



Southern Oregon Regional Solutions Advisory Committee

Representing Jackson and Josephine Counties

AGENDA

Monday, July 30, 2018 <> 1:00 – 3:00 PM

Tuesday, July 31, 2018 <> 1:00 – 3:00 PM

Rogue Valley Council of Governments

155 N 1st St, Central Point, OR

Call-in option: 877-848-7030 Password: 5495754#

July 30

1:00 PM Welcome/Self-Introductions

1:05 PM Notes/Minutes from December 2017 Meeting

1:10 PM Regional Infrastructure Finance Project Presentations

1:15 PM	Historical Rebuild & Restoration of Butte Creek Mill & Ice House	Eagle Point/ Butte Creek Mill Foundation
1:30 PM	Restoration - Historic Guide Dormitory, OR Caves Nat'l Monument & Preserve	Josephine County/ Oregon Caves National Monument & Preserve
1:45 PM	Grants Pass Airport Facility Upgrade for Southern Oregon Air Academy	Josephine County
2:00 PM	Fire Suppression Water Pond Rehabilitation - Illinois Valley Airport	Josephine County
2:15 PM	Rogue Innovation Hub	Rogue Community College
2:30 PM	Gateway Economic Innovation Center Development	City of Talent / Talent Maker City

2:45 PM Public Comment

July 31

1:00 PM Welcome/Self-Introductions

1:05 PM Regional Infrastructure Finance Project Staff Review

Alex Campbell & Marta Tarantsey

1:30 PM Opportunity for Public Comment on RIF projects

1:40 PM Regional Infrastructure Finance Project Recommendation

Bill Thorndike

2:15 PM Project Reports

RS Team

2:50 PM Regional Solutions Office Relocation

Alex Campbell

2:55 PM Public Comment

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

MEETING SUMMARY- SOUTHERN OREGON REGIONAL SOLUTIONS ADVISORY COMMITTEE

December 11, 2017

Medford Fabrication Conference Center, Medford

Committee members present:

Bill Thorndike, convener*

Jackson County Commissioner Rick Dyer*

Eagle Point Councilor Jonathan Bilden*

Steve Roe (by phone)*

John Roberts

Emily Mostue

SOU President Linda Schott

*Executive Committee

Regional Solutions Team:

Art Anderson, Department of Transportation

Kate Jackson, Department of Environmental Quality (by phone)

Josh LeBombard, Department of Land Conservation and Development

Alex Campbell, Coordinator, Governor's Office

Guests:

2 members of the public

Approval of Minutes

Bill Thorndike requested approval of minutes from the September 19, 2017 meeting. Minutes were accepted by assent as presented in the meeting packet.

2017-2018 Regional Infrastructure Finance (RIF) Project Selection Process

Alex reviewed the process: responses will be reviewed by the Advisory Committee today to select projects to be presented to the legislature during the short session. This "pre-" round is primarily informational, to create engagement between project sponsors and the team and AC members, and to share the need for funding for quality projects. A more formal application process will take place in 2018, to present recommended projects for presentation to the legislature. \$4 million are currently appropriated; each region will receive a minimum of 5%.

Alex reviewed the 5 projects that were put forward. Discussion of projects primarily focused around level of other funds provided or secured (i.e., match or leverage) and timing of projects in comparison to when funds will be available. Commissioner Dyer shared that discussions between the County and City of Gold Hill about operations of the planned white water park are on-going, but have not been resolved.

Bill Thorndike suggested focusing on projects that have strong ties to job creation, but the Spalding project is a big lift. Croman and Ashland Railroad property could have strong private sector development interest. Alternative state sources of funding for Spalding were discussed.

Bill made a motion to move the full list forward, with a prioritization of the Croman Infrastructure and Railroad Property Master Plan listed as priorities. Commissioner Dyer seconded. Motion passed with four votes in favor (Schott, Dyer, Thorndike, Roe); three abstentions.

