



BOARD OF COMMISSIONERS WORKSHOP REPORT

Meeting Date: April 28, 2017

Prepared by: Carolyn Johnson, Community Development Director

Subject: Economic Development work information

This memo outlines work projects for Board discussion and ultimately the scope of work for an update of the County's agreement with South Coast Development Council (SCDC) into FY 2017/2018. The goal of this workshop is for staff to learn the Board's thoughts and consensus on the projects proposed in this memo; other Economic Development project ideas are welcome. SCDC staff will be available at to participate in discussion with the Board.

On a related note, SCDC is seeking a satellite office in Curry County with staff availability about 30 hours a week. Having an Annex office for SCDC services would enable on-site consultation with the Community Development Director on a variety of projects. The arrangement would be optimal to maximize consultation / collaboration with the Director and make for easy availability for local businesses. Additionally there would be easier access to county records related to SCDC assigned tasks.

Suggested projects for discussion are positioned in a number of categories. They include:

County Property development/programs/sales to raise revenue

1) **Research, analysis and recommendation formulation for new County revenue** from sale of county property as a follow up to work previously undertaken but not completed in 2016. This effort would involve assessment of County owned parcels to determine the viability of each to provide new County revenue. Work in this regard has been underway for the 500+ acres near Boice Cope Park and the public facilities zoned property adjacent to the Cape Blanco airport. Continued work would include consideration of the property for inclusion in a County Forest program, and/or engagement/collaboration with other agencies and initiation of programs to facilitate new County revenue. While prior work identified properties and the Board, after advisement of the Real Property Task force made recommendations for each property, clarity on a number of properties would be helpful.

2) **Examination of a County Forest Program.** Evaluate the possibilities of a County Forest program for potential County revenue. This would include identifying legislation framing the program's opportunities and limitations for a new revenue stream and conferring with others who have experience in this area. If determined viable and desirable by the Board, commencement of the necessary process to create a County Forest Program. Key features of having a forest program include the ability to harvest timber, sell property and retain all profit from the sale, include property that does not have timber potential but could be used for recreational purposes or for sale, and to explore if or how the County could participate in the sale of carbon credits.

3) **Examine opportunities and feasibility to sell carbon credits** to Climate Trust (if a County Forest Program is established) Climate Trust is a non-profit corporation founded to administer the Oregon Carbon Dioxide Standard, the nation's first legislation to curb emissions of carbon dioxide. Climate Trust Capital provides funding based on the ten year value of carbon credits from a variety of projects, including County forests. For an example of how this works: (<https://www.climatetrust.org/city-services-funded-through-purchase-of-astoria-forest-carbon-credits/>)

4) **If the County Forest idea does not get off the ground;** pursue selling the dormant properties previously directed by the Board to be made available for sale. This would involve putting out an RFP for a realtor, selecting a realtor to market and then sale of the properties.

5) **Funding permitted, conduct feasibility studies for camping and passive recreation** on properties previously determined by the Board of Commissioners to be considered for park use. This work would be accomplished in connection with update work on the County's Comprehensive Plan related to economic development and parks and recreation. Citizen engagement would be included in this work with use of the Planning Commission's time on the Comprehensive Plan.

6) **Film Commission collaboration.** With the target of generating revenue, evaluation of potential for a Curry County Film Commission or collaboration with other coastal Oregon or northern California film commissions. The County does not have a film permitting process nor is it engaged with others to advertise Curry County properties.

Tourism re-evaluation

7) **Enter into an IGA with the Gold Beach Visitors Center to manage the Travel Curry Coast Web site related to tourism and special events and expansion of festivals and events by assistance to promoters and others.** Working with promoters to expand visibility by inclusion of their events and others not only on the Travel Curry Coast Web site but on the Oregon Coast Visitors Association web site. The County heretofore has not been a member of OCVA but recently joined. This will enable linkage from the OCVA web site to the Travel Curry Coast Web site. The Fairgrounds event center and the Langlois community web sites are examples of those entities who could also benefit with additional exposure.

8) **Engage SCDC to represent Curry County on the recently formed** Southern Oregon Coast Community Tourism Steering Committee. This effort will put Curry County at the table of organizations zeroing in on tourism along the coast.

9) **Revisit the Cape Blanco Airport 2016 discussion** for related tourism business potential for tour guides, fly-ins, camping equipment and RV rental and other possibilities.

Private Property development

10) **Work with County industrial and commercial property owners for business expansion.** This will include creating an inventory of available industrial and commercial properties, outreach to County commercial and industrial property owners offering information on utilizing SCDC to advise on maximize each property value and navigate the County subdivision and permitting processes.

11) **Locate and engage with economic development entity services/partnerships.** Ongoing engagement with Business Oregon, other state agencies, economic development agencies, foundations and others to actively seek out economic development opportunities for Curry County businesses, vacant land property owners and land held by Curry County. One way to do this involves a re-examination of the Travel Curry Coast Web site to break out key sections that are related to business and living in the area. This work would involve engagement with Revize, who has indicated they are willing to work with the County on this effort.

12) **Continue the Land use and advisement process to enhance economic development opportunities.** Continue engagement with the Community Development Director's ongoing update efforts for the County's Comprehensive Plan, Zoning Code and Subdivision Ordinance to maximize opportunities for the County's economic development, beginning with work on the update of the economic development and recreation and parks section of the Comprehensive Plan and the Zoning Code sections most relevant to the expansion of housing (residential zones) and jobs/commerce (commercial zones). This effort could collaboration of the tourism community and upon request, resources and advisement to parties interested establishing in Curry County tourism opportunities that involve (including eco-tourism), retail business development; vacant land reuse, land development, marketing; agriculture, forestry, fishing and food based business development; food system development; business succession planning and other economic development projects as they arise.

Going on the Offense

13) **Utilize SCDC to represent Curry County** on the Sub-Committee related to Economic Development and Workforce impact from Sudden Oak Death. This subcommittee will be advising the Sudden Oak Death Task Force co-convened by Senator Jeff Merkley and Representative David Brock Smith.

Last, SCDC has been working with the County since September, 2016; a one page synopsis of the work they have undertaken on behalf of the County since that time is attached.