Forest Grove Economic Development Commission
Thursday, December 3 2009

Meeting Minutes

Attendees: Don Jones, Pete Van Dyke, Janet Lonneker, Elena Uhing, Preston Alexander, Schwan, Brian Wilbur, Bob Hillis, Ali Brown, Lisa Duncan, Lois Hornberger, Cindy Sturm

City Staff: Jeff King., Mike Sykes
Guest: Mayor Peter Truax

1. Call to Order
Meeting was called at 12:15 PM by EDC chair Don Jones

2. Citizens Communications
There were none.

3. Approval of November 5th EDC summary minutes.
Teri Hornberger moved to accept the minutes as amended. Peter VanDyke seconded. The minutes passed unanimously.

4. Additions/Deletions to Agenda & Staff Summary
Don Jones introduced Mayor Peter Truax, Mayor Truax thanked the EDC Board for letting him attend. An item on Light and Power rates was added to the agenda. Staff Jeff King stated that the Taco Bell grand opening went well. Taco Bell officials stated it was their best opening of any Taco Bell facility in their network. The City remains in the running for a medium sized facility that toured Forest Grove earlier. We will hear very shortly if we made it to the next round.

5. Business

A. Mcmenamins- Host Update
Don Jones thanked Mcmenamins for use of the meeting space and lunch.

B. Water SDC Financing Proposal
Staff Jeff King handed out a draft proposal on water system development charges. The proposal would allow commercial or industrial businesses the opportunity to pay SDC's over a period of time, with interest, instead of at the time of building permit issuance. Given the difficulty of businesses, securing financing as will as suffering short term losses, any cost could stall a project. the goal is to make it easier for small projects, especially existing businesses to grow or make improvement. In fact there is a specific manufacturer in Forest Grove that wants to upgrade a water meter from 2" to 3" to take advantage of new business opportunities in food processing. However the cost would be $30,000 in SDC's. As a result the project cannot go forward. This proposal for payments

options is seen as a tool to help during recessions and would expire in two years once the economy begins to grow and private financing is more available.

Cindy Sturm said that she supported this proposal. Preston asked about something similar for power. it was mention that Light and Power does not charge an SDC. Councilor Uhing asked if this was a benefit for the community or the business. Staffer King replied that it would be both as it would encourage a project to move forward that otherwise may not. Preston Alexander asked why this was not for residential projects. Mike Sykes said that it was discussed but difficult to create a mechanism, also home uses smaller water meters so cost of that SDC is usually not a critical cost compared to the entire project. Councilor Uhing said that when presented to Council, she would like more detailed on the proposed program and how it would work for all.

Cindy Sturm discussed a latecomer's fee and could have some bearing for first business that puts in the infrastructure. Mike Sykes said that a latecomer's fee has been used for some subdivisions. Don Jones asked how SDC are calculated. Mike said that there is a process defined by state law

A motion was by Lois Hornberger to recommend City Council approve. It was seconded by Cindy Sturm. The motion passed unanimously.

B. Sub-committee Goal Reports

It was decided that there would be no EDC meeting in January to allow for the subcommittees to work on priority goals. It lieu of the cancelled meeting for January 7th, subcommittees could meet on that day.

The Mayor was introduced. He said that the tourism committee kick off meeting went well. The Mayor that he supports the branding logo and may have City letterhead contain the logo. Mayor Truax discussed transportation. He asked how will we move more effectively on TV Highway to Hillsboro, especially with Wal-Mart coming in. He said he would raise this issue in future regional and local transportation planning meetings. He then mentions that Metro and the three counties have been meeting to discuss the fate of urban and rural reserves over the next 50 years. The current plan is for the City to get urban reserves of 477 acres of land north of the City, south of Purdin, east of Thatcher and west of Hwy 47. Lois Hornberger asked if we know how Katherine Harrington stands on this? Preston Alexander asked what % would be industrial. The Mayor responded that originally it would be all residential but we want to include industrial. We will have opposition from 1,000 friends and Farm Bureau. They have drawn a line in the sand at Council Creek. Their will two hearings in Hillsboro on the urban and rural reserves issue. They will be December 8th and 15th. Each organization is allowed 3-5 minutes to give comments. Would like to have a spokesman for the EDC come to testify, especially on the 15th in the evening. Don said that he will be able to attend. Elena Uhing asked Don if he

could tap someone to go on the 15th. Cindy Sturm said that this is all contrary to the 2040 plan of self-contained communities. Staff Jeff King will email the time and location of these hearings to Don,

An agenda item was added to get an update on public power in Forest Grove. Janet Lonneker that power rates will go up 5% across all customer classes and stay at this level until 2012. Bonneville raised wholesale rates 7% in October due to the nuclear plant not performing, so Bonneville must go into the open market to get power. Forest Grove Light and Power gets 90% of its power from Bonneville. Forest Grove power rates are still in the bottom ½ of all Northwest utilities,

6. Council Communications

Elena Uhing said that the Forest Grove vision plan update was presented by the CIC at a recent Council meeting. She said that the report was very well received. Elena also said that the sign and right of way ordinances were completed. She thanked the EDC for its review and input. She also mentioned the upcoming Pacific University football program back to Forest Grove. She said that it will be helpful for local businesses.

8. Announcement of Next Meeting

The next meeting will be February 4, 2010 at 12:00 noon on the first Thursday on the month. There will be no meeting in January 2010

9. Adjournment

The meeting was adjourned at 1: 11 PM

Approved by the Forest Grove Economic Development Commission:

Signed ~~Date~~: _____

Date: February 4, 2010