



Board Meeting

Thursday, March 21, 2019

9:00 – 11:00 am

Millersburg City Hall

4222 NE Old Salem Road, Albany OR 97321

AGENDA

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| 1. | 9:00 | Call to Order & Agenda Review | Chair Cutter |
| 2. | 9:05 | Welcome and Introductions | All |
| 3. | 9:15 | Presentation of Local Area | Jim Lepin,
Millersburg Mayor |
| 4. | 9:30 | Approval of October 11, 2018 Meeting Minutes
(Attachment A)
<i>Action: Decision</i> | Chair |
| 5. | 9:35 | Apprenti Program
<i>Action: Informational</i> | Sue Thompson,
Lane Workforce
Partnership |
| 6. | 10:10 | CEDS Update 2020 - 2025
<i>Action: Informational</i> | Phil Warnock,
OCWCOG |
| 7. | 10:15 | Ongoing Business
Wetlands
FEMA & Disaster Planning Update
<i>Action: Informational</i> | Phil Warnock,
OCWCOG |
| 8. | 10:25 | District Updates
<i>This is an opportunity for members to share updates
occurring throughout the district area.</i>
<i>Action: Informational</i> | All |
| 9. | 10:40 | Goals and Effort: Brainstorming for the CWEDD
<i>Action: Discussion</i> | Chair |
| 10. | 10:55 | Other Business | Chair |
| 11. | 11:00 | Adjournment | Chair |

**Cascades West Economic Development District
Thursday, October 11, 2018
9:00 am – 11:00 am
Comfort Suites
3060 East 25th Avenue Eugene, OR 97403**

DRAFT MINUTES

Members Present: Biff Traber (phone), Chris Pryor, Dann Cutter, John Pascone (phone), Ric Ingham, and Rob Scoggin.

Guests Present: Amanda D’Souza, Jackie Mikalonis, Howard Schussler, Josh Bruce, David Richey, and Michael Howard.

Staff Present: Brenda Wilson, Dan Betschart, Jeff Gepper, Phil Warnock, Sandra Easdale, and Emma Chavez

1. **Call to order and Introductions**

The Chair, Dann Cutter called the meeting to order at 9:10 am. Those present introduced themselves.

2. **Approval of June 14, 2018 Meeting Minutes**

ACTION: Chris Pryor moved to approve. Ric Ingham seconded. Consensus to approve the June 14, 2018 meeting minutes.

3. **CWEDD Bylaws and Articles of Agreement**

Staff, Phil Warnock advised that the CWEDD Board reviewed and approved its Bylaws and Articles of Agreement at the last Board meeting. Both documents went to their respective COG Boards and have been approved

4. **Federal Emergency Management Agency (FEMA) Update**

Michael Howard with the University of Oregon (UO) advised that there are five primary areas for recommendation to which the CWEDD provided feedback at its last meeting. Those five areas are as follows:

Designated Leadership – Look into creating a disaster recovery coordinator with the understanding that there are a variety of different methods for the position.

Action Plans – The action plan should be oriented to the various regions in the four county area, as well as ensure it protects businesses, and private sectors.

Funding Mechanism – Look deeper into revolving loan funds and funding from the FEMA Hazard Mitigation Assistance program.

Incentivizing Management – Look into insurance incentives. Desire to have more partnerships with knowledge centers such as UO and the Oregon Partnership for Disaster Resilience that can provide opportunities for sharing of knowledge and provide additional capacity at the local level.

Education Awareness – Remind businesses and residents of opportunities and tools that exist. The discussion has been for this information to be made available via a CWEDD website. Resilience trainings within the communities.

Josh Bruce with UO stated that the CWEDD will need to have a conversation on what its priorities are, and how to move forward with them. Bruce noted that one of the challenges experienced by the student team was to being able to get the sectors engaged. Additionally, he noted the CWEDD has yet to provide grant funds to supplement staff with this project. Moving forward, those funds will help to get organizational capacity to engage with local folks individually. Members began discussing.

Brenda Wilson advised that she can begin the conversations on insurance incentives. She noted that Lane has a councilor that sits on the League of Oregon Cities (LOC) Board, and the City/County Insurance Services (CIS) is part of the Board. She went on to note that four of the CIS employers sit on the same building as LCOG which will make it easier to hold the conversations.

