and options to Lock management (i.e. I-90, special district, land bank authority, etc.).

NORTH CENTRAL REGION

Hood River, Sherman, and Wasco Counties

NORTH CENTRAL ADVISORY COMMITTEE

Convener	Maui Meyer, Copper West
Philanthropic Representative	Celeste Hill-Thomas, Mid-Columbia Health Foundation
Business Representative	Nicole Bassett, The Renewal Workshop
LOC Representative	Mayor Paul Blackburn, City of Hood River
AOC Representative	Commissioner Scott Hege, Wasco County
Committee Appointment	Judge Joe Dabulskis, Sherman County
Committee Appointment	Commissioner Rich McBride, Hood River County
Committee Appointment	Carol Von Borstel, City of Grass Valley
Committee Appointment	Dr. Marta Yera Cronin, Columbia Gorge Community College
Committee Appointment	Amanda Hoey, MCEDD
Committee Appointment	Andrea Klaas, Port of The Dalles
Committee Appointment	Ken Bailey, Orchard View Farms
Committee Appointment	Keith Mobley, Attorney

NORTH CENTRAL TEAM

Satellite Office: [Columbia Gorge Community College, 400 East Scenic Dr., Suite 307, The Dalles, OR 97058](#)

Governor's Coordinator	Nate Stice
Business Oregon, Regional Development Officer	Carolyn Meece
Business Oregon, Regional Project Manager	Matt Mattia
Environmental Quality, Department of	Greg Svelund
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Scott Edelman
Transportation, Department of	Brad DeHart
Agriculture, Oregon Department of	Erick Garman
State Lands, Department of	Nancy Pustis

NORTH CENTRAL PRIORITIES

Attainable housing

Infrastructure

- Waste water
- Water
- Broadband
- Public transportation, access, freight

Providing support for target sectors

- High tech: Unmanned Systems
- Manufacturing
- Value-added agriculture, fermentation science
- Healthcare
- Renewable energy
- Forest/wood products
- Arts/Culture/Tourism

Workforce training

- Increase skill levels (focus on target sectors)
- Develop more internships, including paid, opportunities
- Enhance regional participation in workforce investment boards

Regulatory integration/streamlining

- Develop Regulatory Road Map
- Facilitate industrial site readiness
- Work with the Columbia River Gorge Commission to obtain clarity about urban area expansion and promote the implementation of the economic prosperity section of the National Scenic Act

NORTH CENTRAL PROJECTS

Attainable Housing

The lack of attainable/workforce housing remains one of the top barriers to economic development in the Gorge. The North Central RS Team has deployed a two-prong strategy to promote attainable housing in the region: 1) provide capital/incentives for attainable housing development; 2) provide communities help in clearing barriers to housing.

The North Central region used its 2013 legislative allocation to seed a \$2 million revolving loan fund to provide slightly below market gap financing for attainable housing in Hood River, Wasco, and Sherman counties. The fund became available in late 2015 and has now been approved for use on projects in all three counties. Two projects are under construction and one already has units available:

- The Honald Building will include nine workforce housing rental units in the heart of downtown The Dalles. The building was constructed in 1910 by the Walther-Williams Hardware Company. It has been used as a hardware store, one of Oregon’s first automobile dealerships, a music store, and other retail uses. Until recently, it remained vacant. The final project was completed in July of 2019 and consists of three studios, five one-bedroom, and one two-bedroom apartments. \$250,000 from the loan fund leveraged \$1.5 million in private investment.
- The Stella Lane project will eventually contain 36 units, with already 18 finished. The developers worked with a local bank to help pre-approve teachers, firefighters, nurses, electricians, and others. The loan fund helped them to move up the timeline for construction, allowing production of 6 units at a time rather than 4. \$600,000 from the loan fund leveraged \$1.5 million in private investment.



Top: Construction is underway to renovate the Honald Building in Downtown The Dalles.

Bottom: A rainbow covering the sky above the Stella Lanes Housing Development.



“Without the RS/MCEDD attainable housing loan program, we wouldn’t have been able to structure the Honald Building Apartment project’s financing in a way that made economic sense. Now we’re on track to receive occupancy this summer.”

Travis Dillard, Project Developer

“We were able to get 18 workforce homes built in just under 11 month, which wouldn’t have been possible without the RS/MCEDD attainable loan program.”

Doug Beveridge, Hood River Developer

BROADBAND

Sherman County Cities Fiber Project

Over the last few years, RS helped to build out the middle mile fiber network in Sherman County. Building on that work, RS has partnered with Sherman County and its cities to provide fiber to every home and business in each of the county's incorporated cities and Biggs Junction. The Mid-Columbia Economic Development District led efforts to assess needs through surveys, community forums, and planning meetings, and ultimately launched a competitive Request for Proposal to choose a private Internet Service Provider to deliver the project. Gorge Net, the selected private partner, connected the City of Moro in fall 2018 and is currently connecting the cities of Grass Valley and Wasco. \$200,000 in RIF investment will ultimately leverage \$103,000 from the cities and county and \$333,000 in private investment. By next fall, Gigabit service will be available throughout the county.

