

COLLABORATIVE ECONOMIC DEVELOPMENT COMMITTEE
Meeting Minutes – August 5, 2019 at 3:00 pm
Courtyard Conference Room

Committee Members:

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

Government Liaisons:

Susan Seereiter – City Business Advocate
Darin Fowler – County Commissioner – late
Jean Ann Miles – City of Cave Junction
Dennis Roler – City Councilor
Lora Glover – PCD Director

Guests:

Marta Tarantsey – Business Oregon
Rob Merriman – SOREDI
Taylor Graybehl – City of Grants Pass

1. Roll Call

- a. Chair Bowen opened the meeting at 3:10 and took roll.
- b. Darin Fowler was not present at this time.
- c. Chair Bowen acknowledged public member Marta Tarantsey.

2. Public Comment:

- a. Marta stated that very cool things were happening for rural Oregon and for the first time ever, Business Oregon, DEQ (Department of Environmental Quality), Department of Land Management and ODOT (Oregon Department of Transportation), along with sponsors, will be hosting an Infrastructure Summit. There will be a variety of speakers and how valuable infrastructure is to communities. The committee members were given hand-outs with the agenda of events that will be held in Salem and it is a free event. The meeting will convene over two days.
- b. Marta also shared information about Oregon Connections Conference being held for the first time in Southern Oregon regarding broadband. SOREDI (Southern Oregon Regional Economic Development Inc.) will be one of the partners for this event.
- c. Rob Merriman from SOREDI gave committee members a progress report on the Strategic Plan process. They are now planning to convene with a select variety of stakeholders to prepare for a final roll out in November.

3. Approval of Minutes:

- a. Approval of minutes from July 1, 2019.

Motion

Member Martin moved and Member Thomas seconded the motion to approve the minutes from July 1, 2019 as presented. The vote resulted as follows: “AYES”:

Chair Bowen, Committee Members: Engel, Goss, Hawkins, Martin, Bland, Androy, and Thomas. “NAYS”: None. Abstain: None. Absent: Vice -Chair Camp, Members Merrill, Houck, Molloy, and Shakeri.
The motion passed.

4. Work Session Items:

a. Council, Commission/Committee Decision making

- Dennis Roler explained how the formulation of this letter and agreement came about. He said that there are instances where committee members do not always accept the decisions of the committee body, and that this agreement was a way to help facilitate more unity within the committees and to treat each other with respect and accept the decision of the group.
- Members asked if the County was in agreeance with this statement. Member Bowen felt that in certain committees and taskforce, there is a gauntlet of one-sidedness which makes it hard for other committee members to be heard when there is disagreement. He feels that many times decisions have already been decided by one or two ruling forces.
- Roler asked clarifying questions and was encouraged that possibly this agreement would change that outlook.
- Roler also commented that committees would now have input on new members and members reapplying for a position.
- Chair Bowen mentioned it was awkward to discuss applicants on record and made it people vs people that discourages new members.
- It was suggested that there should be term limits and after someone has been on the committee for more than two terms, they should step away for a term before reapplying.
- Member Thomas mentioned that sometimes there is a good mix of members and then someone comes in and is disruptive to the committee and currently there is nothing in place to remove them.
- Member Thomas stated it would be healthy to have criteria in place for appointees and term limits. This would be democratic and diplomatic and pro-active.
- Committee members agreed that voting on new or existing applicants would be best if it were done anonymously.
- Conversation turned back to the agreement that the committee members were being asked to sign. Several members stated it needed to be added to the bylaws and were not in favor of signing as presented.
- Member Androy argued the point that “consensus” means that you don’t get to make a vote, and a vote is not approved unless everyone says yes. If consensus is required by everyone then it will be hard to ever make a decision because there will be times that people do not agree.
- The final discussion was that the members felt that the document they were being asked to sign was “over-reaching.

b. Review CEDC applications

- Discussion on process for reviewing applications. A new applicant to represent manufacturing was reviewed. It was noted that the experience was from out of state. The committee discussed wanting local manufacturers as members. Member Androy suggested that since he works for a local

manufacturer; Dutch Bros, his appointment could fill that vacancy and that would open up a position for “Member at Large”.

Motion

Member Martin moved and Member Thomas seconded the motion to recommend a re-designation for “Member at Large,” which is currently Tripp Androy, and have him fill the position of Manufacturing. That way there is an opening for more individuals to apply for “Member at Large”. The vote resulted as follows: “AYES”:

Chair Bowen, Committee Members: Engel, Goss, Hawkins, Martin, Bland, Androy, and Thomas. “NAYS”: None. Abstain: None. Absent: Vice -Chair Camp, Members Merrill, Houck, Molloy, and Shakeri.

The motion passed.

Motion

Member Martin moved and Member Bland seconded the motion to recommend the reappointment of Sam Engel and Kenny Houck, representing Healthcare and City of Cave Junction. The vote resulted as follows: “AYES”:

Chair Bowen, Committee Members: Engel, Goss, Hawkins, Martin, Thomas, Androy, and Thomas. “NAYS”: None. Abstain: Member Engel. Absent: Vice -Chair Camp, Members Merrill, Houck, Molloy, and Shakeri.

The motion passed.

