CITY OF KEIZER MISSION STATEMENT
KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

AGENDA

KEIZER CITY COUNCIL WORK SESSION

Monday, July 14, 2003
12:00 p.m. (Noon)
Robert L. Simon Council Chambers
Keizer City Hall, Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **DISCUSSION**

   a. SEDCOR Presentation – 12:00 p.m. to 12:30 p.m.

   b. Skate Park Discussion – 12:30 p.m. to 1:00 p.m.

   c. Keizer Station Development Disposition Agreement Draft – 1:00 p.m. to 1:30 p.m.

4. **ADJOURN**

Upon request, auxiliary aids and/or special services for those with disabilities will be provided. To request services, please contact us at 390-3700 or through Oregon Relay 1-800-735-2900 at least two working days(48 hours) in advance

City of Keizer, Oregon

FAXED

MEETING NOTICE
KEIZER CITY COUNCIL

NOTICE OF WORK SESSION

The Keizer City Council will meet for a work session on **Monday, July 14, 2003 at 12:00 p.m. (Noon)** This meeting will be held in the Robert L. Simon Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer, Oregon. The agenda for this meeting will include a presentation by Larry Glassock of SEDCOR, discussion of the Keizer Skate Park, and an update on the draft Development Disposition Agreement at the Keizer Station.

This location is accessible to the disabled. Please contact City Hall if special arrangements are necessary. Questions regarding this meeting may be directed to Chris Eppley, City Manager at (503) 390-3700, ext. 106.

DATED this 11th day of July, 2003.

Tracy L. Davis, CMC
City Recorder

NOTICE FOR INFORMATIONAL PURPOSES ONLY

INDUSTRIAL SITE TOURS

Presented by:

SEDCOR

and

Prudential
Real Estate Professionals
Commercial Services
ISO 9002 Registered Company

Special Thanks to:

Woodburn Area Chamber of Commerce

SEDCOR Industrial Site Tours

THURSDAY, JULY 24, 2003

8:00 a.m. — 1:00 p.m.

SEDCOR is pleased to announce its July Industrial Site Tour, co-sponsored by Prudential Commercial Services. The purpose is to provide a unique educational opportunity, to learn more about local industry and better understand its impact on our economy. Two companies located in Woodburn will be featured:

PATRICK INDUSTRIES was founded in 1959 and the new Woodburn facility was opened in 1996. The Woodburn facility produces custom vinyl laminations, a wide variety of door selections, and serves as a distribution center for building products. The company prides itself on offering superior products, using the latest state-of-the art equipment, short lead times, and "Just in Time" delivery. While Patrick's core business remains as a supplier of a variety of products to the recreational vehicle and manufactured housing markets, the industrial and commercial markets have become a strong and fast-growing part of their business.

SPECIALTY POLYMERS, INC.

Ray Southwell created Specialty Polymers, Inc. in 1969 to provide emulsions to the paper industry. The company is a recognized supplier of environmentally friendly, water-based emulsion polymers for industrial coatings, architectural coatings, elastomerics, additives, and miscellaneous uses. Specialty Polymers is still owned and managed by the Southwell family and has expanded from its original single building to a 62,000 square foot production facility in Woodburn, Oregon. With the completion of a new state-of-the art facility in Chester, South Carolina, annual production capacity has increased to 200 million pounds. Specialty Polymers will continue to expand its facilities, product line, and customer-focused support staff, maintaining Ray Southwell's original mission to supply exceptional customized products with a competitive edge.

Vermont American POWER TOOL ACCESSORIES

Round up the Site Tour with SEDCOR's Annual Summer Barbecue, which will be held at Vermont American in Woodburn. Notify of Cancellations ASAP!!!

Sponsored by: NW Natural

**Participants will meet at the SEDCOR office at 8:00 a.m.
Transportation, pastries, coffee and juice will be provided.
Space is limited and expected to fill quickly,
so please call to register promptly.**

Cost — FREE   Call (503) 588-6225 to Register

Membership

WHY BE A MEMBER OF SEDCOR?