"The communities in Sherman County identified broadband as critical infrastructure, but did not have a clear funding source to address their lack of service. The RIF's flexibility to address regional priorities made it possible to bring scalable broadband infrastructure to Sherman County."

Carrie Pipinich
MCEDD Project Lead

Maupin Fiber Buildout Complete

The RS-funded fiber build to provide gigabit service to every home and business in Maupin was completed in March 2019. The project, funded at \$410,000 during the 2015 RIF cycle, originally envisioned a middle mile build out to Maupin. However, the flexibility of the RIF funding allowed the City and Q-Life, the municipal fiber company that served as the project lead, to pivot and partner with a private company to create a municipally-owned fiber network.



Above: Workers attaching fiber optic to Maupin Bridge

The project experienced numerous delays and struggled with high construction costs. An additional \$500,000 secured by Senator Cliff Bentz and Representative Daniel Bonham allowed the project to move forward as a municipally-owned network open to multiple providers, rather than a privately-owned network. The RS Team helped to build the capital stack for the project, using \$28,000 in Special Public Works Funding to develop engineering. The project included \$302,000 from local government partners and \$885,000 of private investment.

Range/Grassland Fire Recovery

In contrast to 2017, which saw the western part of the Region hit hard by the Eagle Creek Fire, 2018 saw range and grass fires throughout much of the eastern part of the region. The fire season started in June, with the Jackknife and Box Car Fires, and continued through August, with the Substation Fire, Long Hollow Fire, South Valley Fire, and Memaloose II Fire. Overall, these fires claimed nearly 200,000 acres of crop and grazing land, with several of the large fires coming at the height of the wheat harvest. 150,000 acres were lost in Wasco County alone.

The RS Team mobilized during the Substation Fire to help pull together Post-Fire Resources. Building on efforts already underway by the state and local Farm Service Agency Offices, the Team pulled together resources guides and open houses in Wasco and Sherman Counties. The guides and open houses highlighted resources and tools available for impacted farmers and ranchers, lost homes and structure, business disruptions, and basic needs. The events attracted roughly 50 participants at each location, and the Team livestreamed the second event on Facebook to allow farmers still actively fighting the fires to tune in or watch it later.

The recovery work continued into the fall, and the Team played a role in helping to secure extend emergency grazing rights on Conservation Reserve Program land, helping to secure funding to prevent soil erosion from the Oregon Watershed Enhancement Board (OWEB), and assisting in unlocking the use of soil erosion control mechanisms previously not available.



Above: Residents listening to state and local officials during post-fire recovery open house.

“It was great to have RS thinking ahead to what happens after the fire even while we were out on our fire rigs protecting our homes and livelihoods.”

Carol Von Borstel
Former Grass Valley City Manager and
Sherman County Farm & Ranch Family

CENTRAL REGION

Crook, Deschutes, and Jefferson Counties

CENTRAL ADVISORY COMMITTEE

Convener	Michael Hollern, Brooks Resources
Philanthropic Representative	Anne George, Oregon Community Foundation
Business Representative	Amy Tykeson, Bend Broadband
LOC Representative	Mayor George Endicott, City of Prineville
AOC Representative	Commissioner Mae Huston, Jefferson County
Committee Appointment	Judge Seth Crawford, Crook County
Committee Appointment	Commissioner Tony DeBone, Deschutes County
Committee Appointment	Betty Roppe
Committee Appointment	Mayor Dan Richer, City of La Pine
Committee Appointment	Councilor Bruce Abernethy, City of Bend
Committee Appointment	TBD, Confederated Tribes of Warm Springs
Committee Appointment	Dr. Becky Johnson, OSU Cascades
Committee Appointment	Roger Lee, EDCO
Committee Appointment	Benny Benson, Energyneering Solutions
Committee Appointment	Melanie Widmer, Madras Sanitary
Committee Appointment	Tammy Baney, Central Oregon Intergovernmental Council
Committee Appointment	Wally Corwin, Jeld Wen, Inc.
Committee Appointment	John Gilbert, Pacific Crest Affordable Housing
Committee Appointment	Matt Abrams, Seven Peaks Ventures
Committee Appointment	Jay Head, Black Butte Ranch

CENTRAL TEAM

Center Address: [1011 SW Emkay Dr., Suite 108, Bend, OR 97702](https://www.oregon.gov/DEQ/Pages/1011-SW-Emkay-Dr.-Suite-108-Bend-OR-97702)

