

COLLABORATIVE ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes – April 1, 2019 at 4:00 pm
Courtyard Conference Room

Committee Members:

Jon Bowen (Chair)
Cameron Camp (Vice Chair)
Tripp Androy – Late
Shauna Bland
Sam Engel
Ron Goss
Bryan Hawkins – Absent
Kenny Houck – Absent
Josie Molloy – Absent
Colene Martin – Absent
Gene Merrill
Julie Thomas
Hameed Shakeri
Vacant
Vacant

Government Liaisons:

Susan Seereiter - City Business Advocate
Darin Fowler – County Commissioner
Jean Ann Miles – City of Cave Junction
Dennis Roler – City Councilor

Guests:

Lany Sullivan
Joshua Shannon

1. Roll Call

- a. Chair Bowen opened the meeting at 4:02 pm and took roll.
- b. Member Androy arrived late, but before the motion to approve minutes.

2. Items from Public:

- a. None

3. Approval of Minutes:

Motion

**Member Merrill moved and Member Camp seconded the motion to approve the minutes from March 4, 2019 as presented. The vote resulted as follows: “AYES”: Chair Bowen, Vice Chair Camp, Committee Members: Androy, Bland, Engel, Goss, Merrill, Thomas, Shakeri. “NAYS”: None. Abstain: None. Absent: Members Hawkins, Houck, Molloy and Martin.
The motion passed.**

4. Work Session Items:

a. Economic Development Situational Analysis –

1) Broadband

- Chair Bowen summarized the plan they developed at the start of the year to review goals. He wanted to begin discussing the items on their Smart Goals Workplan and come up with action steps for each one.
- Broadband was the first item. They discussed that a study of the City and County is needed to determine where the holes are for residential and commercial use. They also want to begin scheduling broadband providers to come and share their service options.
- They discussed the possibility of getting a Permits Report from the City and the County for new development where fiber is being installed.

- There was discussion about 5G. Chair Bowen would like to move this topic to a future meeting. Jean Ann stated she will need to have info that includes official sources and references to provide to people within her community who will ask questions.
- Vice Chair Camp gave a short summary about how 5G works.
- The discussion continued with questions regarding health concerns related to 5G. Vice Chair Camp stated he does not know. It is very high frequency, but he has not seen any peer-reviewed studies that suggest any health issues.
- Discussion continued with when 5G is expected to come to the City. Vice Chair Camp said that it depends a lot on the County. He stated that the FCC is attempting to require the County to pass all these permit requests. The City could be in the position to charge a franchise fee.
- Chair Bowen reiterated that broadband is at the top of their list because they know there is a deficit in meeting the needs of the rural and business communities. 5G would be one of the tools to solve this problem and it is coming quickly.
- Member Goss asked who was going to do the study. Chair Bowen stated they will decide how to proceed in a future meeting. Once they complete a breakdown of the study, they can assign the tasks to a person or request help from City.
- Member Goss expressed concern that most of their resources are controlled by private industry. He suggested they assign a 3rd party to act as a consultant between the committee so vendors would remain anonymous and the final decision would be impartial. Chair Bowen agreed that it is a valid concern and that the survey meeting would be an opportunity to consider that.
- Commissioner Fowler continued with the County's perspective. He believes that the timeline stating that the technology is 5 to 10 years out is incorrect. There is going to be money available from the Federal government, and possibly State, and he wants to be ready for it.
- Chair Bowen stated that the scoping of the study will be one of the key items at the next meeting.

2) Housing

- The objective: are housing needs being met for incoming and existing businesses and residences? They discussed coordinating with the Housing Advisory Committee, so they can work together and not duplicate efforts.
- It was suggested that the Housing Advisory Committee work on the City, and they can suggest things for outside the City.
- They also discussed looking at population projections for the next 10 to 20 years and trying to set some unit development targets.
- Chair Thomas stated that she recently saw several rural communities in Oregon, Washington and Idaho that are all building – first time home buyers, multi-unit housing, apartments, condominiums, all different levels – and there is a shortage of contractors because they are all working. She would like to find out what is working in these other rural communities and see how it would apply to here. Chair Bowen said that at some point they should do a study of each one of those and see what the comparisons might be.
- Chair Bowen asked them to consider putting together a housing subcommittee.
- There was discussion on the action items and potential tools to utilize:

- i. Looking at private/public partnerships.
 - ii. There was discussion about Measure 101 which allows local bonds for affordable housing. It has passed but no one has used it yet. Member Engel stated that at the last Housing Advisory Committee meeting they talked about identifying properties that could be used for it.
 - iii. HB2377, which authorizes the City or the County to adopt ordinances or resolutions granting exemption for newly rehabilitated or constructed multi-unit rental housing.
 - iv. Construction Excise Tax, which was recommended to the City Council, but has not yet passed.
 - v. System Development Charge (SDC) Incentives.
- There was discussion about what local builders are building and what challenges they are experiencing.
 - There was discussion that single-dwelling units are being built, but not multi-dwelling units, and the challenges landlords and tenants are facing.
 - Chair Bowen stated that the cost for the single-family homes is not meeting the demand they have in the community and how do they change that dynamic? He believes their Urban Renewal District is the key to creating more affordable apartment-style units.
 - There was discussion about detached living spaces in the County being similar to City (Accessory Dwelling Units) ADUs and how they can be developed relatively quickly and cheaply. They would like the County to come explain the new rulings in more detail at a future meeting.
 - There was discussion on how helpful it would be to have common language at all the building departments in Southern Oregon.
 - Member Engel recommended they look at the Oregon Metro Affordable Housing Bond Work Plan.
 - Chair Bowen stated that at the next meeting they would like to have the New Planning Director, Mark Stevens, attend to address some key points.
 - There was discussion on having someone from the Josephine County Home Builders Association at the meeting as well.
- b. NACo TestIT Broadband App –**
- Vice Chair Camp presented. As Co-Chair for the Wireless Internet Service Provider Association, he is active in Washington DC where they are attempting to get Federal resources to service rural communities.
 - The National Association of Counties (NACo) Initiative released an app that allows people to test their broadband speed and provide data to NACo, who in turn sends a report to the FCC.
 - He stated the app will not solve their problem. What is important is the backend technology of the app, which records latitude and longitude, and is open to be used by anyone.
 - He proposes that they use the backend technology and add their own frontend, so that when a citizen complains about their internet connection, the County will have a tool that can record their physical location and gather accurate data.
 - He believes the cost would be around \$15,000.
 - He has started a scoping document and believes that as people report, the County would get accurate data to see where the need is. When this happens, they would be able to get political support from people like Senator