Motion

Chair Bowen moved and Member Martin seconded the motion to recommend to County Commissioner to accept Hameed Shakeri’s verbal resignation so that the position of Agriculture/Natural Resources can be refilled. The vote resulted as follows: “AYES”:

Chair Bowen, Committee Members: Engel, Goss, Hawkins, Martin, Bland, Androy, and Thomas. “NAYS”: None. Abstain: None. Absent: Vice -Chair Camp, Members Merrill, Houck, Molloy, and Shakeri.

The motion passed.

- Member Hawkins brought up the applicant for manufacturing again and thought that he had all of the qualifications for an “At Large” position for the City.
- Member Martin thought it would be beneficial to appoint the applicant for a member at large.
- Member Goss questioned whether applicant Paul Lonquist would want to be appointed for the member at large since he was applying for the manufacturing position.
- Member Androy stated that he was not asked when he was appointed for that position.

Motion

Member Martin moved and Member Androy seconded the motion to consider the recommendation that Tripp Androy represent manufacturing and that Paul Lonquist be appointed for member at large. The vote resulted as follows: “AYES”: Chair Bowen, Committee Members: Engel, Goss, Hawkins, Martin, Bland, Androy, and Thomas.

“NAYS”: None. Abstain: None. Absent: Vice -Chair Camp, Members Merrill, Houck, Molloy, and Shakeri.

The motion passed.

c. Housing Summit II recap

- Chair Bowen is finishing the audio/visual from the last meeting and will be available on the City website.
- Member Thomas was encouraged to hear about all the collaboration of multi-unit housing options being discussed.
- Susan passed out information on the surrounding housing authorities in the area and what they offer in each respective county.
- Chair Bowen remarked on how successful the last two housing summits have been and what has been identified.
- Chair Bowen mentioned the success of moving forward with the urban growth boundary and Allen Creek project.
- Chair Bowen then mentioned that more needs to be done to help move the Josephine County Housing Authority in a different direction.
- Commissioner Fowler mentioned that there is a possibility to combine the services of Jackson and Josephine County Housing Authorities.
- It was noted that the private sector needs to be engaged in affordable housing.
- Project Based Vouchers were discussed, and Josephine County is sending out an RFP (Request for Proposal) for a Project Based Voucher.
- Discussion followed on how to incentivize builders and developers to build multi-family units.
- Discussion continued about certain house bills and measures that were moving forward in the legislature to address the housing issues. One was Measure 102.
- It was mentioned that Josephine County Housing Authority does not have the capacity to do more than issue Section 8 vouchers.
- Marta mentioned that tax credits and applications for low income housing does have to have the recommendation from a housing authority.
- There are resources for housing authorities.
- Member Androy mentioned that consultants can be hired but who pays for those services and where does the money come from.
- Member Engel shared information regarding Community Development Block Grant (CDBG) and that before the City of Grants Pass became an “entitlement community” there were more funds available for revolving loans and home repairs. Jackson County Housing Authority was more involved then. Now it is more difficult for them to receive those funds.
- Member Engel brought up information about funding available working within the Urban Growth Boundary (UGB). Mid Rogue Foundation can potentially apply for about 400K in funding from restricted federally funded programs. It allows dollars to come back into the community once funds have been repaid.
- This again would be working with Jackson County Housing Authority.
- Discussion followed on how Josephine County can start tapping into this type of funding.
- Member Engel clarified that there are two types of CDBG funding. The funding he is talking about is Federal Funding not State that the City receives. Different rules apply.

- Member Bland reiterated the recommendation from David Corsi about looking into more senior housing which would create more access for other housing needs.
- More discussion followed about senior housing.
- The need for transitional housing became prevalent.
- Member Engel confirmed that based on a study from ECONWest two years ago, it was identified that Josephine County needed 2000 additional affordable housing units and Jackson County needed 5000.
- There is a high rate of cost burden in our community.
- Member Goss commented that a sustainable model is what was needed for multi-unit housing. Questions of how the model works and who will manage it. How have other communities tackled this?
- Commissioner Fowler wanted to make sure that the CEDC was not just focused on the housing issue when there was the Housing Committee already working on that topic. CEDC is really wanting workforce housing solutions but the full picture needs to be discussed.

Motion

Chair Bowen moved and Member Martin seconded the motion to recommend to County Commissioners to review and analyze the role and performance of the Josephine County Housing Authority and how it will meet the needs of the community for the next 10-20 years. The vote resulted as follows: “AYES”:

Chair Bowen, Committee Members: Engel, Hawkins, Martin, Bland, and Thomas. “NAYS”: Member Goss and Androy. Abstain: None. Absent: Vice -Chair Camp, Members Merrill, Houck, Molloy, and Shakeri.

The motion passed.

5. Information Sharing:

- None.

6. Future Agenda Building for Next Meeting:

- Guy Tauer, economic specialist for key-industry median income housing
- Developers who have built multi-family units at market rate in other communities.
- For-Profit multi-unit housing developers and workforce housing.

7. Adjournment:

- Meeting adjourned the meeting at 5:21 pm

Next scheduled meeting: Monday, September 9, 2019 at 3:00 pm, Courtyard Conference Room

Minutes prepared by Susan Seereiter, City of Grants Pass staff liaison.