Chetco Bar Fire Recovery Council

Alex reviewed the work of the Chetco Bar Fire Recovery Council, with some particular attention to Oregon Shakespeare Festival's request. Agency and Governor's Office staff are reviewing the recommendations to identify existing resources and any new resource needs.

WISE Update

Kate shared progress made over the past 3 months. HDR's engineering work is (finally) underway. Rogue River Valley Irrigation District has received a "water smart" grant to assist with planning; they are also working with Farmer's Conservation Alliance on a modernization plan. A push to restore state funding for Bradshaw Drop will be made in the short session. Project representatives need to re-affirm some of the assumptions regarding Medford Water Commission and City of Medford's interest in specific project components, including water re-use. There is a January deadline for another "water smart" grant program that could provide up to \$100K to support building the larger stakeholder group that is needed.

Alex noted that the engineering team is currently looking at two alternatives (one that would guarantee a certain level of pressure to all users; the other is substantially less expensive). Selecting one of these routes is a big decision for the project.

Bill asked John Roberts for his thoughts: John noted that water levels are declining significantly in recent months. Drought may be what drives some urgency for the project.

North Valley Industrial Park

Kate reported that DEQ staff made a visit to the site adjacent to the airport to test the adequacy of the soils in the proposed drain field to absorb the level of flow envisaged.

Alex noted the taxiway project is complete. The AC agreed that Grants Pass Airport would be a good location for the next meeting.

Housing: Local Efforts & Regional Solutions Pilot

Josh LeBombard reviewed the work of the Regional Housing Strategy and some of the work that City of Medford is doing around housing development.

Alex shared that the State's request for applications for workforce housing projects is now out. It is a pilot providing incentives for directly involving employers in developing housing.

President Schott reported that she had met with Josh around possible collaboration. The campus focus right now is on developing student housing, though there is a lot of interest from employees in the issue as well.

Steve Roe noted that Asante regularly keeps several hotel rooms for visiting nurses and doctors. Housing availability at any price is an issue.

Round-table Reports

Art Anderson shared that the new retail development in Central Point is impacting traffic mostly as expected. The county is widening an artery and ODOT will be adding an additional off-ramp lane. Highway 62 work is still on schedule for December 2018 opening. Interviews for a project manager who will work on the seismic "triage" plan for southern Oregon are taking place this week.

Bill complimented President Schott on her recent guest editorial in the Mail Tribune, which was adapted from remarks she made at the Oregon Business Summit regarding education modernization.

Kate shared that several comment periods are now open, on: Cleaner Air Oregon; municipal storm water general permit renewal; and an on-site wastewater permit for agricultural food processors.

Josh shared an overview of the "Blue Zone" project that is underway in Grants Pass. Blue Zone work is designed to adapt practices from communities with high levels of quality of health and longevity. The effort is foundation and private sector led and will run for three years, focusing on the built environment and physical activity; healthy food availability; and tobacco cessation.

Public Comment

No comments from the public were made.

Meeting adjourned at 3 PM.

MEMO

TO: Southern Oregon Regional Solutions Advisory Committee
FROM: Alex Campbell, Regional Solutions Coordinator
DATE: July 30, 2018
RE: Regional Infrastructure Finance Staff Scores

Marta Tarantsey, Business Oregon Regional Development Officer, and I, with input from other team members, reviewed all of the applications for project eligibility and scored them against the following criteria:

- The project addresses one or more adopted Regional Solutions priorities.
- The project is consistent with Business Oregon's strategic plan priorities & helps meet the sustainable community objectives as noted in ORS 184.423(2).
- The need for the project is clearly identified and it is clear how the project would address the identified need.
- The project has demonstrated community support and letters of support were included with the application.
- The project results in the retention / creation of long-term jobs in the region directly impacted by the project, and/or the project removes impediments to job retention / creation in the same region.
- The project is ready to proceed and the entity has identified all applicable and required permits within the project schedule.
- The RIF is the best source of State of Oregon funding for the project.
- The entity has committed funding contributions from other public, private, or philanthropic resources, to help complete the project.
- The project has a sustainable business plan and does not require or rely upon continuing subsidies from the Department for ongoing operations.

