

**INFORMAL SESSION MINUTES**

**April 6, 2015**

2:00 p.m.

Commissioners' Office Conference Room

PRESENT: Commissioners Allen Springer, Mary Starrett and Stan Primozych.

Staff: Laura Tschabold, Christian Boenisch, John Phelan, Stephanie Armstrong, and Chuck Vesper.

Guests: Don Iler, News-Register; Chad Freeman and AJ Foscoli, SEDCOR.

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\* indicates item forwarded to formal agenda

Allen called the meeting to order at 2:00 p.m.

\* Personnel - Approve an additional Senior Office Specialist to the Public Works personnel roster.

John Phelan stated that this position is included in the 2015-16 budget process and this request allows them to fill this position in the interim.

\* Contracts/Grants - See agenda for details.

\* Deeds - Accept the dedication of new public right of way along Worden Hill Road.

\* Miscellaneous - Approve the adoption of a Board Order designating the Yamhill County Planning Department or the Planning Department's Designee to receive the information described in ORS 18.995(2)(b)(B).

Approve the submission of the 2015-16 Annual Work Plan for the Yamhill County Habitat Conservation Plan for the Fender's Blue Butterfly and Kincaid's Lupine.

SEDCOR - Chad Freeman presented Sedcor's quarterly update and distributed an activity report (see Exhibit A). Overall the trends are showing increased growth in the region with an increase in jobs.

Stephanie Armstrong briefed the Board on Planning Docket PAZ-01-15, a request by Michael Kelley for a Comprehensive Plan amendment/zone change from EF-40 to AF-10 on a 10.1 acre portion of Tax Lot 3315-3800.

Laura Tschabold presented a request from Dave at KLYC proposing to video stream on the internet the formal sessions of the Board of Commissioners.

Following Commissioner updates the meeting adjourned at 3:02 p.m.

Lucy Flores Mendez  
Secretary

Apr. 6, 2014

Commissioners  
Yamhill County  
434 NE Evans St.  
McMinnville, OR 97128

**RE: SEDCOR 2nd & 3rd Quarter 2015 Activity Report**

Executive Summary:

In the past quarter, Strategic Economic Development Corporation has continued to build upon earlier efforts in Yamhill County. SEDCOR has worked with local city managers and officials in all of the municipalities in Yamhill County, and in some cases has begun the process of analyzing the strengths and weaknesses of those communities to help them develop long-term economic strategies. We have met with 19 additional companies to discuss various concerns, ranging from workforce recruitment and training issues, to land inventory shortage, to expansion support. Through this process, we have enhanced the effectiveness of the partnership between SEDCOR and the local entities.

Much like in the beginning of our 2014 fiscal year, we are seeing growing interest in business investment through facility expansions, equipment purchases, but most of all a large increase in hiring in our region. Several companies have reported enough increase in business opportunities that they are now having to spend a great deal of their time connecting with local workforce agencies, as well as educational institutions to help them fill new jobs in their production facilities. These workforce development efforts are being coordinated between local companies, community colleges, high schools and workforce agencies.

SEDCOR, in conjunction with the Mid-Willamette Valley Council of Governments, the McMinnville Economic Development Partnership, as well as the Oregon Manufacturing Extension Partnership, have made the results of their supply-chain analysis public and will present these findings to local businesses and officials to help them set strategies to develop the economic strengths of the region. We have included a copy of the report here for your review.

Strategic Initiatives:

- 1) **Introduce SEDCOR** – To assist the region's players with their challenges and obstacles, SEDCOR has been in contact with 19 additional local companies from several different clusters, including food processors, high tech manufacturers, nurseries, automobile parts manufacturers and furniture manufacturers. This has brought the total number of manufacturers that we have contacted to over 40 companies. Through these interactions, SEDCOR has helped connect these companies with various resources to achieve their short, medium and long term goals.

- 2) **Industrial Land Inventory** – We are currently working with owners and representatives of industrial land to catalogue the available parcels and current facilities to add to Business Oregon’s database for streamlining the site selection process. Through this effort, several sites have been identified for potential expansion projects and recruitment events have been made at the sites themselves.
  
- 3) **Marketing Materials** - SEDCOR has continued incorporating Yamhill County economic development news and stories into its communications channels, including *Enterprise* magazine, the web site, press releases and monthly electronic newsletter. In addition, we’ve updated our business incentives and recruitment materials to reflect the addition of the Newberg Enterprise Zone, to better promote the area for both existing businesses and potential new companies. Lastly, we’ve attended several trade shows and expos, including the Northwest Food Processors Association trade show, the Oregon Manufacturing Extension Partnership expo, as well as the Precision Farming expo to connect, promote and support local companies’ marketing efforts.
  
- 4) **Workforce Development Efforts** – In addition to organizing export workshops and workforce development strategy sessions attendance with local companies, SEDCOR has been active in connecting businesses with local educational institutions to assist them in developing industry-specific curriculums that can enhance their in-house training methods. This was done both on-site as well as in community-wide events to leverage the combined assets of local businesses, community leaders and educational institutions.

Continuing on last year’s trend of increased interest in land inventory for expansions, as well as for recruitment projects, we saw strong leads for large-scale projects turn into site visits from potential new investment partners into the region. In addition, we saw existing businesses taking a proactive approach in recruiting and training the workforce they need to take advantage of the growing economy.

Thank you, once again, for your continued support.

Sincerely,



Chad Freeman, President  
SEDCOR