Ric Ingham stated that the City of Veneta just adopted its Hazard Mitigation Plan and others are in the process of doing so as well. He noted that this is a good time to elevate the conversations.

Chris Pryor advised that he can provide information and help make connections in Eugene, including at the Eugene Chamber of Commerce events that he will be attending.

Dann Cutter questioned if the intent was to create a blueprint from the research. Bruce advised that it is a potential direction and that it would indicate a pilot project approach that would be directed by the CWEDD Board.

Warnock noted that in the case studies, the access to capital concept in general wasn't in place prior to a disaster. It would be good to answer how to position the capital and response time pre-disaster.

Ric Ingham noted that there are some partnerships that have not been fully explored.

Cutter questioned if Veneta would be a good city to start a pilot project. Cutter stated that it would be good to start with one area before expanding to others. Members discussed the different geographic areas in the CWEDD.

Jackie Mikalonis questioned if the team has looked at the Local Economic Opportunities Fund (LEOF) that is specifically designed for resiliency. She noted that there is a large pot of funds there and it is something the team should research.

Cutter questioned if anyone had any objection with starting a blueprint with the city of Veneta and for the next meeting, members can suggest a new pilot city.

Wilson suggested for part of the pilot project to develop a best practices guideline that can be replicated in other areas.

Bruce stated that if pilot can't be done in each county, there should be one done at each geographic area.

Cutter noted that for each pilot, it would be useful to have a checklist of what the community needs to be ready to do for the process.

DECISION: The CWEDD Board met consensus for the UO Project Team to work with the City of Veneta to develop a Best Practices Guide and to provide a process by which communities on their own, in conjunction with the District could pick up and move forward with.

OTHER BUSINESS: Warnock noted that the City of Corvallis and Oregon Cascades West Council of Governments (OCWCOG) have been discussing how the Property Assessed Clean Energy Program (PACE) could work over the district area. He stated that PACE has a seismic retrofit component to it. It does not have the original return on energy savings for the investment on the front end in order to do the retrofit. This could tie in to the needs of businesses and property owners using it as a funding mechanism against their properties. He noted that staff will continue to keep the CWEDD informed.

Warnock also advised that there was a disaster declaration from the 2016 winter storm that was released as a funding opportunity. There are some challenges to how the Economic Development Administration (EDA) is interpreting the declaration and its eligibility components. Communities may need a training component to be ready to apply for funds and be project ready.

5. **Regional Lands Inventory Database (RLID) Pilot Project Update**

Warnock stated that the Regional Lands Inventory Database (RLID) conversation has been taking place for some time now. There was expression by the CWEDD Board that there may be interest in a demonstration project. He noted that this is a check-in on the conversation and to see if there is a CWEDD jurisdiction prepared to be a pilot.

David Richey, LCOG's GIS Program Manager advised that at the statewide level there is the Oregon Geographic Information Council (OGIC) that recently received funding. He noted that there is an effort underway to develop consistent statewide funding for these data sets and then to distribute them to the end users. He stated that the funding may not be enough to accomplish what a jurisdiction may be seeking. However, it could service as an incubator or a startup. Richey went on to state that Lane County has had an agreement for the past 20 years to collaboratively develop, maintain, and share data sets. He noted that its RLID is a valuable resource of approximately one million dollar per year.

It was noted that when the conversation was started at the CWEDD level, Eric Brandt advised that people were looking for interactive maps, and that while cities and

counties share the information; it is not in one single place. The challenge that was noted is being able to develop a warehouse that is meaningful enough to get a buy in from different jurisdictions.

LCOG stated that the RLID initially required public sector subsidy to create it, but now approximately 40% of the revenue comes from the commercial side because they see the value in the database.

Cutter stated that it is known that the program works and it is functional. He advised that it will be important for the CWEDD to know what the cost will be to implement the program, including startup, ongoing, and different level costs. He noted that getting jurisdictions to sign on, and budget for it will take time and it is important to have this information ready.

Richey noted that the cost is dependent on how much data the CWEDD will want to make available. Additionally, there is a five year startup cost, and ongoing costs, which for LCOG it is approximately \$1 million per year. Additionally, there are hardware and software costs, and there could be an FTE cost.

Warnock noted that the RLID conversation has evolved in that initially members questioned what their communities could get by buying into such a program. Now, members looking at what the values are to the Region as a whole.