Each project was scored from 0-3 on each criteria, which were all weighted evenly, with 0=not qualified or no benefit; 1 = acceptable; 2 = strong; 3 = outstanding. The total score for each project is on the attached summary sheet.ⁱ The intent of these scores is only to help guide the Advisory Committee's discussion, to help focus that discussion on the strongest applicants.

The Advisory Committee may recommend up to 3 projects with a combined total funding request of \$1 million to the Grant and Loan Review Committee. The form that staff will complete on the Advisory Committee's behalf is also attached for your information.

ⁱ As a result of discussion with Regional Solutions staff, City of Brookings has withdrawn their waterline application because the vast majority of the project costs would not be eligible for reimbursement because they would not qualify as capital construction.

Project Name	Project Name	RS Prty Match	Biz Or Goal	Sus Comm Obj Need	Local Supp	Jobs	Rdiness	R/F Best Src	Leverage	Sus Biz Plan	Tot	Min Req (\$K)	Req (\$K)	Tot Proj (\$K)	
Butte Creek Mill & Ice House	Eagle Pt/ BCM Foundation	1	1	1	2	2	1	1	1	2	2	14	n/a	\$200	\$2,755
Historic Guide Dorm, OR Caves	Jo County/ Friends of Or Cave	1	1	1	2	1	1	1	1	2	1	12	\$150	\$300	\$1,635
Southern Oregon Air Academy	Josephine County	2	2	1	2	2	1	1	2	2	1	16	\$213	\$250	\$350
Fire Suppression - IV Airport	Josephine County	2	2	1	2	2	2	2	1	2	1	17	\$170	\$250	\$350
Rogue Innovation Hub	Rogue Comm College	2	2	2	1	2	0	1	1	1	1	13	\$700	\$925	\$1,432
Gateway Economic Innovation Center	City of / Talent Maker City	2	2	2	1	2	1	1	1	1	0	13	\$200	\$996	\$1,956
												\$1,433	\$2,921		

Southern Oregon Regional Solutions Team

PROJECT TRACKING MATRIX

June 2018



SOUTHERN OREGON REGIONAL SOLUTIONS TEAM MEMBERS

Alex Campbell, Regional Coordinator – Governor Kate Brown’s Office

Art Anderson, Regional Solutions Liaison – Oregon Department of Transportation

Marta Tarantsey, Regional Development Officer – Business Oregon

Tawni Bean, Regional Project Manager – Business Oregon

Kate Jackson, Regional Solutions Coordinator – Oregon Department of Environmental Quality

Josh LeBombard, Field Representative – Oregon Dept. of Land Conservation & Development

Guy Tauer, Regional Economist – Oregon Employment Department

Kim Travis – Oregon Housing & Community Services

Amy Gilroy – Oregon Department of Agriculture

Southern Oregon Regional Priorities

Regional Priorities:

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

Southern Oregon Regional Solutions Team

PROJECT TRACKING MATRIX

May 2018

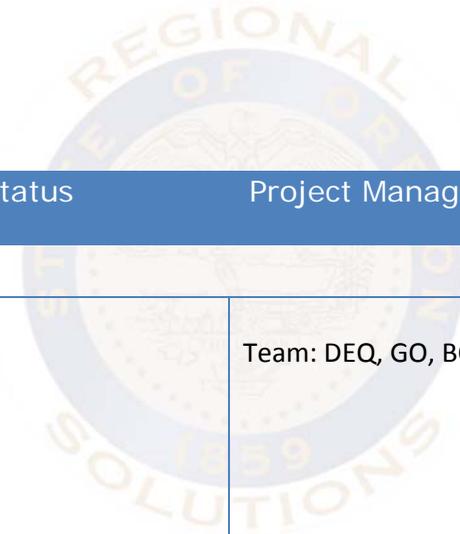


Project and Description	Regional Priorities	Partners/ Leverage	Milestones	Status	Project Management
<p><u>Project Florin</u> Major headquarters expansion planned for downtown Grants Pass. Company would construct new mixed-used development, total project cost \$50 million+, new employment of at least 75.</p>	<p>Business Retention, Expansion</p> <p>Downtown Revitalization</p>	<p>City of Grants Pass, Josephine County, SOREDI</p>	<p>✓ June 2018: City/County approval of Long Term Rural Enterprise Zone application</p>	<p>Construction likely to take place in 2020. Company completing incentive/property tax abatement process.</p>	<p>Agency Lead: BO. Team Lead: Marta Tarantsey</p> <p>RST Role: Technical assistance with enterprise zone.</p> <p>Team: BO, Gov Office</p>
<p><u>Water for Irrigation Streams and Economy (WISE)</u> The project will increase irrigation water delivery system efficiency with water conservation and quality benefits. The project core is to pipe the irrigation system. Other possible project elements include integration with stormwater drainage, re-use of gray-water/effluent, and hydro-power generation.</p> <p><i>http://www.wiseproject.org/</i></p>	<p>Water Conservation and Stream Restoration</p> <p>Agricultural Economy</p>	<p>Irrigation districts (MID, TID, RVID), City of Medford, Medford Water Commission, Jackson County, Bur. of Reclamation (BOR), OR Solutions stakeholders, ODFW, ODA, Water Resources Department</p> <p>Leverage: Federal earmark for demonstration.</p>	<p>✓ 2012: Oregon Solutions outcome: identify EIS funding, create a multi-year plan and recommend a governance structure to implement the plan.</p> <p>✓ State legislature provided \$1.4M for preliminary design and NEPA.</p> <p>✓ 2015: Oregon Solutions stake-holders reconvened.</p> <p>✓ 2016: Grant received for water rights study.</p> <p>✓ 2017: HDR kicked off preliminary engineering & water rights study completed.</p>	<p>BOR authorization conflict with grant administration has been resolved. Preliminary engineering expected to complete summer or fall 2018.</p>	<p>Agency Lead: IFA (State contribution)/DEQ. Team Lead: Marta Tarantsey (IFA) & Kate Jackson (DEQ).</p> <p>RST Role: Continuation of Oregon Solutions project; assist with community engagement & funding</p> <p>Team: IFA, DEQ, Steve Mason (coordinating engineer)</p>
<p><u>Bradshaw Drop (aka Little Butte Creek Irrigation Efficiency)</u> The project will convert flood-irrigated pastures to sprinkler systems. Improvements are a more efficient water delivery, less quantity of polluted water</p>	<p>Water Conservation and Stream Restoration</p> <p>Agricultural Economy</p>	<p>County SWCD, ODA, OWEB, and participating landowners.</p>	<p>✓ 2015: \$282,000 from Regional Solutions/RIF allocated to project.</p> <p>✓ 2016: project partners received award \$73,820 from OWEB.</p> <p>✓ 2017: Bureau of Reclamation agreed to allow delayed construction, allowing</p>	<p>Project is in design. Construction planned for fall 2018.</p>	<p>Agency Lead: DEQ. Team Lead: Kate Jackson</p> <p>RST Role: Former Oregon Solutions project; assist community outreach. Funder (RIF\$).</p>

