

Economic Development Council of Tillamook County

Board Minutes—May 18, 2010

Board Members

Present: Dale Stockton
Doug Olson (Secretary/Treasurer)
Bob McPheeters
Joel George (Vice Chair)
Michele Bradley
Jon Carnahan
Steve Hungerford (Chair)
Mike St.Clair
Mark Labhart

Not Present: Harold Strunk

Staff Members:

Present: Marshall Doak
Carla Lyman

Not Present: Sally Tuttle

Guests Present:

Sen. Betsy Johnson
Mary McArthur
Kevin Greenwood
Butch Parker
Matt Mumford.

- **Call to Order**
 - Meeting was called to order at 12:05 by Board Chair Steve Hungerford.
- **Consent**
 - **Motion** made by Dale Stockton and seconded by Michele Bradley to accept the minutes of the April 20, 2010 board meeting as presented. The motion carried unanimously.
 - **Motion** made by Jon Carnahan and seconded by Joel George to accept the financial reports as presented. The motion carried unanimously.
- **New Business**
 - Port of Garibaldi—Kevin Greenwood
 - Kevin presented an update on the proposed project to expand the Port of Garibaldi from the current 280 slips to 480 slips. No current moorage is available at the port. The port commission is considering a full on market analysis which will cost between \$20,000--\$30,000; they are currently working the strategic business plan; there is no set timeline for the project which has a preliminary cost of \$5-15 million.
 - FEMA Floodway
 - Maps were dispersed showing the current and proposed floodway for central Tillamook County. Mark Labhart explained that there are two main impacts—1) flood insurance: If you were in the flood plane now you're in the floodway and insurance rates will go up; if you didn't pay FEMA flood insurance you will be paying FEMA flood insurance; and 2) land use: You must prove that encroachments, including fill, new construction, and substantial improvements are prohibited unless certification is provided by professional, registered architect or engineer, certifying that the proposed encroachment, improvement, or development will not result in ANY increase in flood levels during the occurrence of the base flood discharge. You'll have to hire an engineer to do a

study...to prove to the county that you're not having any impact in the floodway.

- Betsy Johnson pointed out that FEMA did not take Oregon Solutions work into account. She feels this will be key to any possible appeal of the new FEMA floodway.
 - **Action item**--Betsy Johnson requested that the EDC send a letter to the congressional delegation, Representative Deborah Boone, and herself regarding the problems created by the new floodway
- Maps for the Nehalem and Nestucca Valley areas of Tillamook County are available on the FEMA website and the EDC office will print them on demand.
- Budget
 - The budget was developed in conjunction with the college and contains both the EDC and SBDC budgets. Significant category amount differences from last year include grant facilitation, marketing, and recruitment and retention of funds.
 - **Motion** made by Joel George and seconded by Mike St. Clair to accept the budget as presented. The motion carried unanimously.
- Agreement between EDC and TBCC
 - This is a one year contract. The only change from the previous contract is item 7 on page 2 which allows for TBCC to receive rent from the EDC for our office space beginning July 1, 2010 in the amount of \$500 a month.
 - **Motion** made by Mark Labhart and seconded by Doug Olson to accept MOU as presented. The motion carried unanimously.
- RLF Update
 - The RLF committee met 5/3/2010 to consider a loan application from a Tillamook County business. Recommendation was made to the EDC board to grant the loan. With a majority in favor, this loan is currently in process. There will be no charge in the process until the EDC board decides otherwise.
- Director's Report
 - Marshall noted that the process of hiring a new business counselor for the SBDC is currently underway and SBDC accreditation was held May 17th at Chemeketa Community College.
- **Other Business**
 - South County—Doug Olson reported that there is apparently a destination resort in the works for the Cannery Hill area.
 - The annual dinner is Thursday June 17 at TBCC featuring guest speaker Dr. Thomas Jones, SBDC instructor from Clackamas Community College.
 - Bill Bartlein has been appointed to replace Art Riedel on the Port of Tillamook Bay board. Ken Bell has announced his intention to resign.
 - The meeting was adjourned at 1:36 pm

The next EDC board meeting is Tuesday July 20, 2010 at noon. This is a joint meeting with the SBDC Advisory Committee.