

BOARD ORDERS AND MINUTES

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY (“the Board”) sat for the transaction of county business in combined session on September 30, 2021, at 10:00 a.m. in a virtual meeting via Zoom, Commissioners Mary Starrett, Lindsay Berschauer and Casey Kulla being present.

Also present were Ken Huffer, County Administrator; Christian Boenisch, County Counsel; Cynthia Thompson, Transit Coordinator; and Carrie Martin, Grants & Special Projects Coordinator.

Guests via Zoom: Abisha Stone, SEDCOR; Beth Rankin; Sheila Barnes; Marvin Bernards; Tipper 72; and Tara Williams.

Welcome! Due to COVID-19 and physical distancing requirements, attending the meeting is discouraged. The public can view the meeting via the YouTube link on the Yamhill County Meetings page. <https://www.co.yamhill.or.us/meetings>. See below for instructions regarding submitting general public comment or comments on agenda items.

A. CALL TO ORDER: Commissioner Starrett called the meeting to order at 10:00 a.m.

B. FLAG SALUTE

C. CALENDAR SESSION: This time is reserved for the review of the commissioner’s joint schedule (if needed).

The Commissioner’s reviewed the joint schedule for the week of October 4 – October 10, 2021. No other county business was discussed.

D. PUBLIC COMMENT: *Due to COVID-19 and physical distancing requirements, anyone wishing to submit general public comment or comments related to a specific agenda item may do so in written format via email at bocinfo@co.yamhill.or.us or by mail at 535 NE Fifth St., McMinnville, OR 97128. Any comments received prior to the meeting will be shared with the Board of Commissioners and submitted to the record.*

Public comments received via e-mail regarding COVID-19 vaccinations and BOC areas of liaison.

E. WORK SESSION: This time is reserved for topics of discussion scheduled for the Commissioners in advance. If a work session is not needed, the balance of the meeting will begin at 10:00 a.m.

1. Work Session – None.

a. Review/discussion of SEDCOR Quarterly Report – Abisha Stone

Abisha Stone presented the quarterly report (Exhibit A) which focused on industry and project updates. She touched on the workforce concerns across all industry sectors and identified programs to promote regional workforce resources. She discussed a rural industrial tax exemption program to allow a three-year tax exemption for industrial projects located outside city limits.

Ms. Stone discussed the Economic Development Advisory Committee (EDAC) recommendations for use of American Rescue Plan Act (ARPA) funds in impacted areas of concern. Additional recommendations for consideration included utilizing video lottery funds for business grants. Ms. Stone asked the Board to consider accepting the recommendations for funding in the areas of workforce and supply chain localization to allow SEDCOR to develop programs and to allow EDAC to make a recommendation for use of video lottery funds. The consensus of the Board was to direct Ms. Stone to move forward with framing a proposal.

b. End of work session

F. DEPARTMENT UPDATES: None.

G. CONSENT AGENDA: Commissioner Kulla moved approval of the consent agenda. Commissioner Berschauer requested removing item G9 for discussion next week. The motion passed as amended, Commissioners Starrett, Berschauer and Kulla voting aye.

Contracts & Grants

1. **B.O. 21-393** - Approval of Agreement #171312 between Yamhill County Family and Youth and the Oregon Health Authority for Parent-Child Interaction Therapy (PCIT) program funding, retroactive to July 1, 2021 through June 30, 2022, in the amount of \$125,000.

2. **B.O. 21-394** - Approval of grant Agreement #172108 between Yamhill County Health and Human Services and Oregon Health Authority (OHA) for increased access to care for individuals actively using substances, engaging in substance misuse or have a substance use disorder as outlined by Measure 110, in the amount of \$471,061.50.

3. **B.O. 21-395** - Approval of the intent to award a contract to SERA Architects, Inc. for the provision of capital planning services, in the amount of \$95,430.00.

4. **B.O. 21-396** - Approval of the 2021-23 allocation for the 5310/STF funding as recommended by the YCTAC Committee.

5. **B.O. 21-397** - Approval of Amendment #1 to grant Agreement #34211 between Yamhill County Transit and Oregon Department of Transportation (ODOT) (B.O. 20-199) extending the agreement through June 30, 2022.

6. **B.O. 21-398** - Approval of a service agreement between Yamhill County Community Justice and Vigilnet America, LLC for electronic, GPS and alcohol monitoring, retroactive to June 1, 2021.

Committees

7. **B.O. 21-399** - Approval of the appointment of Dana Opheim to the Fair Board for a three-year term to expire on September 30, 2024.

