



**ECONOMIC OPPORTUNITIES ANALYSIS TASK FORCE
MINUTES
August 29, 2012
Keizer Civic Center**

Meeting convened at 6:00 p.m. In attendance were:

Present:

Lore Christopher
Cathy Clark
Jim Jacks
A.J. Nash
Erick Peterson
James Hauge
Craig Prins
Tom Hogue, DLCD
Kelly Walther, Housing
Austin McGuigan, Polk County
Mia Nelson, 1,000 Friends
Confederate Tribes Representatives

Absent:

Kevin Hohnbaum
Albert Castaneda
Brandon Smith

Staff:

Nate Brown Community Development
Director
Sam Litke, Senior Planner
Debbie Lockhart, Deputy City Recorder

INTRODUCTIONS

People seated around the table and in the audience each introduced themselves. Mr. Brown then reviewed the project scope and schedule noting that the first phase was the inventory phase, the second was development of the report. This was done through the Technical Advisory Committee and the Policy Advisory Committee. The Technical Advisory Committee made the presentation to the Land Conservation and Development Commission and a representative from the Oregon Department of Land Conservation and Development attended to show support and assist in finding solutions. They acknowledged that there is a unique situation in Keizer and committed to finding a solution in the process. This process is being undertaken as part of the Periodic Review process through a grant from the DLCD, but the City is not looking at this as a mandate but as a way to identify real issues and where to go in the future.

MARKET ANALYSIS

Mr. Johnson of Johnson Reid provided a summary of the process, the project team, schedule, and tasks including evaluation of national, state and local trends and target industry profiles. He reviewed national trends for Gross Domestic Product, employment, industrial composition, and demographics, state and local trends for unemployment, migration, population growth, economic indicators, commute patterns, education, personal income, government employment, and industrial composition. He then reviewed local employment and industry which included recent employment trends and industrial specialization and targeted industries with their profiles. He reviewed

infrastructure and workforce needs, cost to do business variables and employer site requirements for the various targeted industries. He concluded his report by listing Keizer location strengths and challenges.

DISCUSSION

Discussion then took place regarding various aspects of the report including the statistic indicating the amount of local population without a high school degree. It was noted that the figure seemed unreasonably high possibly because the area is agricultural and many residents are older retirement age people who may not have gotten degrees.

It was noted that transportation access needs in the report should be changed to reflect the fact that I-5 has capacity issues; it does not have unlimited capacity. Mr. Brown pointed out that the interchange is not failing but there is some reality that needs to be kept in mind.

Further discussion took place on the major medical providers and surgical centers, employer site requirements, the adopted economic vision, support facilities, tournament town, food manufacturing and processing, local sourcing, and the abundance of agricultural ground in the area. Erick Peterson suggested that renewable energy or research and development industries be included in the targeted industries.

NEXT STEPS

The next meeting was scheduled for 5:45 on Wednesday, October 3.

Meeting concluded at 7:39 p.m.