

Elena Uhing, Council Liaison
Jeff King, Staff Liaison
Mark Nakajima
Guy Storms
Javier Urenda
Jennifer Prickett
Brian Wilber
Kevin Yamada

James Draznin, Chair
Hope Kramer, Vice Chair

Bruce McVean
Lois Hornberger
Brad Bafaro
Howard Sullivan
Tom Raabe
Tim Budelman
Steve Krautscheid
Sandra Fowler-Hill

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ATTENDEES:

James Draznin	Brian Wilbur
Howard Sullivan	Brad Bafaro
Tom Raabe	Steve Krautscheid
Bruce McVean	Tim Budelman
Hope Kramer	Lois Hornberger
Mark Nakajima	Kevin Emerick
Javier Urenda	

CITY STAFF:

Elena Uhing, City Council
Jeffrey King, ED Program Manager
Brandi Walstead, Program Coordinator
Calvin LeSueur, ED Intern

ALSO ATTENDING: Steve Vuylsteke, Sake One; Nathan Taske, Bienestart

1. CALL TO ORDER:

The meeting was called to order at 12:11 p.m. by EDC Chair, James Draznin.

2. CITIZEN COMMUNICATION:

None presented.

3. APPROVAL OF ECONOMIC DEVELOPMENT COMMISSION MEETING SUMMARY MINUTES of November:

Mr. Sullivan moved to accept the meeting minutes as presented. Mr. McVean seconded. No discussion. The motion passed unanimously, minutes approved.

4. ADDITIONS/DELETIONS:

None presented.

5. BUSINESS:

A. McMenemy's – Host Update, not in attendance

B. Forest Grove Chamber Update

Mr. Sullivan provided an update:

- The Chamber is in the middle of wine raffle sales which will be drawn for at the December Chamber Luncheon.
- Light Parade was very successful.
- Cornelius was awarded a Metro grant for Urban Renewal in their downtown and well as the library grant.
- FGHS mechatronics program grant was approved. It is the only one of its kind in Oregon, students and FGSD staff are excited for the program to begin.
- Mr. Sullivan stated that there has been a large number of requests as to when Forest Grove will get another grocery store.
- MGC Pure, the hydrogen peroxide plant coming to Forest Grove hosted two meetings, one public and one private. Extended commendation to Councilor Uhing for and outstanding job of moderating.

C. Council Liaison Update – Elena Uhing

- January 18th will be the Boards and Commissions dinner at the Senior Center at 5:30 p.m.
- Soon we will be looking for home hosts for our Japanese delegation; please let us know if you are interested in hosting.
- We will be entering an intergovernmental agreement with Gaston to take on duties of their municipal court proceedings, similar to same agreements with Cornelius.
- Town Center plan will be presented in the next three months
- Senior Center will be providing Home Alone and Babysitting classes for children.
- On the topic of grocery stores, it has been approximately 6 years since last study. Community Development and the EDC requested a new study; once it is complete outreach will begin to determine interest by grocers.

- There will be a 3% public utility rate increase, which is lower than the previously expected 6-8%.
- The City is currently going through a Planning Development guideline review.
- MGC Pure meetings occurred as previously stated:
 - Highly sought after for purity of product
 - 19 acre project at Elm/Taylor Way
 - Stellar safety record
 - Creates 20 jobs at around \$63,000/yr increasing to \$83,000/yr with inclusion of benefits
 - Will add approximately \$40 million to the economy
 - Concerns raised at the open house included:
 - Water pollution
 - Underground storage tanks
 - Explosion concerns
 - Traffic increase and accidents

All of these concerns were responded to by the MGC Pure representatives. They are willing to meet with both the EDC and Sustainability Commissions.

Counselor Uhing was asked about the amount of water that they expect to use being a large amount, she responded that they are actually a mid-size user and with the expansion through the JWC, we will still have room for expansion.

D. Presentation: Nathan Taske, Bienestar

Bienestar is a non-profit developer with three properties currently in Forest Grove to include Juniper Gardens I & II and Jose Arciga. This provides 508 units of affordable housing. 95% of residents of Juniper Gardens are Latino; for this the units are larger family units. Bienestar recently completed closing on Cornelius Place, which will be 45 units of senior housing; construction will begin on Monday, December 11th.

E. Presentation: Steve Vuylsteke, President, Sake One

Mr. Vuylsteke has been the President of Sake One for eight years and served as the Chair for the TLT ad hoc committee. Mr. Vuylsteke gave a summary of Sake One and discussed the industry. He explained that about 80% of the Sake industry is education. Sake has four ingredients: water, rice, yeast, and special mold spores. Sake One has 35 employees and in their 20th year of brewing. They handle approximately a quarter of a million cases of sake through exports and imports. The majority of exports go to Cancun, Cabo, and Mexico City.

F. 2017-2018 Marketing Plan

Mr. King provided a budget worksheet for the marketing plan as previously discussed. The available budget is \$37,000, the proposal totals \$39,450. There was discussion about the areas that could possibly be cut, however, the request was to discuss with staff possible ways to make up the funding due to the unexpected cost of a grocery store analysis. The decision in the event of not finding the funding in the city budget was to scale back on radio.

G. Enterprise Zone Policies:

After a short discussion, it was decided to place this as an earlier and prevalent topic in the next EDC meeting to ensure understanding of the options.

H. Board Vacancies Update

Mr. King stated that he met with the new plant manager of Chaucer who showed interest in the vacant position.

6. STAFF & BOARD MEMBER COMMUNICATIONS:

None presented.

7. ANNOUNCEMENT OF NEXT MEETING:

Ms. Walstead requested that the Commission vote on the 2018 schedule which was held over from the last meeting. ***Mr. Budelman moved to approve the proposed schedule, seconded by Mr. Wilbur. No discussion. Motion passed unanimously.***

Chair Draznin announced that the next meeting of the EDC will be on Thursday, January 11th at **12:00** p.m. in the Alice Inkely Room at McMenamin's Grand Lodge.

8. ADJOURNMENT:

Chair Draznin adjourned the meeting at 1:35 p.m. by consensus.

Respectfully submitted by:
Brandi Walstead
Program Coordinator
City of Forest Grove

Approved by the Forest Grove Economic Development Commission: February 1, 2018