Governor's Coordinator	Annette Liebe
Business Oregon, Regional Development Officer	Carolyn Meece
Business Oregon, Business Finance Officer	Tom Schnell
Business Oregon, Regional Project Manager	Matt Mattia
Business Oregon, Brownfields Specialist	Karen Homolac
Environmental Quality, Department of	Greg Svelund
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Scott Edelman & Jon Jinings
Transportation, Department of	Theresa Conley
Employment Department, Oregon	Damon Runberg
Energy, Department of	Rob Del Mar
Fish & Wildlife, Department of	Michael Harrington
Historic Preservation Office, State	Ian Johnson
State Lands, Department of	Nancy Pustis
Water Resources Department	Kyle Gorman
Department of Agriculture	Theresa Yoshioka

CENTRAL PRIORITIES

Adopted August 2017

High Focus Priorities

For high focus priorities, the Committee, coordinator, and Team will actively engage in seeking solutions and projects that contribute to successful outcomes for the priority.

- Grow OSU Cascades
- Increase workforce housing
- Ensure the region has land and infrastructure available to retain and attract employers
- Enhance transit in Central Oregon (COIC led priority)
- Support the regional creative economy
- Encourage water conservation and restoration; Improve water availability
- Integrate workforce training opportunities

Support Priorities

For support priorities, the Committee, coordinator, and Team will monitor, engage, and support as needed and requested. The coordinator and Team will continue working with communities opportunistically to address these priorities and to serve as a catalyst for their successful accomplishment.

- Improve sewer infrastructure
- Support regional agriculture
- Strengthen forest restoration and the restoration economy

CENTRAL PROJECTS

OSU Cascades – Site Evaluation and Preparation

Growing OSU Cascades remains a high priority for the Central Oregon RSAC. The unanimous support from throughout the region was instrumental in securing the additional \$39 million for construction of the second academic building during the 2018 short session. The RS Team continues to be a partner in supporting OSU’s success. One area of significant state agency involvement has been the clean-up and redevelopment of the former county landfill site. Specifically, the DEQ worked closely with OSU Cascades to develop and implement a re-development plan that utilizes former landfill materials



Above: Aerial view of the former landfill site prior to construction of new OSU Cascades building.

as fill at the pumice mine and negotiated a Prospective Purchaser Agreement (PCA) with OSU Cascades for the former county landfill site. OBDD and the DEQ worked to secure \$25,000 brownfields integrated planning grant from the EPA towards development of a Redevelopment Economic Feasibility and Financial Strategies Plan. Additionally, the RS Team pre-certified for a \$30,347 tax credit through ODOE Commercial Buildings Energy Incentive Program and agencies participated in Community Development Finance Association assessment of infrastructure financing opportunities.

“RS has been very effective in collaboratively identifying regional priorities, and actively looking for ways to support those priorities through the work of the various state agencies on the Team”

Dr. Rebecca Johnson
Vice President, OSU Cascades

Jefferson County School District Workforce Housing Pilot project and Regional outreach

Jefferson County School District was selected as one of the workforce housing pilot projects intended to better understand the roles employers can play as partners in creating greater housing opportunities for their employees. OHCS executed a grant agreement with the school district to rehabilitate 5 homes and purchase 2 manufactured homes for teachers at

Warm Springs K-8 School. The RS Team also met with the cities of Redmond, Bend, and Madras to discuss state owned properties, including ODOT surplus property, planning and infrastructure funding, and state housing programs. Bend was selected for the HB 4079 pilot project, which creates an accelerated UGB expansion opportunity for affordable housing in one city over 25,000 in population. The RS Team also met with the Warm Springs Tribes, the City of La Pine and Neighbor Impact to discuss housing rehabilitation.

Employment Lands

- [MADRAS INDUSTRIAL LAND](#) – The City’s goal was to bring all the airport master plan industrial land under the management/taxation authority of the City. The DLCD developed rules to bring airport land into the UGB. The Land Conservation and Development Commission selected Madras for this pilot project. Jefferson County Economic Development for Central Oregon and the City of Madras are working with OBDD to establish this land as a regionally significant industrial site.
- [REDMOND LARGE LOT](#) – The RS Team has been working for many years with economic Development for Central Oregon and additional Central Oregon partners to establish the Large Lot Industrial program. The DLCD established rules, the program is administered by Central Oregon Intergovernmental Council. This 935 acre state owned site (DSL owned) has been accepted as the first large lot (over 250 acres) site under the program. State agencies worked closely with the City and the county on the annexation UGB amendment. The state will fund critical infrastructure to the site as authorized by the state land board. The Redmond SE interceptor in Redmond was funded by a DEQ loan and serves this part of the City.

