



CITY OF DALLAS
Economic Development Commission
Dallas Civic Center, 945 SE Jefferson St.
Thursday, September 18, 2014 – 12:00 p.m.

1

MINUTES

2 Members Present: Chair Nancy Adams, Mayor Brian Dalton, Beth Jones, Jackie Lawson, Peggy
3 Mehl, Bob Ottaway, Chelsea Pope, Jim Fairchild, Jim Fowler, and Susan
4 McKnaught.

5 Members Absent: Bob Brannigan, Ken Jacroux, Doris Johnston, Craig Pope, and Lavonne Wilson.

6 Others Present: Tammy McCammon, A.J. Foscoli, Jim Williams, and Joe Koubek.

7 Staff present: City Manager Ron Foggin, Community Development Director Jason Locke, 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 May 15, 2014, Economic Development Commission meeting were accepted as
13 presented.

14 **REPORTS**

15 **Commercial Development Report**

16 Chelsea Pope reported there were vacancies in downtown buildings, three ribbon-cutting ceremonies
17 were held, and she had met with Buchanan, LLC about the downtown building they owned and reported
18 the possibility of using it for state offices had been pulled off the table.

19 **Tourism Report**

20 Ms. Pope reported the summer tourism season had been busy and they would spend October getting
21 ready for November elections. She announced the dates of the upcoming forums. Ms. Pope announced
22 the Rural Tourism Studio had an event the previous evening and of the 45 people who attended, only
23 two were from Dallas. She shared her desire for Dallas to have a strong presence with the Tourism
24 Studio and reviewed the benefits it would bring to tourism and economic development; she encouraged
25 participation at future events.

26 **Urban Renewal District Advisory Committee (URDAC)**

27 Jason Locke reported URDAC had approved a streetscape project on SW Mill Street between Main and
28 the alley across from the Bank of America. The sidewalk would be replaced on the south side of SE Court
29 Street connecting City Hall to the completed project on Main Street. Additionally, if the budget allowed,

30 they were looking to continue sidewalk replacement on the north side of SW Court Street between Main
31 Street and SW Church Street. Mr. Locke stated they approved signage projects including a new set of
32 poles to ease the process of hanging banners across Main Street. He stated URDAC was looking to
33 revamp the façade grant program at the next meeting.

34 **Industrial Development**

35 Mr. Locke reported Forest River had leased some space from the new owners of the old Weyerhaeuser
36 mill site and were currently using it for storage and noted a couple other companies were interested in
37 the site for various projects. He stated that he, Suzanne Dufner, and Ron Foggin toured the TTM
38 building, 1270 SE Monmouth Cut-Off Road, which work had been done, the roof repaired, and the fire
39 suppression was back in line. Mr. Locke announced a buyer was interested in the property, and in
40 response to Jackie Lawson’s question, he stated he was cautiously optimistic the buyer would use the
41 space and not flip it.

42 **MEMBER ROUNDTABLE**

43 A.J. Foscoli explained his position at SEDCOR was created through the federal grant “Make it in America”
44 and noted locally was referred to as “Make it in the Willamette Valley.” He stated that Nick Harville had
45 been working with Marion, Polk, and Yamhill counties and that would be divided between the two of
46 them where Mr. Harville would continue with Marion County and he would take on Polk and Yamhill
47 Counties. Jim Fairchild noted the “Make it in America” program was exactly what was needed in the
48 area since there was land available for expansion.

49 Joe Koubek, with the Ford Foundation Institute Leadership Program, announced a fundraiser event to
50 raise funding for the Rickreall Creek Trail System signage and lighting in the lower Falls City Park.

51 Susan McKnaught stated that Chemeketa classes would start in a few weeks and Central High School’s
52 extended campus was moving along.

53 **PRESENTATION**

54 Tammy McCammon, from HALO, discussed the program for youth ages 16-21 years old and the need for
55 on the job training for young people. She noted the difficulty in finding employment for kids who did not
56 graduate from high school and/or were not enrolled in college. She indicated HALO had programs to
57 work with the youth to obtain their GEDs, connect them with tutors and mentors, and teach them to
58 manage their emotions, show up on time, interact appropriately with people, and get them work ready.
59 She stated they were working with local partners to establish programs for career based training to
60 provide essential skills to young people.

61 Beth Jones asked about GED help for low-income families and Ms. McCammon stated they hoped to
62 expand their program to 24 years old soon and suggested she contact Job Growers and the Work Source
63 center in Dallas. Ms. McKnaught noted that they should contact a Chemeketa Community College
64 advisor in Dallas, and that after completing a GED they could receive six hours of free college credit.

65 Mayor Dalton noted that a complaint about the program was the participants did not show up or were
66 on drugs. Ms. McCammon noted they did not eliminate program participants because of drugs, but
67 encouraged them to find treatment and get their lives back on track.

68 Bob Ottaway commented that the primary problem was there were so many regulations, including the
69 losing battle with minimum wage and required sick leave. He noted he felt for the kids not getting a shot
70 at what the previous generation had.

71 Mr. Foscoli mentioned that the work ethic standards tended to be different and Ms. McCammon noted
72 that based on her upbringing and experience, she did not see the value of contributing to society when
73 she was younger but she learned it based on the opportunities and training she had been given. She
74 pointed out it was not a change in this generation but a societal shift and the expectations were higher
75 now than in all of history.

76 Chair Adams thanked Ms. McCammon for the report.

77 **OTHER BUSINESS**

78 **Economic Development Trust Proposal**

79 Mr. Locke reported about the policy related to expenditures of EDC trust money, stating the funds were
80 essentially the City's share of the lottery money from the state. He noted there was approximately
81 \$22,000 in the fund. He explained that during work on the vision project for 'Our Dallas 2030', there was
82 discussion of putting together a branding and marketing document that agencies such as SEDCOR could
83 use. He recommended doing a request for proposals (RFP) for the project that would cost between \$15-
84 20,000 and suggested the Economic Development Committee would take on the work of looking over
85 the proposals and make a selection based on the criteria. Chair Adams pointed out this project would go
86 with 'Our Dallas 2030' and was overdue.

87 Chair Adams asked for a vote by a showing of hands indicating approval to do an RFP for the project and
88 the consensus was to move forward with the RFP.

89 Mr. Koubek reported a large outbreak of vandalism along the east side of town.

90 Mayor Dalton noted there was an upcoming Oregon Main Street meeting in McMinville.

91 Ms. Pope announced the Discovery Channel was filming in Dallas for an upcoming episode.

92 The meeting adjourned at 1:00 p.m.