

WRITTEN PUBLIC COMMENTS RECEIVED
PRIOR TO THE
BOARD OF COMMISSIONERS' SESSION
ON
THURSDAY, April 7, 2022
AT
10:00 A.M.

Questions, concerns or comments about these items can be directed
to staff or the Commissioners by contacting the Commissioners' office at

(503) 434-7501

OR

BOCINFO@co.yamhill.or.us

Carolina Rook

From: Megan Marasco
Sent: Monday, April 4, 2022 4:51 PM
To: BOC Info
Subject: FW: SEDCOR
Attachments: BOC letter Apr. 4, 2022.docx; ATT00001.htm

Megan Marasco
Executive Office Specialist
Yamhill County Board of Commissioners Office
434 NE Evans Street
McMinnville, OR 97128
marascom@co.yamhill.or.us
Ph: 503-434-7501
Fax: 503-434-7553

From: Lindsay Berschauer <berschauerl@co.yamhill.or.us>
Sent: Monday, April 4, 2022 4:18 PM
To: Megan Marasco <marascom@co.yamhill.or.us>; Carolina Rook <rookc@co.yamhill.or.us>
Subject: Fwd: SEDCOR

Please add to public comment for Thursday.

Sent from my iPhone

Begin forwarded message:

From: "tom@tomhammerfarms.com" <tom@tomhammerfarms.com>
Date: April 4, 2022 at 3:38:07 PM PDT
To: Lindsay Berschauer <berschauerl@co.yamhill.or.us>, Mary Starrett <starrettm@co.yamhill.or.us>, Casey Kulla <kullac@co.yamhill.or.us>
Subject: SEDCOR

[This email originated outside of Yamhill County]

April 4, 2022

To: Yamhill County Board of Commissioners

Fm: Tom Hammer

SEDCOR wants Yamhill County to pay dues of \$12,000 per month. Is that based on SEDCOR's budget needs? Or does it carefully measure the positive economic impact Yamhill County receives from SEDCOR work? How many grassroots Yamhill businesses voluntarily contribute? That's your answer.

SEDCOR began as the Salem Economic Development Corporation 40 years ago. Begun by local private businesses, this outreach to attracting new businesses was an attempt to revitalize Salem's economy. Our family business was a founder. I was a charter Director. The Salem economy was transitioning from one that had a paper mill, several small sawmill operations and many canneries as primary economic drivers, to one adjusting to forest closures and cannery waste water restrictions. That year G-P moved from Oregon to Atlanta. Frozen foods were replacing canned foods. 1982 saw Oregon in the depths of a great recession caused directly by environmental regulations, some needed, some excessive. Sky high interest rates, necessary to manage high inflation, adversely affected business borrowing.

Silicon wafer manufacturing with Siltec was Salem's hope. Plentiful clean water, affordable hydro-electric power and a capable workforce were the selling points for industrial real estate developers in the Vic Atiyeh years. Restrictive land use laws and a burdensome permitting process sent Siltec and other, primarily Japanese chip manufacturers to Arizona where less regulated tracts of land allowed for rapid expansion. AZ Permits were fast track. OR Prospects "visited but didn't stay" per Tom McCall.

We formed SEDCOR to challenge permitting and the availability of industrial ground. The City of Salem responded by building the Fairview Industrial Park. Industrial land became cheaper and available. Permitting was quicker for companies considering a Fairview Park location. A new problem arose.

Fairview put the squeeze on private developers with land prices at half the going market price. The good intentions that birthed SEDCOR shattered home grown private sector industrial development and promotion. Salem private developers took a back seat to a government gatekeeper holding a favored position in mitigating, but not incentivized to dampen, anti-business taxes, fees, zoning and regulations.

Compare 2019's all-time record economy to 2021 where now we see the economy struggled under tight regulations, higher taxes, shortages, a destabilized workforce and record inflation. Oregon has pursued the 2021 approach, inflation excepted, for 35 years while SEDCOR has mitigated but not challenged those anti-business policies. Some obstacles SEDCOR meets are overcome only with grant money. Using taxpayer dollars to pick winners and losers, to buy one off solutions, removes the stimulus of consumer dollars from the economy everyone depends on. It chooses gaming the system over free markets.

SEDCOR has helped navigate local regulations but has not leveraged its experiences to seek reductions in obstacles to recruitment & expansion of business. Contrast that with actions by Oregon Business and Industry that has sued state government to challenge overly restrictive regulations. A true business advocate would act to limit excesses that hurt economic growth in the first place. If state and local government were restrained SEDCOR could work itself out of a job, not grow its budget. That was our original hope in founding SEDCOR.

Carolina Rook

From: Mary Starrett
Sent: Tuesday, April 5, 2022 12:15 PM
To: BOC Info
Subject: FW: SEDCOR
Attachments: BOC letter Apr. 4, 2022.docx

Mary Starrett

Yamhill County Commissioner
Phone: 503.434.7501

From: tom@tomhammerfarms.com <tom@tomhammerfarms.com>
Sent: Monday, April 4, 2022 3:38 PM
To: Lindsay Berschauer <berschauerl@co.yamhill.or.us>; Mary Starrett <starrettm@co.yamhill.or.us>; Casey Kulla <kullac@co.yamhill.or.us>
Subject: SEDCOR

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April 4, 2022

To: Yamhill County Board of Commissioners

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Carolina Rook

From: Lindsay Berschauer
Sent: Tuesday, April 5, 2022 3:39 PM
To: BOC Info
Subject: FW: SEDCOR Contract

For Thursday agenda item...