8. **B.O. 21-400** - Approval of the appointment of the following persons to the member pools for the 2021-22 Board of Property Tax Appeals (BoPTA) with terms ending June 30, 2022:

a. County Governing Body Pool: Jessica Payne, non-officeholder (Chair)
Matt Smith, non-officeholder
Benjamin Mansheim, non-officeholder

b. Non-office Holder Pool: Jessica Payne, non-officeholder
Matt Smith, non-officeholder
Benjamin Mansheim, non-officeholder

Fees

9. Approval of the amendment to the 2021 Sheriff's Office fee schedule, retroactive to September 27, 2021. *[Item G9 tabled to October 7, 2021. No action was taken].*

Surplus

10. **B.O. 21-401** - Approval of declaring surplus five transit vehicles that have exceeded their useful life and disposing of them per county policy.

H. OLD BUSINESS: None.

I. OTHER BUSINESS (Add-ons and non-consent items):

1. **B.O. 21-402** - Consideration of the adoption of Resolution 21-09-30-1 proclaiming October 1, 2021 as National Manufacturing Day in Yamhill County.

Commissioner Starrett read Resolution 21-09-30-1 into the record. Commissioner Berschauer moved approval of item II. The motion passed, Commissioners Starrett, Berschauer and Kulla voting aye.

J. PUBLIC HEARINGS: None.

K. ANNOUNCEMENTS:

1. For information on county advisory committee vacancies, please refer to the county's website, <https://www.co.yamhill.or.us/content/board-commissioners-committees>, or call the Board of Commissioners' office at 503-434-7501 or 503-554-7801 (toll-free from Newberg).

2. For questions regarding accessibility or to request an accommodation contact the Board of Commissioners' office at (503)-434-7501 or (503)-554-7801 (toll-free from Newberg) or email at bocinfo@co.yamhill.or.us
3. Electronic versions of all meeting agendas and meeting information packets can be found at the county's website: <https://www.co.yamhill.or.us/meetings>

Following Commissioner announcements, the meeting adjourned at 11:16 a.m.

Carolina Rook
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair MARY STARRETT

Commissioner LINDSAY BERSCHAUER

Commissioner CASEY KULLA

September 22, 2021
Yamhill County Board of Commissioners
Re: SEDCOR 2021 Q3 Report

Dear Commissioners,

In the last six months, SEDCOR has seen a significant increase in industrial site inquiries, particularly projects related to indoor ag, vertical agriculture and ag-tech. Our industry partners continue to pursue local supply chain solutions as overseas supplies become increasingly unreliable and cost prohibitive. Hospitality continues to be our hardest hit industry though travel and tourism has recently increased in a few jurisdictions.

Industry & Project Updates – Quarterly Highlights:

- **Workforce** – Lack of workforce continues to be one of the main obstacles to business recovery and growth in our region.
 - Sidewalk Program – This program is a partnership between WWP, SEDCOR and municipal partners. This is a youth workforce training program that is intended to also serve the community by providing affordable repair/replacement of hazardous residential and municipal sidewalks. Carlton’s City Council recently agreed to partner with this project to train youth and support residential sidewalk repair/replacement. They are currently planning for projects in the late summer – fall of 2022.
 - Childcare – Public and private partners throughout the region are working to find options for expanding childcare capacity and driving affordability. In addition to supporting healthy communities, this work supports workforce attraction and retention.
 - West Valley CTEC – The Sheridan School District has contracted with an organization who is developing a set of advisory committees and a development plan for their capital investment.
 - Workforce Housing Consortium – The WHC will be meeting on 9/27/21 to review a potential project with a local landowner.
- **EDAC** – The EDAC met on 9/22/21 to develop a recommendation for use of Business Impact designated ARPA funds. This recommendation focuses on “impacted industries” and will be delivered to the Board on 9/30/21.
- **Rural Industrial Tax Exemption Program** – SEDCOR has been working with Commissioner Berschauer to explore the potential for implementing this State incentive program in Yamhill County. The program allows for a three year tax exemption on projects from \$1mm - \$25mm on approved industrial project in located outside of city limits. More work is being done to further understand the program.

Respectfully submitted,

Abisha Stone
SEDCOR
Yamhill County Economic Development Manager

September 22, 2021

To: Chair Starrett
Commissioner Kulla
Commissioner Berschauer
County Administrator, Ken Huffer
Re: EDAC Recommendation for use of ARPA funds in the area of Economic Impacts

Dear Commissioners and Mr. Huffer,

At the request of the Board, the EDAC convened on 9/22/21 to develop a recommendation for programmatic use of the designated \$2,265,438 in ARPA funds for “Impacted Industries” in the area of Economic Impacts. To ensure all business sectors were represented, we invited local chambers of commerce and tourism/hospitality partners to join us in this discussion.

