The Lake County Board of Commissioner met in Emergency Session on Friday, March 16, 2012 at 12:00 p.m. The following members were present: Chair Bradley J. Winters (via telephone), Vice-Chairman Ken Kestner and Dan Shoun. Also present: Jennifer Stephens sitting in for Administrative Assistant Denise Thorsted.

12:00 p.m. – Economic Development Opportunity/Lake County Property:
Commissioner Kestner began by stating that the purpose of this meeting was an economic development opportunity that required a quick turn around time. There was nothing definite from today’s discussion, however if an immediate decision was not made this would be a forgone opportunity.

An unnamed company had sent out “feelers” across the United States for placement of a data center. The criteria for this opportunity were given including the building square footage needed and the area needed for equipment and cooling pond, with response to be provided no later than March 16th. The decision before the Board was to put out a bid for what Lake County would offer. The offer could/would include a long term enterprise exemption (up to 15 year tax abatement). This company could potentially qualify for an Oregon Investment Program (8 year tax abatement for State tax) that could be also included in the County’s offer.

Permits needed for this opportunity were reviewed with Planning Director Darwin Johnson and found that the properties being discussed were already zoned for commercial use. With the short time frame for this decision, it was not possible to seek input from local business owners. Upon reviewing available properties, two were determined to fit the criteria given: the property previously occupied by Hall Safe Company and the property recently used as the “man camp” for the Ruby Pipeline Project.

Discussion followed on the real market value of these properties. Commissioner Shoun provided information obtained from Lake County Tax Assessor Larry Reeder confirming that the average cost per acre (six acres total) for the man camp property was $6,600 for a total of $39,600. The Hall Safe site was valued at $11,321 per acre for a total of $67,926 for six acres.

This opportunity had been submitted to the County by Larry Holzgang, Business Oregon. These types of opportunities were to continue to be presented as they became available and the Board agreed that as this was the first one, it was a good chance to find out what areas of readiness needed to be improved upon. Discussion followed.

Commissioner Shoun stated that Mr. Holzgang had confirmed that this type of request was normal for companies seeking to locate new or additional sites. These requests were often confidential in terms of the company name and business information.
Commissioner Winters moved to approve the offer that be made to include a fifteen year Community Service Fee to be negotiated in lieu of property tax under the enterprise zone program. Commissioner Kestner second. Motion carried.

Commissioner Kestner moved to approve the inclusion of the offer of the Oregon Investment Program if qualified for. Commissioner Shoun second. Motion carried.

Discussion followed on the potential of offering the property for less if a set job creation amount were to be met.

Commissioner Winters moved to approve the offer of the Lake County property known as the “man camp” up to six acres with the price reduced to half of the real market value if the creation of four full time jobs at average medium wage could be provided for the opportunity presented. Commissioner Shoun second. Discussion: Commissioner Shoun asked if this type of offer would be made to any like request made in the future. Commissioner Winters agreed that it would. Positive impacts to the County for this offer included: schools, businesses, home sales and others. Motion carried.

Discussion followed on the potential Community Service Fee. This fee was generally charged to off-set impacts (such as repairs) incurred by the County for the development. Although no impacts were anticipated for this opportunity, there was potential for Town of Lakeview to desire an electrical franchise.

There being nothing further to come before the Board, the Lake County Board of Commissioners Emergency Session adjourned at 12:30 p.m.

Respectfully Submitted,

Denise Thorsted
Administrative Assistant

Board Approval,

Bradley J. Winters
Chairman

Ken Kestner
Vice Chairman

Dan Shoun
Commissioner