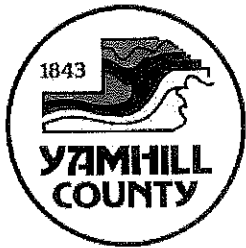
Lindsay Berschauer

Chair, Yamhill County Board of Commissioners

berschauerl@co.yamhill.or.us

Phone: (503) 434-7501

Remember... We work FOR YOU! Stay engaged with latest news, meeting agendas, and links to submit public testimony here: www.co.yamhill.or.us/



From: Kenna West <westk@ci.willamina.or.us>
Sent: Tuesday, April 5, 2022 3:23 PM
To: Mary Starrett <starrettm@co.yamhill.or.us>; Lindsay Berschauer <berschauerl@co.yamhill.or.us>; Casey Kulla <kullac@co.yamhill.or.us>
Cc: Ken Huffer <hufferk@co.yamhill.or.us>
Subject: SEDCOR Contract

[This email originated outside of Yamhill County]

Commissioners,

I hope this email finds you all well.

I just found out in an unrelated meeting that you will be considering the County's contract with SEDCOR in an upcoming meeting. I wanted to reach out to you to provide you with our experience working with Abisha and SEDCOR here in Willamina. When we think of SEDCOR, many of us think of industrial or manufacturing business recruitment, and that is certainly an area of strength for SEDCOR. However, Abisha has also been an extraordinary asset for Willamina; which is, as you know, a much smaller city within Yamhill County. Abisha helped Willamina to secure a \$35,000 grant to bring childcare to our beautiful City. Unfortunately, we were unable to implement the program because of labor shortages...we just couldn't get child care employees out to our area, not even with "bonus" pay. This does not take

away from the fact that it was due to Abisha's work that we had the OPPORTUNITY to bring child care here...an opportunity that without her we could not have even considered. She has helped us as we move forward with agri-tourism, with our West Valley Community Campus project, and importantly with our Enterprise Zone marketing and management. Abisha and SEDCOR have been an extraordinary partner in marketing our City to potential businesses and, in particular, marketing our available buildings to potential buyers. In addition to all of the above, Abisha has been a driving force in the Yamhill County EDAC. She has engaged all of the cities and brought together the needed expertise to move forward with economic development in the region.

Thank you Commissioners for everything you do for our County!!

Best regards,

Kenna

Kenna L. West, JD, OCED

City Manager

City of Willamina

411 NE C Street

Willamina, OR 97396

(O) 503-876-2242 (C) 971-222-5808

westk@ci.willamina.or.us

“What lies behind us and what lies before us are tiny matters compared to what lies within us.” – Oliver Wendell Holmes

PUBLIC RECORDS LAW DISCLOSURE

This email is a public record of the City of Willamina and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

Carolina Rook

From: Lindsay Berschauer
Sent: Wednesday, April 6, 2022 1:20 PM
To: BOC Info
Subject: FW: SEDCOR Support

Public testimony for agenda item tomorrow...

Lindsay Berschauer
Chair, Yamhill County Board of Commissioners berschauerl@co.yamhill.or.us
Phone: (503) 434-7501

Remember... We work FOR YOU! Stay engaged with latest news, meeting agendas, and links to submit public testimony here: www.co.yamhill.or.us/

-----Original Message-----

From: JDisbrow <otherstuff@peoplepc.com>
Sent: Saturday, March 26, 2022 3:57 PM
To: Casey Kulla <kullac@co.yamhill.or.us>; Mary Starrett <starrettm@co.yamhill.or.us>; Lindsay Berschauer <berschauerl@co.yamhill.or.us>
Cc: Abasha, economic dev. <astone@sedcor.com>
Subject: SEDCOR Support

[This email originated outside of Yamhill County]

Respected County Commissioners,

It is my understanding that the Yamhill County Commissioners are considering the termination of the county's economic development contract with SEDCOR.

Having worked with SEDCOR as a counselor for the City of Yamhill, I can attest to the value SEDCOR has brought to the city, and the formation of the Yamhill Downtown Association.

Value brought to the county, cities and community groups, of over \$27,000,000, and 450 living wage jobs through various economic development grants and programs, more than justifies the cost of the contract.

Just as important are the contacts developed over the years that benefit the county.

To abruptly terminating the contact without having a full-functioning replacement would set the county back during a critical time of economic growth in the county. Developing a fully functioning county-based economic development department is a very high hurdle, with many risks and uncertainties.

Therefore, I recommend the county retain SEDCOR, or at least put in place a reasonable phased replacement to provide continuity.

A look at the Grow Yamhill County webpage, and the county Economic Development webpage leads one to understand that the current momentum needs to be maintained, not retarded.

Respectfully,
Jay Disbrow
Former Councilor
City of Yamhill