Your SEDCOR membership is an investment in the economic health and stability of Marion and Polk Counties and, ultimately, in the success of your own business. It is the only organization with a full regional focus. In strong economic times, it's an "insurance policy" against the day when things are not so good. In weak economic times, it's an investment in the organization which leads the effort to bring outside stimulus to the local economy and to expand marketplaces and opportunities for local businesses.

WHAT DO YOU GET?

- You get a stronger, more stable and diversified local economy.
- You get more investment working its way through the local economy.
- You get more business opportunities for local companies.
- You get more jobs for local citizens.
- You get strong advocacy for the manufacturing and distribution sectors, which positively impact the whole business community.
- You get a happier, healthier, safer community with enhanced livability for all.
- You get the opportunity to meet and work with a cross section of the region's business and community leaders by participating in a myriad of SEDCOR events:

Monthly Maxforums	Annual Awards Luncheon
Industrial Site Tours	Annual Golf Tournament
Annual Gala	New Member Luncheon

- You get the opportunity to promote your business through SEDCOR's publications and sponsorship of SEDCOR events
- You get multiple listings in the SEDCOR Membership Directory and the SEDCOR Enterprise, thereby assuring that others will know of your commitment to economic development in our region.
- You get access to regular information on business and economic issues through SEDCOR publications.
- You get access to business referrals and assistance from SEDCOR staff professionals.

Membership in SEDCOR is an investment in the future of your business.
It is also an investment in the future of the entire Marion/Polk County community.

www.SEDCOR.com

About SEDCOR - Program of Action

SEDCOR, the lead economic development agency for Marion and Polk Counties, is a private, non-profit membership organization, composed of over 400 business and community leaders. Its mission is to enhance and diversify the Mid-Willamette Valley area economy.

SEDCOR Programs

Business Retention and Expansion Program. SEDCOR maintains contact with over 600 manufacturers in Marion and Polk counties by offering them access to an array of development services, including:

- Site-selection consulting
- International Trade
- Management and process expertise
- Workforce Development
- Government Liaison
- Business resources and information

International Trade and Export Program. SEDCOR assists area businesses to locate new export markets for their products and professional services by:

- Locating international trade leads
- Helping to arrange export financing
- Projmoting sister city activities
- Conducting and hosting foreign trade missions
- Providing educational opportunities through the Western Oregon International Trade Council (WOITC)

Manufacturing Advocacy. SEDCOR works with companies throughout Marion and Polk Counties. SEDCOR advocates for industry topics such as infrastructure, wetlands, transportation and planning. The organization also coordinates its activities with partners through the mid-Willamette Valley region, such as the Oregon Economic and Community Development Department (OECDD) and the Oregon Jobs Coalition.

Enterprise Zone. The Enterprise Zone Industrial Incentive Service links prospective manufacturers and wholesale distributors with tax-saving enterprise zones in cities within the region, including Salem, Silverton, Dallas and Independence. SEDCOR manages the Salem Enterprise Zone for the City of Salem.

Events and Publications. SEDCOR presents approximately 20 member events throughout the year, including monthly Max Forums, Industrial Site Tours, and the Annual Gala. The oprganization also publishes the quarterly Enterprise magazine, monthly Express newsletter, and a wide range of reference materials.

Industrial Recruitment. SEDCOR is the lead area contact for industrial recruitment of foreign and domestic companies. Specific activities include:

- Advertising in regional, national and international publications
- Assembling detailed information packages in response to client requests
- Hosting site tours
- Performing recruitment calls

Information Databases. SEDCOR maintains a wide range of Information Databases, including detailed economic, statistical and demographic information about the Salem Metropolitan Statistical Area, encompassing all of Marion and Polk Counties. Specific fields of information include:

- Industrial buildings and lands
- Economic indices
- Development and energy costs
- Populations statistics