SOUTH CENTRAL REGION

Klamath and Lake Counties

SOUTH CENTRAL ADVISORY COMMITTEE

Convener	Jane O’Keeffe, O’Keeffe Family Ranch
Philanthropic Representative	Charles Massie, Klamath County Chamber of Commerce
Business Representative	Tricia Hill, Gold Dust Farms
LOC Representative	Mayor Carol Westfall, City of Klamath Falls
AOC Representative	Commissioner Bradley Winters, Lake County
Committee Appointment	Commissioner Kelley Minty Morris, Klamath County
Committee Appointment	Roberta Vanderwall, Town of Lakeview
Committee Appointment	Chairman Don Gentry, The Klamath Tribes
Committee Appointment	Betty Riley, South Central Oregon Economic Development District
Committee Appointment	Jim Walls, Lake County Resources Initiatives
Committee Appointment	Peter West, Energy Trust of Oregon
Committee Appointment	Barry Imler, Fremont-Winema National Forest

SOUTH CENTRAL TEAM

Governor’s Coordinator	Annette Liebe
Business Oregon, Regional Development Officer	Larry Holzgang
Environmental Quality, Department of	Greg Svelund
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Jon Jinings & Scott Edelman
Transportation, Department of	Jarod Johnson
Energy, Department of	Rob Del Mar
Parks & Recreation Department, Oregon	Todd Honeywell
State Lands, Department of	Nancy Pustis
Water Resources Department	Kyle Gorman
Department of Agriculture	Theresa Yoshioka & Beth Pietrzak

SOUTH CENTRAL PRIORITIES

Updated August 2017

Mission

The South Central RS Team provides regulatory technical assistance, aligns funding, and shares information to support job retention and attraction. The South Central RSAC has identified the following priorities to guide the team's work.

High Focus Priorities

The Committee, Coordinator, and Team will actively engage in seeking solutions and projects that contribute to successful outcomes for the priority.

1. Infrastructure
 - a. Natural gas (Lakeview)
 - b. Rural broadband
 - c. Rail
2. Shovel ready industrial land
3. Support entrepreneurship and small businesses
4. Agriculture/food processing/value added agriculture
5. Downtown revitalization
6. Workforce housing – increase stock of available attractive homes, not just affordable housing
7. Workforce training – especially in the trades and connecting high school students with internships
8. Improve forest health and access to federal timber resources

Support Priorities

The Committee, Coordinator, and Team will monitor, engage, and support as needed and requested. The Coordinator/Team will continue working with communities opportunistically to address these priorities and to serve as a catalyst for their successful accomplishment.

1. Transportation (highways, airports, and local roads)
2. Water/waste water systems (Chiloquin, Lakeview) (Prior version had Chiloquin, Malin, Merrill, Bonanza and Crescent listed; much progress has been or is being made on these)
3. Reduce water quality impediments to economic development (Klamath Falls)
4. Remove air quality impediments to economic development (Lakeview)

SOUTH CENTRAL PROJECTS

Klamath Falls Brett Way Extension

The RS Team has been working closely with the City of Klamath Falls to construct this roadway extension to improve safety and serve current and future industrially zoned land. The Team has identified and secured state permits and approvals, and has worked closely with the City to ensure wet utilities are installed in the right of way at the time of roadway construction. The DEQ, the DLCD, and ODOT worked to address land use issues and federal Clean Air Act requirements. The consultant has completed 30% of the design work, and the construction bid is expected in 2020.

The project will open up 82 acres of land currently zoned for industrial use, and could provide access to an additional 65 acres in the future. This land is an excellent candidate to become a regionally significant industrial site.

Klamath Community College Internship and Apprenticeship Center

The South Central RSAC prioritized this facility for 2017-19 RIF funding (\$200,000). The project supports the regional priorities and is a high priority for the local workforce investment board. Klamath Community College will design and construct a 36,000 sq. ft. industrial shop space for hands-on training for pre-apprenticeship and apprenticeship programs in the trades of plumbing, electrical, and industrial work (including pipefitters, millwrights and machinists). The project increases capacity for welding, emergency medical technicians (EMT), fire sciences, and manufacturing training programs. Additionally, the program will house new non-credit, short-term Construction Skills and Crafts training. Regional industries and businesses will be able to connect with students for internships, apprenticeships, and on the job. RS will continue to provide technical and logistical assistance to throughout the programs development process.



Above: Students in the KCC pilot Construction Basics training offered in partnership with ECWorks (WIB) and WIOA Title 1B on the job training funding.

“Building this center will ensure that we have a new well-trained construction work force to replace professionals who are retiring. I see this as a critical need for our community.”