Southern Oregon Regional Solutions Team

PROJECT TRACKING MATRIX

May 2018

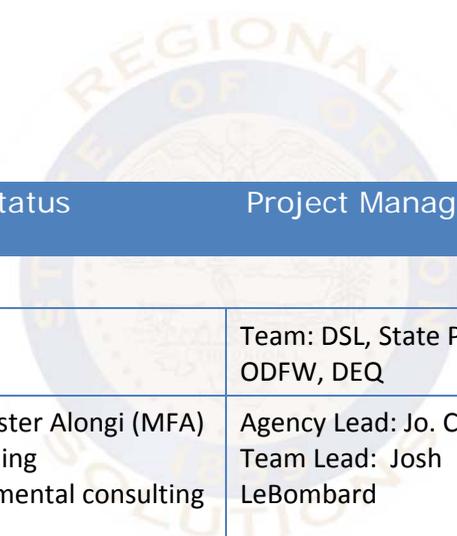


Project and Description	Regional Priorities	Partners/ Leverage	Milestones	Status	Project Management
<p>runoff into Little Butte Creek, and improved water quality. Identified project is in the area where RRVID is planning the WISE Bradshaw Drop demonstration project. RIF dollars will be made available to the irrigation ditch piping portion of the project.</p>			<p>RRVID to continue to seek additional funding to expand the project an additional 1.5 miles.</p> <ul style="list-style-type: none"> ✓ 2018: Project received earmark of \$1.9 million from Oregon legislature. 		<p>Team: DEQ, GO, BO.</p>
<p>North Valley Industrial Park Expansion: Park is practically the only available acreage for business expansion in unincorporated Josephine County. Expansion requires upgrade and/or replacement of sewer treatment facility (owned by the school district).</p>	<p>Business Retention, Expansion, Creation, and Recruitment</p>	<p>Josephine County, North Valley School District</p> <p>Leverage: US EDA funded concept evaluation.</p>	<ul style="list-style-type: none"> ✓ IFA funded project with SPWF funds project # A15005 (\$60,000), County provided \$40,000 match for a total project cost of \$100,000. ✓ Fall 2015: CivilWest under contract to complete preliminary engineering report (PER). ✓ Fall 2016: CivilWest's scope was amended to include analysis of serving airport and related properties. ✓ March 2017: CivilWest Preliminary Engineering Report (PER) is complete. 	<p>DEQ evaluated drain field for total capacity in spring 2018.</p>	<p>Agency Lead: IFA (State contribution). Team Lead: Marta Tarantsey/Mary Baker</p> <p>RST Role: Support technical evaluation; identify resources.</p> <p>Team: IFA, BO, DEQ, Josephine Co.</p>
<p>Gold Hill Kayak Whitewater Park Ti'lomikh Falls has the makings of one of the best natural whitewater parks in the world.. The project proposed in-stream modifications to improve safety and function of the course and related park improvements, including a monument to First Nations activities in the area such as the Takelma salmon ceremony.</p>	<p>Recreational Economy</p> <p>Community Infrastructure</p>	<p>City of Gold Hill, Gold Hill Whitewater Center, SOREDI, RVCOG</p>	<ul style="list-style-type: none"> ✓ RS/RIF funds made available to support project design (~\$80,000). ✓ GHWWC contracted with River Design and McLaughlin Whitewater design. ✓ 2017: Additional data collection completed. ✓ 2017: Jackson County Parks agreed to prepare proposal for County involvement. ✓ 2018: Design complete. 	<p>Park design is complete. Environmental consultant is preparing a biological analysis.</p>	<p>Agency Lead: GH Whitewater Center. Team Lead: Alex Campbell</p> <p>RST Role: Supporting and coordinating permitting and funding for this project. Funder (RIF\$).</p>

