



# Harney County Economic Development

Minutes  
Community Response Team  
Wednesday December 5, 2018

**Attendees:**

Susan Christensen-GEODC	Jen Hoke-Harney District Hospital
George Heinz-Restoration Collaborative, CiNA	Dan Hoke-Community Member
Regina Dunbar-FarmShoppe	Jean Keady-Family Eyecare
Lynn McClintock-High Desert Parks and Rec.	Forrest Keady-Central Hotel
Kirby Letham-City of Hines	Luke Hemphill-L&M Investments
Judy Erwin-City of Hines	Scott Fairley-Business Oregon
Jerry Woodfin-City of Burns	Becky Cunningham-Rimrock Recycling
Andy Swingle-Community Member	LaNeva Gilliam-Main Street Group
Pete Runnels-HC Judge	Zelly-Community Member
Patty Dorroh- Harney County Court	Marilyn Wilber-Desert Wind
Aaron Gagnon-USFS	Denise Rose-Harney County Economic Development

- Denise Rose** welcomed the group and called the meeting to order.
- Old Business:** November meeting minutes were provided via email. It was moved and seconded to approve minutes. All voted in favor.
- New Business:**

**A. Regular Reports**

**Harney County Court, Pete Runnels-** The County Court has signed an accelerated redemption period ordinance to address residential properties that are identified as a hazard or have been abandoned. This will speed up the ability to impose fines to encourage clean up. Local contractors attended the last county court meeting to comment on the rising number of unlicensed people doing contracting work in the county. A discussion of how/if the county and cities can enforce this issue locally was held. The second reading for the Comprehensive Plan Amendment related to Public Lands-Land Use Policies took place. The courthouse offices will be close both Christmas Eve and Day, as well as New Year’s Eve and Day.

**City of Burns, Mayor Jerry Woodfin** –The city is applying, with GEODC, for a grant to help with marketing the airport. Kathy Rementeria is working on a Rural Assistance for Rural Environments (RARE) grant for internships through the University of Oregon. Burns is working on the Certified Local Government application with State Parks. Street improvements are in the plan for next year and the water master plan is in process. Discussion about the LID fund continues and the council will

review a draft of economic loan funds in January. The Christmas tree is going up on the lot across from Safeway and it was donated by the Weil's.

### **Burns Paiute Tribe, Tracy Kennedy-no report**

**Business Oregon, Scott Fairley** –The Burns Paiute Tribe has been funded for a cost analysis of housing on the reservation. A local wood products business owner will double his business and employee base after the receipt of funding from Business Oregon for the purchase of equipment. As always, Scott offered to meet with any business owner who wants to expand and plans to add employees or bring in business from outside Oregon.

**City of Hines, Judy Erwin**-Judy introduced her replacement, **Kirby Latham** who reported on the water system improvement project which will now include a replacement water tower as the leak cannot be repaired. The city received a \$100,000 grant from the Oregon Department of Transportation which will enable repairs to be made to some additional streets, including Roe Davis. The Dollar Tree is planning to open in February now. A new laundromat building is planned for the lot west of the Hines Post Office and they hope to break ground in February. Hines is also working on the Certified Local Government application. The council is working on a nuisance deer ordinance.

**Harney County Economic Development, Denise Rose** – Three new businesses have come in for help. Wisewood site manager has clarified that the pellet mill will only employ 10-15 people to start with, in spite of rumors. The plan for Director Greg Smith during the 2019 Legislative session was outlined and Greg will continue to lead monthly CRT meetings and see clients in person, and be available for phone and video conferencing while he is in Salem.

## **B. GEODC- Housing Roadmap interim report from Susan Christensen**

### **Efforts to date on the roadmap include:**

- Locating available land and lots in Harney County, mostly in Burns and Hines and adjacent areas that are zoned appropriately and are outside the floodplain
- Exploring funding options for building projects – a method called Capital Stack seems to be the most probable method for Harney needs, examples were provided.
- A discussion about the results of previous CRT meetings and SWOT exercises. Susan conducted a supplemental SWOT discussion.

Next steps for the project are to look at housing stock and condition of homes and outline a plan of approach and develop a checklist to allow for roll out to other communities.

Questions from the group:

1. **Are there processes or formats to guide low-income housing projects to help determine needs and aesthetics?** Susan will look into this specific question, but the trend now is mixed housing types, so voucher or low-income homes are mixed in with market-rate homes.
2. **Can she recommend towns with ordinances?** Scott Fairley mentioned that Pendleton has some model ordinances dealing with mixed housing requirements.

3. Susan recommended investigating the **Community Land Trust and the Community Development Financial Institutions (CDFI) magnet land funds**. Both sources she identified from the financing conference she attended last month.

### **C. Other Reports:**

Jen Keady reported significant activity since the last meeting in the Small Business Support area. The group has morphed into a main street task force based on the input from the Oregon Parks Department. They have developed a structure and have recruited a board of directors. At the first meeting, the group voted to work through four sub-committees: Promotion, Economic Vitality, Organization, and Design. Most of these decisions were based on input from several surveys and they plan to conduct additional, broad reaching surveys. **(Small Business Support)**

Judge Runnels announced that the Brownfield contract has identified several State and DEQ funding sources for projects. Cardno, the contractor, will be in the county during the week of January 7-11 and will be looking at the property suggested by the County Court, based on CRT input. The lots currently under discussion are the Fulton lot on North Broadway, the Tuning block, buildings across Broadway from Parr Lumber and the mill pond property. They will also explore other potential sites in the county.

Broadband preliminary feasibility report has come in from Vantage Point. Judge Runnels was able to share some information from the confidential document, including the cost projections by the consultant for providing last mile fiber to the entire county, and cooperatively, with Grant County. Discussion was extensive as this number is in the multi-millions. Options for reducing the cost estimate were suggested, including fiber on poles not buried and partnering with Grant County at a later stage. The Judge noted that once the report is official, more specific quotes will be solicited and may be less. One business owner who lives on a ranch, stated that she believes the fiber has to be supplied to businesses right away, because first we need jobs, then broadband can be provided to rural homes and outlying areas. **(Infrastructure)**

Judge Runnels led a discussion regarding a legislative “ask” for the 2019 session. The County Court appreciates input from the group. Ideas included reload facility, seed money to fix up old buildings and broadband infrastructure development. The general consensus was that the Broadband effort was most developed and that all things can come after if we have strong connectivity. The judge thanked the group for their input.

### **Other Comments for the Benefit of the Community**

- Jen Keady suggested the group think about a new name for “CRT” that more closely identifies what the group is working on.

The meeting was adjourned at 6:50 PM. The next meeting will be January 2, 2019 at 5:30 PM.