Steve Tippin
Local Industry Leader & Foundation Chair

Lake County Rail Bridge Improvements

Inspection of the Lake County Railroad bridges identified several bridges as being in a priority stage 2 state of disrepair. Until repairs are completed, the County is responsible for inspecting these bridges every week, and continued reliable service is in jeopardy. The South Central RSAC recommended funding for Lake County to repair the highest priority bridges. Most bridges on the line are of timber construction, consequently the timber pilings, walkways, handrails, and deck ties have decayed over time. Timely repair is needed to ensure continued rail service to two of Lakeview's largest private employers -- Collins Companies Sawmill (75 jobs) and Cornerstone (25 jobs) -- as well as Lake Railway (6 jobs). In addition to those primary jobs, secondary jobs bringing materials to these manufacturers also benefit. This project was awarded \$165,000 in RS (2015-17) funding that was matched with \$82,700 in county funds.



Above: A view from one of the Lake County Railroad train cars.

"These improvements are critical to sustaining our current employers by addressing immediate safety needs."

Brad Winters, Lake County Commissioner

Crescent Waste Water Treatment System

The Crescent Sanitary District (CSD) has been working for several years to resolve public health concerns related to their failing septic systems. The RS Team has been meeting consistently with the CSD since January 2015 to make recommendations on their facilities planning, advise on the best strategy for locating their facility on ODF-owned property (including a process to transfer the land and subsequent zoning applications), and on project financing. With technical and funding assistance from the DEQ and OBDD, the CSD has made remarkable progress. The district now has an approved facilities plan. An accompanying environmental report has been completed and reviewed by state agencies.

Extensive work has been completed by the CSD Board to fulfill its own legal requirements and pursue a path forward recommended by the RS Team. The district has secured an option to purchase 200 acres of the Gilchrist State Forest from the ODF. The district was awarded \$5 million in funding during the 2017 Legislative Session. These funds are being administered by OBDD. OBDD and the DEQ have worked closely on the funding plan. Klamath County approved a goal exception to support a land use compatibility statement; an appeal of the decisions was settled and the project broke ground November 2018.

North Ridge Estates Superfund Match through Interagency Land Exchange, Klamath Falls

North Ridge Estates is a subdivision in Klamath County, developed with approximately 22 homes and a small apartment complex. The site was developed with a number of uses in the past, including the Oregon State Hospital and the former Oregon Technology Institute (now Oregon Institute of Technology). Like many buildings constructed prior to 1970, the buildings and associated underground steam heating pipe were asbestos-laden, and when the property was developed as a subdivision the asbestos abatement was handled improperly. On September 16, 2011 the site was listed as a national priority site for cleanup under Superfund. As part of a Superfund cleanup action, the state is required to pay a 10 percent match of the actual cleanup costs. The EPA has estimated the total cleanup effort at North Ridge Estates to be approximately \$38 - \$40 million.

The RS Team executed a land exchange between ODOT and the DSL that will provide approximately 274,000 cubic yards of clean fill material as an in-kind match for the remediation. Because of requirements governing disposal and use of DSL-owned property, the agency needed to transfer the site to other ownership. ODOT was interested in obtaining jurisdiction of the site. The kick-off remediation began in September 2016. During the 2017-19 biennium, the state in-kind match is estimated to result in \$690,000 in savings. The project cleans up a public health issue, puts properties back on the tax rolls for the county, and saves state funds. This project was completed October 2018; all homes are expected to be sold and resume paying property taxes in 2019.



Above: Mid-day view of the North Ridge Estates site in Klamath Falls.

“The professionalism and collaboration on this project has been outstanding. The team has worked diligently together to move the project along in a timely and methodical manner.”

Chuck Lawrence
Project Manager
Crescent Sanitary District

Red Rock Biofuels

Red Rock Biofuels (RRB) is constructing a \$250 million biofuels refinery in Lakeview, funded with a \$70 million federal Department of Defense (DOD) grant and private investors. Once operational, the facility will employ 31 full time, with 55-60 indirect jobs created in the nearby forest; 250 jobs are estimated for construction. RRB intends to convert 140,000 gallons per year of renewable jet fuel, as well as diesel and naphtha fuels. The RS Team is coordinating RRB's state permits, including DEQ Air Quality Permits, DSL wetland permits, and a UGB Exchange/Amendment with guidance from the DLCDC. The RS Team has been convening monthly calls with the company, Town, County, and state agencies to ensure good coordination on the various state approvals. The final environmental assessment was published in December 2016. The Town and County approved the Enterprise Zone Agreement December 2015. The RS Team is working with the Town, the County, and Red Rock to provide assistance on state approvals and incentives (air quality and wetland permitting, transportation/jobs incentives). OBDD worked closely with the company and the Governor's Office to secure allocations of tax exempt bonds late in 2017 and early 2018 (\$245 Million in total). These bonds were sold to investors; the obligation to repay the bonds is solely on the company and not the state of Oregon.

