



**CURRY COUNTY BOARD OF COMMISSIONERS
WORKSHOP MEETING**

Wednesday, April 28, 2017 – 10:00 A.M.
Commissioners' Hearing Room, Courthouse Annex
94235 Moore Street, Gold Beach, Oregon
www.co.curry.or.us

Meeting minutes

Present: Thomas Huxley, Chair; Sue Gold, Vice Chair; Court Boice, Commissioner; John Huttli, County Counsel; John Jezuit, Admin Assistant

Others Present: Community Development Director Carolynn Johnson and South Coast Development Council Interim Director John Hitt.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Commissioner Huxley called for the pledge of allegiance.

2. INTRODUCTION OF THE MEETING {10:01}

Huxley presented the purpose of the meeting as a workshop to discuss economic development work information and that there would be three main topics. Huxley then turned the meeting over to Community Development Director Carolyn Johnson.

Director Johnson started by introducing Interim Director, John Hitt, with the South Coast Development Council (SCDC). She explained that when SCDC started helping the County last year, they went through a time of staffing transition and now that things have started to settle they plan to be more deliberate with projects down the road. She discussed that she is looking at SCDC as a kind of quasi-staffer for the planned projects in the budget year. Johnson stated she was looking to the Board of Commissioners (BOC) for their thoughts on the planned projects she would be discussing.

3. County Property Development/Programs/Sales to Raise Revenue {10:04}

Johnson explained that they would be looking at County revenues relative to County property.

A. Johnson spoke about the task force that was put together in 2016 for assessing a wide variety of County properties and their recommendations to the Board of Commissioners (BOC). She explained how the Board then decided to put many of those said properties up for sale and that, so far, only one property has sold. Johnson stated, "We have not aggressively found a way yet to market those properties and get them off the books." She asked the Board about their thoughts on whether she should make it a mission this year to undertake the task of finding a way to market and sell the surplus County properties. Commissioner Gold stated she did feel like it was a worthy task because ultimately, if private owners come in and purchase the properties, then there would be more tax base for the county. Huxley and Boice both agreed that the task should be focused on.

B. At {10:09} Johnson discussed the possibility of a County Forest Program. She stated that to create the program a legislation framework would need to be established as well as assessing the eligible properties for the program. Johnson asked Interim Executive Director, John Hitt to discuss Coos County's already established Forest Program. Hitt explained that Coos County's Forest program staffs a forester who manages the extensive properties for potential timber sales, recreational uses, or to sell outright. He detailed the benefits of sharing Coos County's already

established Forest Management Plan. Hitt discussed the details of the ORS including the Board having to take a formal action and designating specific parcels for a County Forest Program. Hitt stated the process to achieve the program could be done in under a year and that it wouldn't be particularly challenging or expensive. Gold asked about Coos County revenue off the Forest Program in which Hitt stated, "It's now in the range of close to half a million dollars per year." At {10:14} Johnson detailed the advantage of already having the properties inventoried by the task force and stated if the properties were sold through the County Forest Program there wouldn't be a loss of revenue to the taxing districts that you otherwise would have. The Board of Commissioners unanimously gave their consensus that it would be good to further look into a County Forest Program.

- C. At {10:16} Johnson briefly discussed a program where agencies buy carbon credits. She stated, "If you have a forest and you decide you're not going to log it, they will pay you." Johnson detailed how the city of Astoria took part in the program with their city forest and they garnered a tidy sum. Hitt and Gold commented on how this program would correlate with the possible County Forest Program. At {10:19} Boice commented about the western USA movement to gain local control over BLM lands which could be an additional basis for a County Forest Program.
- D. At {10:23} Johnson discussed the properties set aside by the Board of Commissioners (BOC) for possible future park use. She stated to look at these properties for park use they will need to be further analyzed and to do so will require some funding. Johnson also spoke about the need for updating the Recreation and Economic Development Plan and suggested to the BOC that by marrying the two tasks they almost would have a parks master plan. She stated, "It could be a dual purpose function. I would use the Planning Commission to do the analysis plus the evaluation." At 10:25 Hitt commented how Travel Oregon significantly expanded tourism promotion throughout Oregon, but especially in the coastal area. Hitt stated Travel Oregon found tourists spend shorter periods of time and spend less money on the south coast than the rest of Oregon. Hitt detailed the importance of looking into the possible park opportunities while promotion efforts are currently being made by the State and the Oregon Coast Visitor Association. Gold asked if there are grants being made available to help with development of parks. Hitt stated this year's grants are relatively small, but with the new funding Travel Oregon has received, next fiscal year there will be the ability to obtain up to \$100,000 or more to help with development. Boice stated Oregon state parks are an incredible source of pride and hopefully a parks committee could be established to help. The Board of Commissioners unanimously gave their consensus to pursue the properties for possible park use.
- E. At {10:31} Johnson discussed how Curry County doesn't have a Film Commission and the possible revenue benefits of a film crew staying in the County while filming. She stated both Del Norte County and Lane County have something going which we could possibly get on their coattails or pursue starting our own Film Commission. Hitt noted that the timing to pursue a Film Commission is really good because OSU Extension received one of the Oregon Visitors Association grants to photograph both Coos and Curry County which would help develop a categorized inventory of potential filming sites. The BOC were in unanimous agreement to pursue a Film Commission.
- F. At {10:37} Johnson discussed the task of keeping up with the Travel Curry website and suggested entering into an Intergovernmental Agreement (IGA) with the Gold Beach Visitor Center (GBVC) to handle the task. She discussed the qualifications that make the GBVC a good