Southern Oregon Regional Solutions Team

PROJECT TRACKING MATRIX

May 2018



Project and Description	Regional Priorities	Partners/ Leverage	Milestones	Status	Project Management
www.goldhillwhitewater.org					Team: DSL, State Parks, ODFW, DEQ
<p><u>Medical Campus Redevelopment (Grants Pass)</u> Brownfield and TGM funding are assisting Josephine County with the demolition of the Dimmick Hospital in Grants Pass, cleanup of the adjacent site and building, and with site redevelopment.</p>	Downtown Revitalization	Josephine County, City of Grants Pass, EPA	<ul style="list-style-type: none"> ✓ 2014: TGM study recommended senior housing. ✓ 2015: Primary hospital building demolished. Support from EPA/IFA has totaled approximately \$1.5M. ✓ 2016: County hired development consultant. ✓ Summer 2016: County received a grant to evaluate remediation needs of all remaining buildings. ✓ 2017: Additional state brownfields money provided for further study of in-ground tanks. 	Maul Foster Alongi (MFA) is providing environmental consulting services.	Agency Lead: Jo. County. Team Lead: Josh LeBombard RST Role: Agency Coordination Team: Business Oregon, IFA, DLCD, DEQ
<p><u>Medford Airport One</u> Airport One is a “certified” industrial site, and one of the largest vacant industrial sites in Jackson County. Project Allred was a warehouse distribution center recruitment project for a West Coast expansion. The company selected the Airport One property.</p>	Business Retention, Expansion, Creation, and Recruitment	City of Medford, SOREDI, DEQ Clean-up	<ul style="list-style-type: none"> ✓ 2016: Project Allred is a “go,” construction underway. ✓ 2016: American Tire (Project Allred) completed and opened. ✓ Property owner has entered voluntary cleanup program. ✓ March 2017 a revised No Further Action (NFA) was issued allowing excavated soil to be used off-site. 	Team is seeking site re-certification as means to drive identification of any remaining stormwater development barriers.	Agency Lead: Business Oregon. Team Lead: Marta Tartantsey RST Role: Agency Coordination Team: ODOT, Business Oregon, DEQ
<p><u>Project GoGo</u> Recruitment project. Target is relocation of Northern California firm in the garden supply industry. Project involves relocation</p>	Business Retention, Expansion, Creation, and Recruitment	SOREDI	<ul style="list-style-type: none"> ✓ Company completed purchase of large, state-certified site in White City in 2016. 	Announcement expected.	Agency Lead: Business Oregon. Team Lead: Marta Tarantsey

Southern Oregon Regional Solutions Team

PROJECT TRACKING MATRIX

May 2018

Project and Description	Regional Priorities	Partners/ Leverage	Milestones	Status	Project Management
of production and headquarters, 100+ new jobs.					RST Role: Agency Coordination Team: ODOT, Business Oregon, SOREDI
<u>Spalding RSIA</u> Spalding Industrial Park is one of the very few locations in Josephine County/Grants Pass, with vacant industrial land, including a 65 acre parcel.	Business Retention, Expansion, Creation, and Recruitment	City of Grants Pass, SOREDI	<ul style="list-style-type: none"> ✓ 2014: Industrial park included in regionally significant industrial area. ✓ 2016: Potential user purchased portion of former mill site for future planned expansion. ✓ 2016: City adopts urban renewal plan which includes partial funding of water / waste-water improvements. ✓ January 2017: City of Grants Pass received a \$200,000 grant from EPA to fund brownfield assessment and planning for the site. 	Brownfield study underway.	Agency Lead: Business Oregon. Team Lead: Marta Tarantsey RST Role: Funding and Agency Coordination Team: IFA, ODOT, BO, DLCD, City of Grants Pass
<u>Butte Falls Land Acquisition</u> The City of Butte Falls is entirely surrounded by Weyerhaeuser timberlands, including Butte Falls itself. The city wishes to explore the possibility of purchasing the property for multiple public uses.	Recreational Economy Community Infrastructure	City of Butte Falls, Butte Falls Charter School, Southern Oregon Land Conservancy	<ul style="list-style-type: none"> ✓ Spring 2018: Weyerhaeuser has agreed to consider terms of a possible sale. 	Oregon Solutions will be conducting an assessment for an Oregon Solutions project.	Agency Lead: GO. Team Lead: Alex Campbell RST Role: Funding and Agency Coordination Team: BO, GO, DEQ