Wilson stated that the CWEDD had discussed having an inventory of available industrial and commercial lands. The question will be whether this is an additional dataset in RLID, or a standalone. Wilson noted that it would be helpful to provide a presentation to the OCWCOG Board about the applications currently used.

Rob Scoggin questioned whether it would be helpful to have a Sub Committee get together to discuss the RLID pilot project. Members agreed.

DECISION: Staff will gather the Sub Committee and bring back recommendations and vetted concepts to the next CWEDD Board meeting.

6. **CWEDD Brownfields**

Staff Jeff Gepper provided an update on the CWEDD Brownfields. A brownfields is any site that has perceived or actual contamination. The two programs currently off the ground are the Eugene-Springfield Lane County Brownfields, and Yaquina Bay Brownfields initiative.

Amanda D'Souza provided details on the Eugene-Springfield Lane County Brownfields. She stated that there is a \$500 thousand grant with the EPA in partnership with Lane County. A total of 16 sites were completed. D'Souza reviewed details on the following sites; Bradford's, EWEB Riverfront, Dexter, and Whiteaker. She went on to review the lessons learned.

Jeff Gepper provided details on the Yaquina Bay Brownfields initiative. The focus areas include Newport, Toledo, and the Unincorporated Lane County. Gepper advised

that the EPA grant was funded at \$600 thousand with \$300 thousand towards petroleum, and \$300 towards hazardous materials. The current projects include; Former Toledo Mill, and King Salvage.

Staff is working on creating a Brownfields Advisory Committee that are connected to realtors, developers, and community businesses. Staff will work to engage those members in community events to get the message out that funds are available for brownfield sites.

Gepper shared a map of DEQs suspected and known brownfields in the CWEDD area. Staff is looking at ways to leverage the CWEDD and CEDs document as a tool to make the next application stronger. Staff is looking at a collaboration between Linn, Benton, and Lincoln Counties on their brownfields. Rural areas don't see as much investment with EPA dollars as larger cities even though the need is there.

Mikalonis gave congratulations on the grants and advised that DEQ and Regional Solutions are happy to continue to assist on the work. She noted that some communities are hesitant to accept the funds for this type of work.

7. **Wetlands**

Warnock stated that for the past several months there has been a workgroup at the State legislature level on 404 Assumption. He advised that one of the elements OCWCOG has dealt with over the last decade is an industrial readiness pre planning effort that was submitted to the Department of State Lands (DSL) and the Army Corps of Engineers (Corps) for 19 industrial sites. There was a request for an Advanced Aquatic Resource Plan (AARP) and a Letter of Permission (LOP) to the Corps for 404 Assumption that would remove some of the unknowns.

OCWCOG received approval for the AARP from DSL and accepted it as pre planning for wetlands delineation. This process fell down with the CORPS. In early 2018, DSL stated that 404 Assumption could be pursued and Eric Metz with DSL gave a presentation to the Cascades West Regional Consortium (CWRC), the group involved in the 19 industrial sites.

Warnock noted that 404 Assumption is when the state assumes permitting authority and regulatory responsibility from the federal government for wetlands permitting on assumable waters. He stated that assumable waters was debated between EPA, the Corps, and DSL. As of August 1st, the Administration changed course on what assumable waters are and their desire at the Federal level for states to assume regulatory authority. Since then, CWRC asked what could be done to encourage the state to pursue 404 Assumption. DSL advised that they would not pursue it unless there was interest at the local level.

The CWRC decided to support the efforts and write a letter to DSL Director, Vickie Walker. Staff provided a copy of a letter to the CWEDD Board. Warnock stated that if the group is interested, a presentation from DSL can be provided at a future meeting.

Mikalonis noted that the biggest constraint is that for any state to assume this role, you have to make sure you have the resources available. She advised that agencies need to start thinking about how this would be staffed and funded.

Wilson noted that while 404 Assumption did not rise to the top five priorities for the LOC, it is part of their top 30.

Ric Ingham noted that the Corps just got new leadership and he wondered if this may influence the decisions on the matter.

Warnock advised that when the press came out from the Corps, Metz reached out to them and was put through to the head of Corps and was able to coordinate a call between DSL and the Corps.

8. **District Updates**

Bruce noted that FEMA has opened the current round Hazard Mitigation Federal funding. It is for the pre disaster mitigation program and flood mitigation assistance program. There is more money for these programs. The deadline for applications is in December.

9. **Adjournment**

The meeting was adjourned at 10:56 am.