Red Rock Biofuels broke ground in July 2018. The RS Team has continued convening monthly conference calls with the Town, County, economic development partners, and the company, to ensure effective coordination. RS has also provided responses to immediate issues such as, the need to pump high water off site due to rain on snow events, and will continue to do so throughout the duration of this project's development and beyond.

"The RS Team has been vital in coordinating the many state departments and agencies. These teams provide a very valuable role in the development of large projects."

Jeff Manternach
CFO, Red Rock Biofuels

GREATER EASTERN REGION

Gilliam, Grant, Harney, Malheur, Morrow, Umatilla, & Wheeler
Counties

GREATER EASTERN ADVISORY COMMITTEE

Convener	Representative Lynn Findley, House District 60
Philanthropic Representative	Timothy Mabry, Oregon Community Foundation
Business Representative	Donald Rice, Greenwood Resources
LOC Representative	Mayor Mike McLaughlin, City of Vale
AOC Representative	Commissioner Melissa Lindsay, Morrow County
Committee Appointment	Commissioner Bill Elfering, Umatilla County
Committee Appointment	Judge Pete Runnels, Harney County
Committee Appointment	Judge Dan Joyce, Malheur County
Committee Appointment	Joe DeLaRosa, Chairman, Burns Paiute Tribe
Committee Appointment	Bill Tovey, Confederated Tribes of the Umatilla Indian Reservation
Committee Appointment	Bob Levy, Windy River Farms
Committee Appointment	Fred Flippence, Harney Electric
Committee Appointment	Rick Minster, Retired
Committee Appointment	Peter Mitchell, Port of Arlington

GREATER EASTERN TEAM

Governor's Coordinator	Courtney Warner Crowell
Business Oregon, Regional Development Officer	Melisa Drugge
Business Oregon, Regional Development Officer	Scott Fairley
Environmental Quality, Department of	Kelly Hill
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Phil Stenbeck
Transportation, Department of	Ken Patterson

GREATER EASTERN PRIORITIES

Adopted October 11, 2017

The following priorities are all related and implementation of each is required to advance the regional economy.

Workforce housing

- Increase housing availability across types and values and address housing infrastructure needs.

Workforce availability

- Increase regional workforce availability to meet current and future industry needs.

Support for current and emerging businesses

- Support for traded sector, small business, and entrepreneurial job growth and retention.

Natural resources utilization

- Support forestry, agriculture, mining, and recreation sectors.

Water management and development

- Secure agricultural, industrial, and municipal water supply.

Competitive Communities

- Access to community amenities (bike/peddle facilities, broadband, and other amenities) to attract growth, development, and workforce.

Infrastructure for marketable industrial lands

- Increase availability of sewer, water, roads, and other investments to be competitive in attracting business development opportunities.

GREATER EASTERN PROJECTS

Pendleton Unmanned Aerial Systems (UAS) Hangar

The Pendleton UAS test range has made huge strides over the past few years and there are now multiple large aerospace companies making long term commitments and creating permanent jobs in the region. However, all of these large aerospace companies need space that is secure and reliable. RS was able to award the City of Pendleton \$300,000 in RIF funding to allow the City to rehabilitate an old WWII bombing hangar at the Pendleton airport so that a key aerospace company can expand and add jobs to the region. Since this award, this company continues to grow, and another hangar will be built to house the additional jobs and development. Pendleton has aggressively marketed their range with much success – making it one of the most active unmanned vehicle test ranges on the West Coast, and generating considerable commerce and new, high-paying jobs in rural Oregon.



Above: A view of one of the runways at Pendleton airport.

Local Economic Resiliency Projects

During the 2018 Legislative session, the Legislature allocated \$500,000 to the LEOF for communities to conduct economic resiliency planning efforts to prepare for future economic stresses on their communities. In the Greater Eastern Oregon region, three communities were awarded funding to conduct economic resiliency planning efforts.

- [City of John Day](#) – The John Day community is still recovering from the 2015 Canyon Creek wildfire that burned 110,000 acres on private and public lands, destroying 43 homes and nearly 100 other structures. Additionally, the community is still struggling from the loss of timber jobs and the timber economy over the last few decades. The City has been awarded \$50,000 from the LEOF and \$70,000 from the U.S. Economic Development Agency (EDA) to develop an economic strategy to invest in new industries such as agritourism, ecotourism and recreation. Additionally, they held a Regional Economic Development Summit in coordination with EDA in June of 2019. The Summit

highlighted their planning efforts and discussed the implement their strategies.

- [Harney County](#) – Given the importance of water to all stakeholders in the Harney Basin, Harney County has been participating in the OWR place based planning process to develop a multi-year integrated water strategy for the Harney Basin. As part of that planning process, the collaborative effort has identified that a basin-wide water feasibility study is needed to find potential solutions to water supply deficits for domestic well users in unincorporated portions of the Basin. The County was awarded \$42,000 from the LEOF to conduct this study and build on the larger collaborative water planning effort.