fit. She stated Community Development doesn't have the staff or resources to keep up with all the events that need tending to. Gold asked if the updating task would be done by volunteers. Johnson stated no and that with the IGA it would be an addition to her budget which would be discussed with the Board of Commissioners (BOC) at budget time. Boice discussed his concern about cities doing their own promotion and stated he'd prefer over time to see the county take the lead. Huxley discussed using the resources available now in support of an IGA to get the website current instead of waiting 3-6months to make a decision. He also noted once the process of updating started it could be evaluated in about six months. Johnson agreed with the evaluation period and stated it could be wrapped into the agreement. The Board was all in consensus of pursuing an IGA.

- G. At {10:45} Hitt briefly discussed Travel Oregon Coast Studios and the Southern Oregon Coast Steering Committee. He gave a brief description and encouraged the Board to be represented in the process. No decisions were made.
- H. At {10:52} Johnson discussed revisiting the Cape Blanco airport 2016 discussion. She stated, hopefully this next year we could begin to work with them to see how the status of the airport could be elevated. Johnson noted the many possibilities between the airport and the tourism efforts. She discussed the possibility of a charter plane system and stated the resources are here. Huxley and Boice commented with some of the hurdles that would need to be taken care of to pursue the charter system including the removal of dense brush and additional security.

4. Private Property Development {10:57}

- A. Johnson discussed identifying an inventory of all the commercial and industrial property in the county and then ultimately offering the services of SCDC to the property owners to help map out what their potential uses could be. She stated that it would be a preliminary service to private owners and would take some time and funding on the County's part. Gold stated, "It could reap great rewards in the future."
- B. At {10:59} the next topic discussed was to locate and engage with economic development entities, services, and partnerships. Johnson stated she wants to begin to reach out to the other agencies, foundations, and groups that have a lot to offer. She believes the county has begun that effort by engaging with SCDC. Johnson stated she also wanted the Board to be aware that the current Travel Curry Coast website has different links concerning the different aspects of economic development and is a little cumbersome. She stated, "What we'd like to do is create two websites. One would be just for tourism and the other one would be focused on economic development."
- C. At {11:01} Johnson discussed continuing the land use and zoning process to enhance economic development opportunities. She noted this is done by keeping communication open with the public and continuing to work on the zoning code update. This summer she plans on getting the residential zoning codes to the Planning Commission to start their review. She discussed expanding those residential zones to include accessory dwellings which would create the opportunity for more housing and also the need to expand the commercial zones to allow mixed-use projects.

5. Utilize South Coast Development Council (SCDC) to Represent Curry County {11:04}

Johnson discussed the need to utilize SCDC as a sub-committee in part of the Sudden Oak Death (SOD) related to Economic Development and Workforce Impact. Boice noted that he has participated on this committee and will also be attending the SOD meetings as part of the task force. He noted that the

objective right now is to receive \$4,000,000 from the Federal Government and about \$300,000 from the state to manage the growth of SOD.

6. Other Topics

- A. At {11:10} Johnson discussed the Flores Lake Forest lands workshop that took place on April 27, 2017 in Langlois. She stated it was a very productive workshop with a great amount of information/feedback and over 100 people attending. She stated she will be coming back to the Board with a more formal report in the next 30 days. Boice commented that he would be coming to the Board to ask for an appraisal on the land. Discussion about using the forestland for carbon credits took place between Gold and Johnson.
- B. At {11:14} Boice stated, "You mentioned industrial properties. Where are we on the Agnew property at the Old Champion Mill site?" Johnson stated it's for sale and Hitt noted it's on the SCDC website. Hitt noted that for industrial development, the property faces significant challenges including utility access particularly water/sewer. He stated there are probably more recreational opportunities with the property. Johnson noted the information Hitt is providing from SCDC would be helpful with preliminary assessments. At {11:16} Boice inquired about the amount of lottery funds and Johnson stated last year it was \$88,000.
- C. At {11:17} Huxley commented he wanted to inform the commissioners about being contacted by the elections manager with a budget estimate between \$1,600-3,200 for updating the voter precinct maps. He discussed the Geographic Information System (GIS) system for the elections department and the Intergovernmental agreement (IGA) between Lane County and Curry County. He noted the budget for the IGA was not to exceed \$4,800 with a \$20,000 budget for GIS in the future. The Board of Commissioners and Counsel Huttel further discussed GIS systems.


9. ADJOURN

Huxley adjourned the meeting at 11:28 AM

Dated this 2nd day of May, 2018.

Curry County Board of Commissioners


Sue Gold, Chair

 5/2/18
Thomas Huxley, Vice Chair


Court Boice, Commissioner