

CITY OF CORVALLIS
ECONOMIC DEVELOPMENT ADVISORY BOARD
Minutes – July 21, 2015

Present

Skip Rung, Chair
Elizabeth French
Pat Lampton
Jason Bradford
Brian Wall
Tim Weber
Frank Hann, Council Liaison

Absent

Ann Buchele (excused)
Jay Dixon (excused)
Nick Fowler (excused)

Staff

Tom Nelson, Economic Development Manager
Amy Jauron, Economic Development Officer
Terry Nix, Recorder

Visitors

Cindy Dahl
Cindee Lolik
Robert Mauger
Annette Mills
Sean Stevens

SUMMARY OF DISCUSSION

| | Agenda Item | Summary of Recommendations/Actions |
|-------|--|--|
| I. | Call to Order | |
| II. | Approval of May 11, 2015 Minutes | Approved as presented |
| III. | Visitor Comments | None |
| IV. | Strategy/Business Activity Reports | Information |
| V. | EDAB Annual Report – Due August 5 th | Information |
| VI. | Transportation System Plan and Development Plan Discussion | Information |
| VII. | Community Investment | Information |
| VIII. | Legislative Update | Information |
| IX. | Other Business | None |
| X. | Future Agenda Items | Information |
| X. | Adjournment & ONAMI / MBI Tour | Adjourned at 4:40 p.m., followed by a tour of the ONAMI / MBI facility |
| XI. | Next Meeting | August 10, 2015, Madison Avenue Meeting Room |

CONTENT OF DISCUSSION

I. CALL TO ORDER

Chair Rung called the meeting of the Economic Development Advisory Board (EDAB) to order at 3:00 p.m., at the ONAMI meeting room, 1110 NE Circle Boulevard.

II. APPROVAL OF MAY 11, 2015 MINUTES

Motion: Mr. Lampton moved to approve the minutes as presented. Ms. French seconded the motion and it passed unanimously.

III. VISITOR COMMENTS – None.

IV. STRATEGY/BUSINESS ACTIVITY REPORTS

Economic Development Manager Nelson reviewed the Monthly Business Activity and Metrics report and Monthly EDAB Strategic Plan Update. Brief discussion followed regarding development sites that have wetlands issues and the processes of establishing a wetlands bank or pre-mitigating wetlands on certain properties to facilitate development.

Sean Stevens said Cascades West Council of Governments (COG) has completed a project with 19 sites in Linn and Benton Counties, the original goal of which was to get a letter of permission from the regulatory agencies to streamline the wetlands permitting process for those properties. They were able to make some progress with the state agencies, but they didn't get anywhere with the federal agencies. While the permitting process is streamlined, the cost to mitigate the wetlands is now the barrier. Discussion followed regarding the functions of private wetlands banks, the potential for a public wetlands bank, and the possibility of working with federal agencies on a collaborative solution to the identified barriers. It was agreed to add this topic as a future agenda item.

Economic Development Officer Jauron reviewed her business visitations. She said Caroline Cummings has been hired by RAIN and a meet-and-greet is scheduled for Monday, July 27, 12:00 noon, at the Accelerator.

Mr. Nelson noted that Ms. Jauron's business visitations exceeded the annual metrics that are part of the EDO's reporting to City Council. It was agreed that staff will send EDAB members a list of businesses for which they need an introduction.

V. EDAB ANNUAL REPORT – DUE AUGUST 5TH

Mr. Nelson said the EDAB Annual Report is to be submitted to the Administrative Services Committee (ASC) next month. He offered to complete a draft and email it to EDAB members for comment.

Ms. French asked if this was an opportunity to identify ways in which the Economic Development Office (EDO) would benefit from additional funding. Councilor Hann said he thinks this is primarily a report for the work of the EDAB but, because of the close connection with the EDO, it's really a report for both. Mr. Nelson noted that staff recently completed a report related to sustainable budget which addresses what additional priorities might be with additional funding.

Chair Rung asked that EDAB members send any comments to Mr. Nelson as soon as possible. Mr. Nelson will distribute a draft report by the end of the week. The report is tentatively scheduled to be presented to the ASC on August 12.

VI. TRANSPORTATION SYSTEM PLAN AND DEVELOPMENT PLAN DISCUSSION

Mr. Nelson referred to information in meeting packets regarding a survey related to the Transportation System Plan and Transportation Development Plan project goals.

Chair Rung said the survey appears to be very well done, and it provides an opportunity for EDAB members to individually weigh-in on transportation issues related to economic development, such as regional transportation and air service.

VII. COMMUNITY INVESTMENT

Robert Mauger and Cindee Lolik introduced themselves and provided information about their work in the community, including their involvement with the Corvallis Sustainability Coalition's Economic Vitality Action Team. They gave a slideshow presentation and discussed new state rules related to security crowd funding that allow entrepreneurs in Oregon to set terms and raise up to \$250,000 in 12 months from investors within the state. Participating businesses must be incorporated in Oregon and investors must live in Oregon; this is Oregon investment money creating Oregon jobs and opportunities. The maximum that a single person can invest is \$2,500, which limits risk. Three businesses have met their funding goals and others are close. Those interested in the program can visit the investment platform at www.hatchoregon.com.

Discussion followed regarding the regulations and required documentation, risks and concerns associated with the program, and the need to educate and inform both small businesses and potential investors. Ms. Lolik said there had been discussion that perhaps the Economic Development Office or EDAB members might participate in workshops for both sides – businesses and investors. Chair Rung said he personally would be happy to help with a discussion for those who are considering investing.

VIII. LEGISLATIVE UPDATE

Mr. Nelson referred to a memo from Rocky Dallum to the OEDA Government Affairs Committee, Regarding: 2015 Legislative Session Wrap-up, in agenda packets.

Sean Stevens reviewed Oregon Business Development Department – 2015 Legislative Session, Budget & Policy Highlights. Business Oregon received an addition to its base budget plus an additional 6 FTE; RAIN was fully funded; the Special Public Works Fund was recapitalized at \$13 million; and Regional Solutions received \$13 million plus \$2 million for RAIN.

Chair Rung said the Oregon Growth Fund received only \$500,000; an effort will be made to remedy that in the February short session as some legislators may not have understood the difference between fiduciary funds and those that have economic development purpose that allow them to be invested in riskier things. Another budget casualty was the OSU venture development fund which has been quite effective and well-managed. Mr. Wall said the venture development fund's reserve will last a couple of years and he feels good about the small team that has been formed to go after funding.

IX. OTHER BUSINESS

X. FUTURE AGENDA ITEMS

The Board discussed potential future agenda items: the wetlands issue and potential efforts to engage with the federal government; the EDAB annual report to the City Council and potentially setting the stage for resources to continue and expand the activities of the EDO; and ongoing issues such as a public communications plan, air transportation, and next stage capital. Board members expressed interest in hosting a meeting, open forum, or social event to include the City Manager and State legislators.

In response to inquiries from the Board, Mr. Nelson said that those interested in participating in the interview process for the new Community Development Director could contact staff.

XI. ADJOURNMENT & ONAMI / MBI TOUR

The meeting was adjourned at 4:40 p.m., followed by a tour of the MBI facility.

XII. NEXT MEETING

The next meeting will be held on August 10, 3:00 p.m., at the Madison Avenue Meeting Room.