



AGENDA

Dallas Economic Development Commission

THURSDAY, March 20, 2014 - 12:00 noon

Dallas Civic Center

945 SE Jefferson Street

Chair Nancy Adams, Presiding

1. Approval of Minutes – January 16, 2014
2. Reports
 - a. Commercial Development Report – John Swanson/Chelsea Pope
 - b. Urban Renewal District Activities
 - c. Industrial Development Update – Jason Locke
4. Member Roundtable
5. Presentation – City Incentives for Business and Industry
6. Other Business
7. Adjourn

NOTE: The next meeting is scheduled for May 15, 2014.



CITY OF DALLAS
Economic Development Commission
Dallas Civic Center, 945 SE Jefferson St.
Thursday, January 16 , 2014 - 12:00 p.m.

- 1 **MINUTES - DRAFT**
- 2 Members Present: Chair Nancy Adams, , Mayor Brian Dalton, Beth Jones, Jackie Lawson, Peggy
3 Mehl, Bob Ottoway, Chelsea Pope, and LaVonne Wilson.
- 4 Members Absent: Bob Brannigan, Jim Fairchild, Jim Fowler, Ken Jacroux, Doris Johnston, and Craig
5 Pope.
- 6 Others Present: Suzanne Dufner, Dennis Engle, and Mitchell Gee.
- 7 Staff present: Community Development Director Jason Locke, Planner John Swanson, and
8 Recording Secretary Patti Senger.

9 **CALL TO ORDER**

10 Chair Nancy Adams called the meeting to order at 12:05 p.m.

11 **APPROVAL OF MINUTES**

12 The minutes of the November 21, 2013, meeting were accepted as presented.

13 **COMMERCIAL DEVELOPMENT**

14 John Swanson reported the end of the calendar year was generally slow for commercial development
15 activity. He announced that the owner of Dallas Select supermarket contacted him because the tenant
16 only had another year on their lease and they wanted to get out of it. He stated the owner was looking
17 to sell the business and indicated there was no discussion of the store closing. Mr. Swanson announced
18 Pressed Coffee and Wine Bar, a new business going into the Adolph building, was the first business to
19 apply for and receive an Urban Renewal Façade Grant. He reported the old Safeway building had a new
20 roof and upgraded parking lot, and he thought it was going to be office space but there had not yet been
21 a tenant improvement application submitted for the inside. White’s Collision expanded to a warehouse
22 located on the south end of Jefferson Street, next to West View Products. This would be additional
23 space and the customer service center would stay where it was currently located.

24 Chelsea Pope reported there would be a ribbon cutting and open house for the new Tom Kunke Art
25 Studio on Saturday. She stated the Chamber would host the monthly luncheon at the Majestic and the
26 presentation would address promoting “shop local” better. She asked for nominations for the
27 Community Awards Dinner scheduled February 21, 2014, at the Readiness Center. Beth Jones asked
28 about Plain and Fancy gift shop closing and Nancy Adams stated they had run a story about it in the
29 Itemizer Observer. Mayor Dalton asked if there was information about the space where Tiga Sushi had
30 been and Mr. Swanson announced that the lease was up and the property was listed for sale.

31 **URBAN RENWAL DEVELOPMENT ADVISORY COMMITTEE (URDAC)**

32 David Shein reported the 800-900 blocks of Main Street Urban Renewal project was essentially
33 completed and they had received many compliments. He explained the focus was on what the next
34 project should be. Mr. Locke stated staff presented the URDAC with options for projects including the
35 blocks north of the project and smaller projects. He said there had been discussion but no decisions.

36 Bob Ottaway asked the dollar amount that came in annually and Mr. Locke answered it was between
37 \$120,000 and \$130,000, and indicated there was debt service on the project. He explained that the next
38 projects would need to be smaller, but it put the City in a better position for state transportation
39 funding on the blocks of Main Street north of the project.

40 Mayor Dalton said he next hurdle would be for the building owners to participate in the grant program
41 and fix up their buildings. Ms. Pope pointed out the benches on Main Street were made here in Dallas,
42 and that they were constantly being used.

43 **INDUSTRIAL DEVELOPMENT**

44 Mr. Locke explained there wasn't much new to report in regards to industrial development. He
45 explained they were working on templates to get information out to Business Oregon and Strategic
46 Economic Development Corporation (SEDCOR) more quickly when properties became available with
47 willing sellers.