These 20 participants collectively identified the two greatest needs for businesses as being: workforce development, and localization of industry supply chains. With respect to the Board’s desire to fund projects/programs that have generational impacts, and with the understanding that the County has only received half of this funding, to-date, we offer the following recommendation for use and distribution of the portion of funds already received by the county:

Area of Impact	Intended Impact	Type of Program	Allocation
Workforce	Support for businesses developing new talent recruitment/retention programs and cultural shifts for employee management.	Business Direct Grants	\$ 180,000.00
	Workforce Training & Engagement for Industries - Marketing Career Pathways	RFP - Large impact Programs	\$ 500,000.00
Supply Chain Localization	Support for businesses working to localize the supply chain for local industries	RFP - Large impact Projects	\$ 453,000.00
Total:			\$ 1,133,000.00

Workforce

It is well known across all business sectors in the county that access to talent is their greatest need. The EDAC and discussion partners recognize that this is a multifaceted issue which will require coordinated and complimentary approaches to address. We know our businesses need help making operational and cultural shifts to address the new realities they face with retaining talent. At the same time, they need assistance from regional and state workforce development partners to market career pathways and engage the emerging workforce, so that they have a strong pipeline of future talent to draw from. For these reasons we are recommending that the Board take a dual path approach to supporting workforce development in Yamhill County.

Supply Chain Localization

Since the 2015/16 “Grow Yamhill” program launched, localizing the supply chain for our industries has been a strategic priority of several regional partners, including SEDCOR. The COVID-19 pandemic has showcased the weaknesses in the supply chain for many of our industry partners who are actively (even frantically) sourcing new suppliers for critical materials and/or adjusting their product offerings for customers as raw material supplies completely dry up. We are seeing partners emerge to offer localized supply chain solutions and ask that the Board prioritize these developments, recognizing the long-term economic impacts of this work. We would like to see large impact projects receive funding, and other regional support, in order for these partners to be successful.

Timing and Process – The EDAC and discussion partners respectfully request approval of the grant and RFP program outline, offered above. Once approved, we request support from County staff to further flesh out the programs, utilizing US Treasury and County regulatory guidelines to fully develop the applicant criteria and application processes. We are eager to see impact and are hopeful for a program launch date in November. That said, we are aware of the pressures on County staff to develop multiple programs at this time, and request that this program launch no later than January of 2022.

2022 ARPA Allocation - \$1,132,438

This recommendation Committee feels strongly about using data to drive decision making. In early-mid 2020 our businesses were heavily surveyed to gain an understanding of their immediate needs. What we have not been able to collectively capture are the current driving factors behind the current needs. For example – Hospitality continues to be our hardest hit industry. Not only have they not recovered from significant revenue losses, but they have also not been able to recapture lost talent - at a level unseen by other industries. This Committee would like to spend some time and resources to understand these dynamics, so that we can make a meaningful recommendation for use of the second round of ARPA funds. We understand that the Board has allocated 99% of the Economic Impacts “bucket”, effectively leaving 1%, or \$68,946 unallocated. We request that the Board consider reserving these funds for use in data capture to drive the 2022 recommendation. If the use of these funds is found to be unnecessary for data collection, we respectfully request that this 1% allocation be added to the 2022 allocation for Impacted Industry Grants.

We know these one-time funds cannot solve the many problems faced by our businesses, but we are confident that funds expended in programs addressing their deepest needs will go a long way in driving recovery and reshaping our future economy.

Additional Recommendations for Board Consideration

Childcare & Affordable Housing – Though this Committee was not asked to make recommendations on use of funds for childcare or affordable housing, it was difficult for us to discuss workforce issues without giving space to these two contributing factors. For this reason, the Committee respectfully requests that the Board consider prioritizing the funding of projects in childcare and housing that subsidize the cost of those services, in addition to expanding capacity. The EDAC has a strong desire to see some of those subsidies offered to businesses as a recruitment/retention incentive for employees – either directly or through partner programs that support this goal.

Video Lottery Funds – This Committee was not asked to make recommendations for the budgeted \$250,000 video lottery grant program for 2021. We realize that those funds do exist and would like to request permission from the Board to make an official recommendation for the video lottery grant program. In our discussions today, we identified that revenue loss in hospitality has been a devastating factor for the industry – from which, many are still struggling to recover. We also recognize the value in continuing to invest in entrepreneurship and regional innovation. The EDAC has tabled some of these discussions in hopes that video lottery funds may become accessible to our business partners, very soon.

Respectfully submitted by Abisha Stone on behalf of the YC EDAC Recommendation Committee