Oregon Torrefaction

The Oregon Torrefaction project is part of the overall vision to ensure the success of the 10-year stewardship agreement on the Malheur National Forest and the efforts to develop a replacement fuel for coal. The project would include a torrefaction facility located on Malheur Lumber Company’s property in the City of John Day, integrated into Malheur Lumber’s existing process, under the company’s supervision. The project is primarily funded by the US Endowment for Forestry and Communities, with a strong partnership with the USFS and local stewardship and logging contractors. The facility is designed to produce up to 100,000 tons per year of torrefied fuel. The product will be sold in bulk to utility customers. While they hope to work with domestic utilities, including Portland General Electric, it is likely that the demand will first emerge in Asia. The plan is to have the biomass material trucked into John Day where it will be torrefied and then trucked to Prineville where it will then be put on rail to be transported up to Longview, WA, and then shipped overseas to Asia.

RS has provided technical assistance and is helping the company work through the regulatory framework, including holding bi-monthly calls to troubleshoot and streamline processes.

Additionally, the Governor and OBDD awarded this project \$200,000 from the SRF to install a more efficient boiler that will be utilized by both Oregon Torrefaction and Malheur Lumber, and will allow for increased production at Malheur Lumber Company. The project is awaiting the DEQ’s approval of an air quality permit modification, which will allow them to finish construction and begin production by fall 2019.

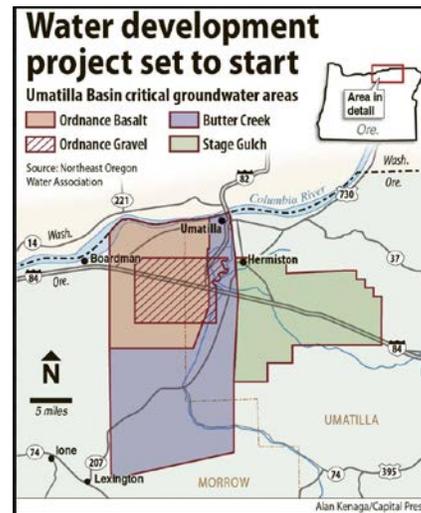


Torrefied wood pellets ready for energy generation.

Umatilla Basin Basalt Bank Stabilization

Given the importance of groundwater supplies in the Umatilla Basin and the need to address the critical groundwater issues in the Basin, the Governor convened a work group of local stakeholders to identify recommendations on how groundwater levels in the Umatilla Basin can be stabilized and eventually restored. RS facilitated this work group effort and will continue to work on the implementation of recommendations. The work group's recommendations include:

- Establish a 5 year pilot project focused on 4 sub-areas of the Umatilla Basin to test the idea that water users can replace groundwater use with Columbia River water thereby allowing groundwater to be “banked” for future needs. During those five years, OWRD would monitor and report the groundwater levels to see if the groundwater is stabilizing and if this is a model that can be duplicated.
- Establish an advisory committee (Umatilla Basin Basalt Aquifer Stabilization and Recovery Advisory Committee) to implement the pilot project and determine next steps based on pilot outcomes.
- \$500,000 per year for five years to implement the pilot project. This funding, which is contingent upon voluntary agreements to use Columbia River water to replace groundwater, will allow approximately 7,000 acre feet of groundwater per year, with a replacement cost differential of approximately \$70.00 per acre foot, to remain in place by replacing its use with Columbia River water.
- Additionally, this project received a \$50,000 grant from the LEOF to work on developing and securing the voluntary agreements from water users in order to implement the pilot program.



“In the Umatilla Basin, RS was instrumental in both the formation of the Umatilla Basin Basalt Bank work group and helping facilitate the group to come up with recommendations that will improve the critical groundwater of the region.”

J.R. Cook
Northeast Oregon Water Association

Yellowhawk Immediate Opportunity Fund

COMPLETED PROJECT

In order to meet the existing and future demand for services the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) developed a plan to construct a new 63,000 square foot health center to replace their existing clinic. The new health center is located near the Nixyaawii Governance Center, the Department of Science and Technologies building, lab and greenhouses, and the Public Safety Building, and will be directly adjacent to CTUIR's transit bus and operations center. With all of these key tribal operations in one large area, there was a need for roadway improvements to handle the additional traffic.

RS assisted with the development of this project by helping fund the needed roadway improvements. OBDD and ODOT worked to secure \$528,000 in an IOF grant to add a left turn lane on Highway 331 into the CTUIR Governance Center and Yellowhawk Health Center.