SEDCOR EXPRESS
July 2003 Vol 6 No 7

The Impact of NAFTA on Oregon's Agricultural Employment

The North American Free Trade Agreement (NAFTA), which took effect on January 1, 1994, provides for the progressive elimination of most barriers to trade and investment between Canada, Mexico, and the United States over a period of 14 years; the completion date is January 1, 2008. Although NAFTA's transition is still in progress, most of the tariff elimination process has already taken place. A good example of how NAFTA's transition works is that, prior to NAFTA, Mexico levied a tariff of 20 percent on U.S. pears. On January 1, 1994, the day of NAFTA's implementation, Mexico immediately cut the tariff to 15 percent. Mexico continued these reductions annually until the tariff was completely eliminated on January 1, 1998. The same process is being followed to achieve a tariff-free environment for all the products between the NAFTA members.

Crop production in Oregon seems to dominate the industry with respect to employment, with the level falling slightly short of 25,000. This is equivalent to more than 50 percent of the overall level, and commands a total payroll of approximately $500 million. The agricultural services sector follows as the second largest category, employing approximately 32 percent of the total, which is equivalent to 15,136 workers. Agricultural sector employment was a little short of 50,000, constituting 3.5 percent of the private sector employment level of the state, which was about 1.36 million in the year 2000. In contrast, this group constituted 3.4 percent of Oregon's private sector employment in 1990, slightly exceeding 35,000.

This suggests that, in terms of employment, there has been a significant increase in the total employment level of the sector in the last decade; but, at the same time, it appears that agriculture did not keep its share of contribution to the private industry. This may be attributed to the speed of growth of some other industries that now form the bulk of the private industry in the state. This includes sectors like construction and services that increased dramatically between 1990 and 2000. The agricultural industry is considered to be a volatile one, due to the industry's dependency on factors that are relatively difficult to forecast. These factors include natural disasters like drought or the level of rainfall, in addition to the shift in consumer preferences and the effect of international competition.

The data suggest that before NAFTA was implemented, the employment in the industry was an average of 50,050 for the years 1990-1993. After the trade pact became effective on January 1, 1994, the average employment for the four years that followed was 52,750, suggesting

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ECONOMIC INDICATORS

Unemployment Rates

		Raw Data	Seasonally Adjusted
Salem MSA			
May	2003	7.4%	—
April	2003	7.5%	—
May	*2002*	*6.4%*	—
Oregon			
May	2003	7.8%	8.2%
April	2003	8.0%	8.0%
May	*2002*	*7.0%*	*7.4%*
U.S.			
April	2003	5.8%	6.1%
March	2003	5.8%	6.0%
April	*2002*	*5.5%*	*5.8%*

Non-Farm Payroll Employment

	5/03	4/03	+/-
	138,500	137,300	1,200
TOTAL PRIVATE	99,400	98,200	1200
Natural Resources & Mining	1,400	1,400	0
Construction	6,000	5,800	200
Mfg Total	13,500	13,300	200
Durable Goods	7,200	7,100	100
Wood Products Mfg	2,300	2,200	100
Nondurable Goods	6,300	6,200	100
Food Products Mfg	3,300	3,300	0
Trade,Transportation, and Util	22,500	22,200	300
Wholesale Trade	3,400	3,400	0
Retail Trade	15,700	15,500	200
Transportation,	3,400	3,300	100
Information	1,700	1,700	0
Financial Activities	6,900	6,900	0
Professional and Bs Svcs	11,100	10,800	300
Admin and Support Svcs	6,500	6,200	300
Educational and Health Svcs	18,400	18,300	100
Health Care& Social Asst	15,500	15,400	100
Health Care	13,500	13,600	-100
Leisure and Hospitality	12,600	12,400	200
Accomodation and Food Svcs	11,100	10,900	200
Other Svcs	5,300	5,400	-100
Govt	39,100	39,100	0
Federal Govt	1,500	1,500	0
State Govt	18,800	18,800	0
State Govt Ed Svcs	2,700	2,700	0
Local Govt	18,800	18,800	0
Local Govt Ed Svcs	1,700	1,700	0
Tribal Govt	10,800	10,700	100

Source: *Mary Wright, Oregon Employment Department Regional Economist For Marion and Polk Counties*

The Impact of NAFTA on Oregon's Agricultural Employment

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a positive change of about 5.4 percent. However, when looking at the changes after 1997, we notice a decline in the positive trend of employment, heading down after reaching its peak of 58,900 in 1998. The following two years witnessed a decline in employment, reaching down to 53,600 in 2000.