48 **BUISNESS OREGON**

49 Mitch Gee reported he was the Business Development Officer of Retention and Expansion for the state
50 of Oregon. He explained that he would be at several tradeshow over the six months and that Business
51 Oregon purchased booth space for companies to use. There would be international aviation, wood
52 products, manufacturing, and an international fancy food tradeshow.

53 **WEST VIEW PRODUCTS**

54 Mr. Ottaway stated he was glad to see White's Collision moving in next door to West View Products. He
55 reported that they had seen an increase in business opportunities with jobs in Idaho and Alaska.

56 **SCHOOL DISTRICT**

57 Dennis Engle reported the School District was closer to a meeting of the minds between the facilities
58 and the finance committees and they would be making a joint recommendation in March 2014 for the
59 next five or ten years.

60 **MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS (MWVCOG)**

61 Suzanne Dufner announced The Mid-Willamette Council of Governments, SEDCOR, and Job Growers,
62 Inc. received a \$1.7 million grant for the Marion, Polk, and Yamhill Counties through the Make It In
63 America Challenge. She advised that they were one of only ten to receive the funding. They were getting
64 started with market research and had a request for proposals out. The annual dinner was scheduled on
65 January 29, 2014, at Spirit Mountain Casino. She announced they hired a loan officer who was
66 experienced and knowledgeable with state programs.

67 **CITY OF DALLAS CONSOLIDATED ECONOMIC DEVELOPMENT STRATEGY**

68 Mr. Locke discussed updating the Consolidated Economic Development Strategy and said it was
69 originally developed by the Economic Development Commission and pulled from various pieces of the
70 Comprehensive Plan. It comprised of strategies and proposed projects with some things completed and
71 some taken on by staff. He explained the updated strategy correlated with the 2030 vision project and
72 he looked to the group to undertake the project and act as an oversight body. The goals would include
73 things like agriculture, manufacturing and processing, and relate to our geographic location. They would
74 have to do with everything from wine, straw and hay, to fruit and vegetable processing. He commented
75 that the railroad aspect was a definite benefit.

76 Mr. Locke explained that he had outlined what he would like to see undertaken as part of the strategies
77 and that some were ongoing and some were project specific. The first strategy he discussed was a
78 community profile and marketing packet designed and put together by a contractor. He also discussed
79 pursuing downtown building improvements with grants and loans. He listed strengthening protocols and
80 relations with economic development partners to respond to inquiries more quickly and consistently as
81 another goal. He talked about SEDCOR working more as a function of the Chamber for manufacturing
82 efforts to benefit multiple jurisdictions and tailored to ours. He discussed working directly with the City
83 Manager to get more aggressive and effective in promoting Dallas, which included updating the Business
84 Assistance Tool Kit to take account of the full scope of incentives available. The last goal he discussed
85 was to obtain assistance on development of agriculture related industries and products such as wine,
86 beer, specialty agriculture products, and tourism. This included preventing economic leakage and
87 capitalizing on our agriculture for the benefit of the community.

88 Mr. Ottaway asked about the electric capacity in Dallas and the strength of Godsey Road Bridge. Mr.
89 Locke answered that there would be an assessment of infrastructure and that Godsey Road would be
90 updated in the next two years. Mr. Ottaway asked about rail and Mr. Locke indicated it was mostly
91 ready to operate. Mr. Gee explained that it could be ready that day but the main issue was obtaining
92 contracts and working with Union Pacific who owned the line.

93 Beth Jones mentioned a commercial that she had watched marketing New York's tax free zones and
94 suggested coming up a with simple bold statement and marketing Dallas. She recommended using art
95 students from a university. Peggy Mehl added it would create awareness. Ms. Jones indicated she
96 would make the same suggestion to City Council.

97 Jackie Lawson asked if this group was to come up with the goals and asked for clarification, if they were
98 actual goals or if the term was being used loosely. Mr. Locke stated here was a decision made for this
99 Commission to become more proactive and acknowledged that the term "goals" should be changed to
100 "activities".

101 **DALLAS 2030 VISION PROJECT**

102 Ms. Pope made a motion to approve the final version of the Our Dallas 2030 Community Vision. It was
103 duly seconded and the consensus of the Commission was to approve the final version of the Our Dallas

104 2030 Community Vision and forward it to the City Council for Approval. Ms. Mehl suggested a formal
105 thank you to Zenn Associates from the Economic Development Commission.

106 **OTHER BUSINESS**

107 Mayor Dalton announced he was working on a Downtown Association and would schedule a meeting to
108 see where they wanted to go with it.

109 Chair Adams announced the next meeting was scheduled on March 20, 2014.

110 The meeting adjourned at 12:56 p.m.