Merkley, Senator Widen and Congressman Walden. With this support they can take their case to the FCC.

- The discussion continued with how the data will be gathered and how it accounts for time of day, capacity and equipment being used.
- There was discussion on the TestIt App. Two members tested it during the meeting, and both got different readings. Vice Chair Camp stated that the information could be affected by several variables.
- Discussion continued with the benefits of using TestIT App vs. Speedtest App.
- Chair Bowen stated that if anyone has any ideas on broadband to please get them to Susan before the next meeting.
- Discussion was had about putting out a press release after the next meeting.
- Chair Bowen stated that Jason Maki, who is on the Broadband Subcommittee, can no longer be a member because effective today he is a City employee. Without Julie Schmelzer and Jason Maki, the subcommittee includes Members Hawkins and Vice Chair Camp. Cave Junction Councilor Miles and Member Shakeri stated they would like to be a part of the subcommittee.

c. Youth Pathways Update –

- Member Merrill stated that Joshua Shannon will be starting on Monday as the Business Liaison for Josephine County Youth Pathways Partnership. When he is not traveling around to all the schools and businesses, his office will be in the Josephine County Chamber of Commerce Building.
- The plan is to get Joshua familiar with the program and then working with each one of the schools within the county. In the summer, he will be working with more of the businesses and trying to identify internships.
- Grants Pass School District and Josephine County have both contributed financially. As interest grows, Member Merrill believes they will get more buy-in from other financial sources.
- Member Merrill will be doing multiple presentations for Cave Junction, City Council, County Commissions, and more.
- They are working on some grant writing. They have a proposal almost ready to turn in to AllCare Heath for approval this month, for money that will be coming in July.
- The goal for the next three years to go from 50 students that were in the program through IV (Illinois Valley) to about 900 students county wide.

1. Information Sharing –

- Items from Staff –
 - Susan stated:
 - i. That there are two positions available on the committee, manufacturing and business retail, so please share. The deadline is April 22nd. May 1st is when the City Council will appoint.
 - ii. On April 12th, SOREDI is facilitating a tech tour for students from OIT, RCC and KCC. The City of Grants Pass is one of the table sponsors at Rentec Direct, sharing with students what positions they have available.
 - iii. On April 15th, all the Housing Advisory Committee Motions are going to be discussed at the City Workshop in the City Council Chambers at 11:45 am.
 - iv. The Feasibility Study for the Innovation Hub is on April 15th.
- Items from Council (Grants Pass and Cave Junction) –

- Councilor Miles stated:
 - i. They will be attending the Board of Commissioners meeting on Wednesday for the quarterly meeting.
 - ii. They started their Parks and Recreations Commission last week.
 - iii. Cave Junction's Famers Market is growing and now have 48 applicants, so they are having to make improvements to the parking.
 - There was discussion as to whether each vendor at the Farmers Market needs to have a business license. It is believed that the Famers Market organization has a business license and all the vendors are members, so they don't need a business license. The vendors are restricted to only selling at the Famers Market.
- Councilor Roler stated:
 - i. The City's budget session starts in May.
- Susan stated that tomorrow night is the CDBG, (Community Development Block Grant Public Forum) at 6:00 pm. They fund non-profit projects like Hearts with a Mission, Boys and Girls Club, Maslow Project, Habitat for Humanity, etc.
- Items from Commissioner –
 - Commissioner Fowler stated that at the last SOREDI Board Meeting they discussed ways to better serve incoming businesses. They plan on meeting with businesses from last year to find out about their experiences, so they can share with other new businesses.
 - The County does not have an economic development person, and they are not sure how they are going to fill that role.
 - Currently, there is no work plan in place, but the different departments are trying to identify where they are at and move towards strategic planning.
 - The State of the County is April 11th, from 4:00 – 6:00 pm in the Floral Building at the Fairgrounds.
 - The local public safety taskforce is presenting the State of the Valley at Illinois Valley this year.

2. Future Agenda Building for Next Meeting –

- Broadband Survey
- Housing: They would like Mark Stevens, Josephine County Planning Director, and possibly some contractors and the Southern Oregon Rental Association, to attend the next committee meeting to speak on housing.

3. Adjournment –

- Meeting adjourned the meeting at 5:45 pm

Next scheduled meeting: Monday, May 6, 2019 at 4:00 pm, Courtyard Conference Room

Minutes prepared by Julia Wright, City of Grants Pass Administration.