Over time, inflation has caused some increase in the number of agricultural firms covered by unemployment insurance. This trend is partly responsible for any increase in agricultural employment. It is also very important to point out that, during the last decade, there were some major shifts in the international and regional economic environment that may have contributed to the recent decline in the level of employment. It is scientifically unsound to claim that the entire positive or negative changes in the level of employment were caused by the trade agreement. There is a consensus that NAFTA had an impact on the level of employment, but the strength of this effect is yet to be determined.

Oregon's Agricultural Trade

Two years after the implementation of NAFTA, exports appreciated by approximately 37 percent from 1993 to 1996, reaching an exports value of about 750 million dollars. However, it seemed that the climb was not a permanent trend. The value of exports started to decline in the following years, although they still remained higher than their levels of the early 1990s, before NAFTA was brought to life. Some may criticize the above methodology on the basis of the failure to isolate Oregon's exports to NAFTA member countries. However, the fact that both countries are ranked as the second and third top destinations (according to the U.S. Department of Agriculture) of U.S. exports tends to support the validity of this methodology. Japan was the top destination of U.S. exports in 2001.

Measuring NAFTA through the magnitude of the firms and employees within the agricultural sector who filed for assistance from the NAFTA-TAA training assistance programs (for individuals who become totally or partially unemployed due to import factors) was also considered. However, most of the 57 training assistance program certifications between 1998 and 2000 belonged to other sectors within the Oregon economy. 35 certifications were in the lumber and wood products industry.