NORTHEAST REGION

Baker, Union, and Wallowa Counties

NORTHEAST ADVISORY COMMITTEE

Convener	Tim Seydel, Eastern Oregon University
Philanthropic Representative	Aletha Bonebrake
Business Representative	Kathy Gover-Shaw, Behlen Mfg. Co.
LOC Representative	<i>Vacant</i>
AOC Representative	Commissioner Susan Roberts, Wallowa County
Committee Appointment	Curtis Martin, VP Ranch
Committee Appointment	Nils Christoffersen, Wallowa Resources

NORTHEAST TEAM

Center Address: [Eastern Oregon University, 233 Badgley Hall, One University Blvd., La Grande, OR 97850](#)

Governor's Coordinator	Courtney Warner Crowell
Business Oregon, Regional Development Officer	Brian McDowell
Environmental Quality, Department of	Kelly Hill
Housing & Community Services	Kim Travis
Land Conservation & Development, Department of	Phil Stenbeck
Transportation, Department of	Ken Patterson

NORTHEAST PRIORITIES

Adopted October 17, 2017

The following priorities are all related and implementation of each is required to advance the regional economy.

Support for current and emerging businesses

- Support for traded sector, small business, and entrepreneurial job growth and retention.

Natural resources utilization

- Support forestry, agriculture, mining, and recreation sectors.

Water management and development

- Secure agricultural, industrial, and municipal water supply.

Workforce availability

- Increase regional workforce availability to meet current and future industry needs.

Workforce housing

- Increase housing availability across types and values.

Competitive Communities

- Access to community amenities (bike/peddle facilities, broadband and other amenities) to attract growth, development, and workforce.

Infrastructure for marketable industrial lands

- Increase availability of sewer, water, roads, and other investments to be competitive in attracting business development opportunities.

NORTHEAST PROJECTS

City of Joseph Industrial Park Expansion

The City of Joseph has a large industrial parcel within the City limits that is ready for industrial development and in fact, there are multiple companies and entities that are interested in developing in this area. However, the City has been unable to attract potential industrial clients due to the lack of readily available water, sewer and electrical service to the industrial zoned area. RS, through the RIF, has been able to help the City make this project happen by awarding them \$145,000 to extend water, sewer and electrical service to the area. After this project is complete the industrial zoned lands will be shovel ready for immediate economic development.

Union County Airport Rappel Base – Completed Project

The Union County Rappel Base is a joint project between the US Forest Service and Union County. The USFS has had a large firefighting operation in Union County, but this project allows for an expansion and the creation of a forest fire fighting center. The rappel base will include four helipads and bring additional firefighting jobs to the region. RS helped the County develop the financing for the project which includes a \$5 million loan from OBDD and a \$1 million Connect Oregon grant from ODOT. The building will be built by Union County and then leased to the USFS who will help the county pay off the loan. In addition to the economic development opportunity this provides to the county, this will allow the entire region to be more prepared for forest fires across Eastern Oregon.



Above: USFS firefighters training for the upcoming fire season here in Oregon.

Elkhorn View Industrial Park Infrastructure Expansion

Baker City and Baker County are working to make the Elkhorn View Industrial Park shovel ready for prospective business. To date Baker City has invested over \$260,000 in infrastructure, and there are currently water and sewer lines available, as well as natural gas service along the paved street that bisects the industrial park. The City's next phase of the industrial park is to install broadband fiber and electrical power along this route to each parcel of the industrial park. The City has received a \$137,000 grant from OBDD to install broadband fiber and \$121,000 from the RIF to install power and electrical service to all parcels within the industrial park.

Rehabilitation of Wallowa Lake Dam

Wallowa Lake Dam, built in 1919, is a critical water infrastructure for the economy, supporting recreation, agriculture and other needs as well as water for future needs. The dam is considered a “high risk” of critical failure, and could cause loss of human life and significant damage to adjacent property if it were to fail. Cost to repair is estimated at over \$16 million. The reservoir has been maintained at only 72% of historical capacity in order to reduce the risk of dam failure.

The dam has been privately owned by the Associated Ditch Company; however, in 2017 the Associated Ditch Company, became a water control district -- the Wallowa Lake Irrigation District. This strategic move has positioned the district to better compete for federal and state funding to repair the dam. In 2018, the Governor included \$16 million for the project in the Governor’s Recommended Budget for the next biennium. The Wallowa Valley Improvement District is currently working to secure all financing and finalize construction plans in order to move forward with the project. RS is working to help coordinate all state agencies and address any permitting issues that will be needed once financing is secured.



Above: A ground view of the 20th century built dam shows the need for immediate repair.

Baum Industrial Park (Union County)

COMPLETED PROJECT

In 2016, the Northeast RSAC selected the Baum Industrial Park project for funding through the RIF. The \$1.1 million investment was used to purchase an additional 60 acres of industrial land and add necessary sewer, water, and electrical hook-ups. Now Union County has over 60 acres of available industrial land with infrastructure included for prospective businesses. The County is continuing to marketing the land and working with interested companies to move to the new industrial park.

