



**ECONOMIC OPPORTUNITIES ANALYSIS TASK FORCE
MINUTES
July 9, 2010
Keizer Civic Center**

Meeting convened at 12:00 noon. In attendance were:

Present:

Brandon Smith
Cathy Clark (12:45)
Jim Jacks
Albert Castaneda
Erick Peterson
Kevin Hohnbaum

Absent:

Lore Christopher
A.J. Nash
Cheri Christensen
Dave Bauer
James Hague
Steve Horning

Staff:

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

Discussion: Nate Brown explained that one thing that has surfaced since the last policy meeting is a concern with flexibility and the need to address the changing economic conditions. He noted that it is impossible to predict which industries will need land or be functioning in the future. He explained that typically an Economic Opportunities Analysis focuses on target industries and tries to identify them, but the task force should try to break away from that and still meet the requirement. He urged them to avoid too much specificity and suggested three categories: (1) High Value (intended for large lot development); (2) Special Needs (Example: FedEx needs direct access to an airport); and (3) General Employment for professional offices.

Discussion took place at length focusing on quantifying the land, limitations, developable land within the urban growth district, special needs, thinking generally, and artificially limiting prospective industry. Members of the task force agreed that they were generally supportive of the general approach but would focus on the sort of industry that would complement business already in place; more targeted rather than welcoming everyone. It was noted that there may be some industries that cannot be supported at this time but it might/ make sense to make an effort to go out and get them.

Discussion followed regarding the Standard Industries Code with members suggesting that they be allowed to review it and identify areas of industry that they would want to locate in the area. Mr. Brown agreed to send it out for review and requested that

members return their edited versions to him in two weeks. He urged them to eliminate the obvious no's and the remainder would be what would be focused on.

INFILL: Mr. Brown noted that Infill is an important issue and that Bend got appealed because they did not adequately address it. He noted that it is challenging for Keizer because the infill is constrained. He questioned how many of River Road parcels could be considered "employment land" noting that the consultants say we have to come up with a number and an appropriate policy statement. Discussion then took place regarding areas that could be redeveloped.

CONCLUSION: Mr. Brown verified that the Task Force endorsed the general concept of categories and being flexible and finding out how to say it appropriately. Sam noted that he would put together the list from the SIC and send it out on Monday or Tuesday. He reminded members to respond in two weeks.

Next meeting – TBA