Summary and Conclusion

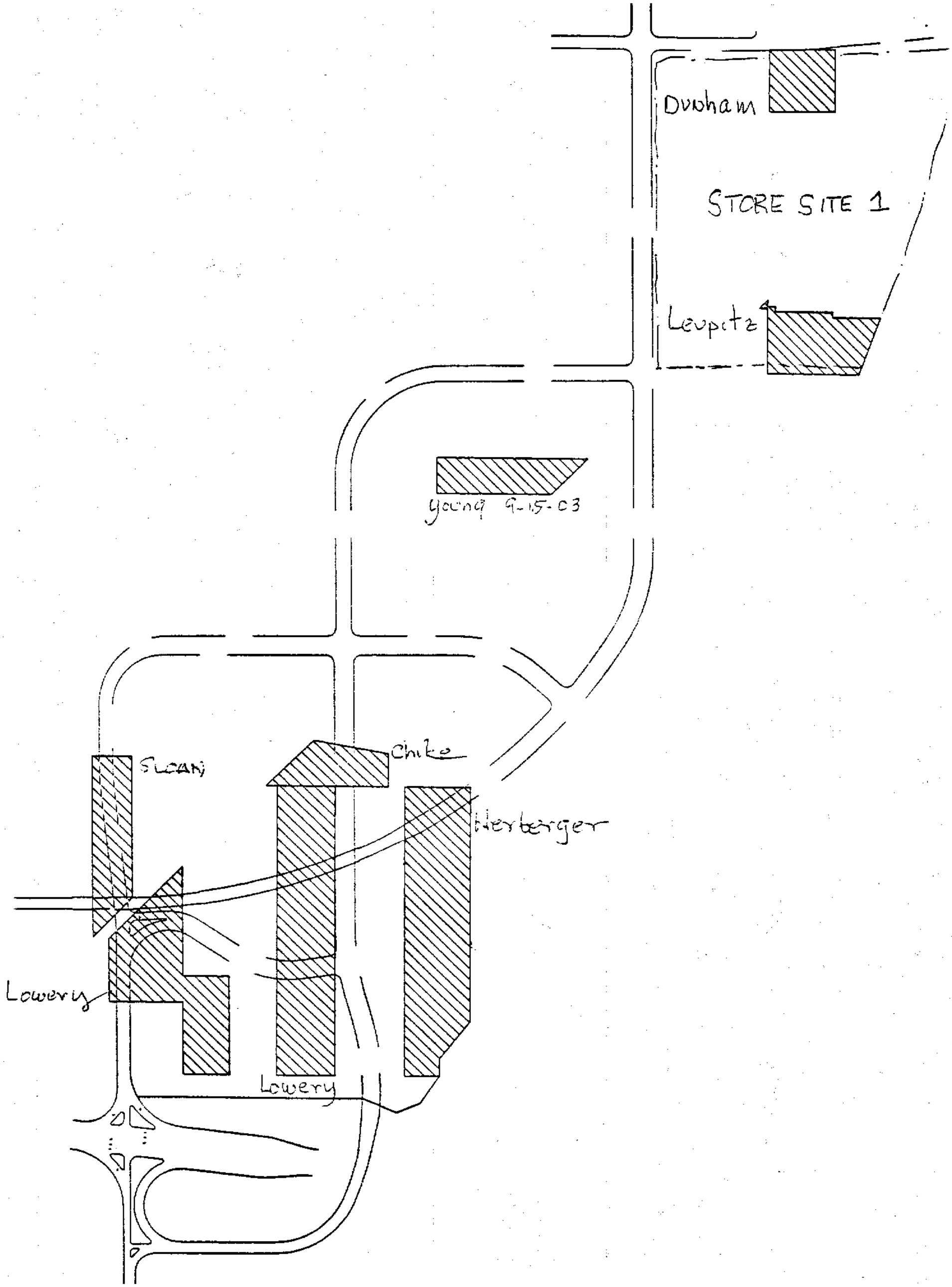
Looking at Oregon's overall employment structure, it appears that there has been a slight upward trend in the contribution of the agricultural sector, going from 3.4 percent of the private sector's employment in 1990 to 3.5 percent in 2000. The data indicates that the agricultural employment share within the private sector has expanded slightly. This may be the result of several factors, such as more agricultural firms covered by unemployment insurance, growth in the industry, and weakness in other parts of the economy. When addressing the annual employment level in the agricultural sector, we found a positive change in the years that followed the implementation of the trade agreement. This change was not a permanent phenomenon, although the sector's employment remained at a higher level than in the early 1990s.

An anti-NAFTA analyst may argue that the small positive influence may be attributed to other factors, like the strength of the U.S. economy in the mid-1990s. At the same time, a NAFTA promoter may like to bring out that conditions in foreign economies in the late 1990s may have contributed to the decline in the employment level. For example, the Asian financial crisis in 1997 may have suppressed the demand for agricultural products.

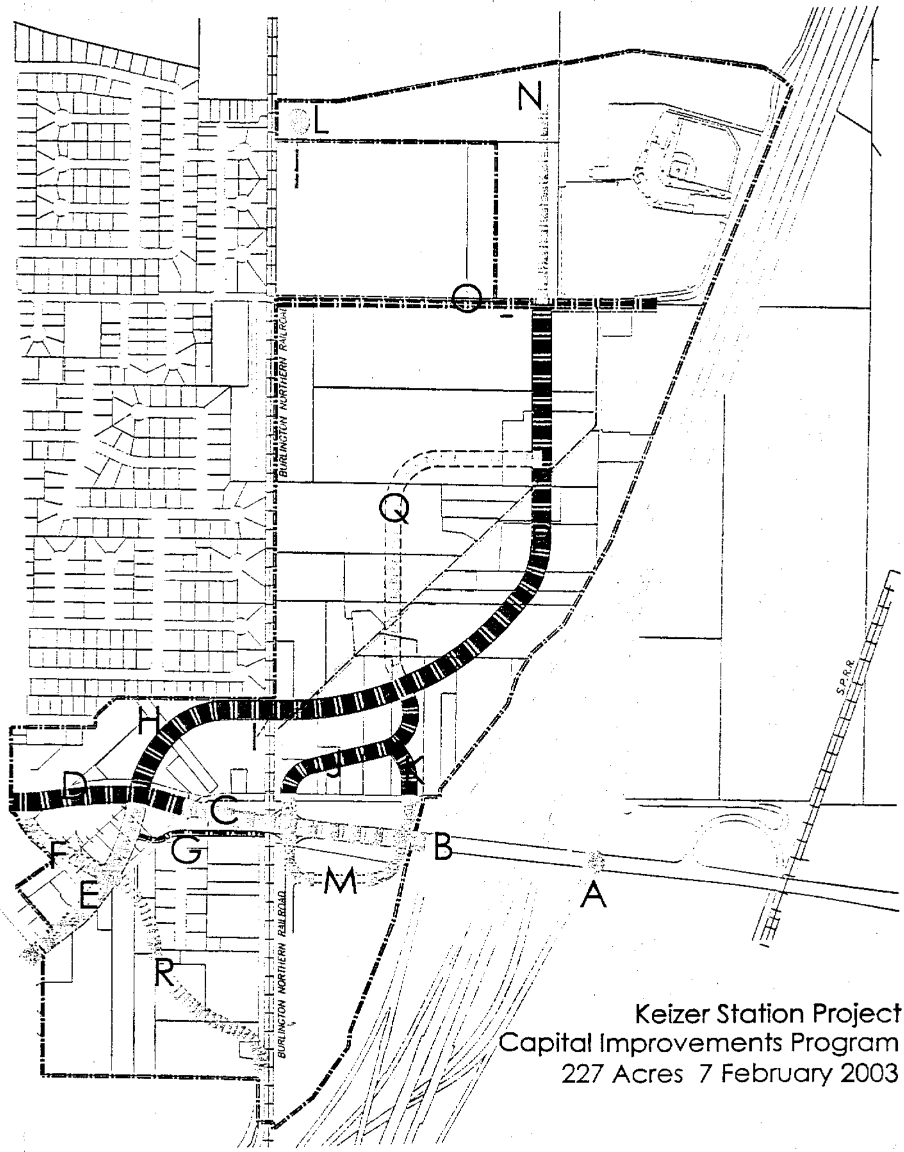
Exports have followed a similar pattern to the annual employment level in the agricultural sector. The total value of exported agricultural goods, services, and commodities started climbing immediately after NAFTA became effective, but diminished in the following years. This may have been the result of the same international factors discussed earlier. In addition, economic trends in variables such as the strength of the dollar compared with other currencies and the change of international demand also may have triggered the shifts.

When a physician fails to diagnose an illness, he refers to it as a GOK, "God Only Knows." This may well be the case when trying to reach a definite conclusion on the effect of NAFTA on Oregon's agricultural sector, since this analysis failed to find strong, solid, and direct statistics that can show empirical evidence of the agreement's effect on agricultural employment. Most of the available data stopped short of providing an absolute indication of agricultural employment gains or losses.

The above article excerpted from The Impact of NAFTA on Oregon's Agricultural Employment by Ahmed Elsadig, <u>http://www.qualityinfo.org/olmisj/OlmisZine</u>, May 2003. Additional information is available on: Oregon's Department of Agriculture website, <u>www.nass.usda.gov/or</u>; Department of Labor website, <u>www.doleta.gov</u>; *Effects of North American Free Trade Agreement on Agriculture and the Rural Economy, by S. Zahniser and John Link: July 2002*, which is posted on: <u>http://www.ers.usda.gov/publications/wrs0201.</u>



Dunham
STORE SITE 1
Leupitz
Young 9-15-03
Sloan
Chike
Herberger
Lowery
Lowery



Keizer Station Project
Capital Improvements Program
227 Acres 7 February 2003