



**Umpqua Valley Development Corporation
Board Meeting Packet**

**Tuesday, July 14, 2020
12:00 pm – 1:30 pm
Zoom Video Conference Call**



Agenda



Umpqua Valley Development Corporation
Board Meeting Agenda
Tuesday, July 14, 2020
12:00 pm – 1:00 pm
Zoom Video Conference Call

Public Notice Statement: Due to COVID-19, this video conference meeting will be recorded and made available to the public at www.umpquavalleydevelopment.com. Meeting minutes will be left open through Friday, July 17, 2020, for any members of the public to submit comments to info@umpquavalleydevelopment.com, which will then be entered into the minutes.

1. Call the Meeting to Order (12:00 pm)
 2. Action: Review and Approval of Minutes (12:05 pm)
 3. Discussion: Officer to the Board Report (12:10 pm)
 - a. State Bond Sale Update
 - b. Oregon Solutions/UVDC Scopes of Work Update
 - c. Next Steps Update
 4. Discussion: Next Meeting (12:55 pm)
 5. Adjournment (1:00 pm)
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**Review and Approval
June 30, 2020 Board Meeting Minutes**



**Umpqua Valley Development Corporation
Board Meeting Minutes
Tuesday, June 30, 2020
2:00 pm
Zoom Video Conference Call**

Board Members Present: Richard Heard, Kelly Morgan, Steve Loosely, Linda Samek, Nikki Messenger, Kelly Morgan, Lisa Yop

Board Members Absent: Ryan Tribbett, Dallas Heard

Staff Present: Phillip Scheuers

Other Attendees: Karmen Fore (Oregon Solutions), Cathy Kaufmann (Oregon Solutions), Vicki Piersall (George Fox University)

I. Call the Meeting to Order

The regular meeting of the Board of Directors of the Umpqua Valley Development Corporation was called to order by the Board President at 12:08 pm. A quorum was present.

The Board President read the following statement: "Due to COVID-19, we are holding this board meeting via video conference. We will be recording this meeting and making it available to the public at www.umpquavalleydevelopment.com. We will leave the meeting minutes open for public comment through Friday, July 3, 2020 for any members of the public to submit comments to info@umpquavalleydevelopment.com. Any comments received will be entered into the minutes and shared with board members."

II. Review and Approval of Minutes

January 27, 2020 board meeting minutes were distributed to the Board for review.

Motion: Linda Samek moved to adopt the draft minutes. Nikki Messenger seconded the motion. All members voted yes. Motion passed.

III. Officer to the Board Report



Officer to the Board was unable to attend the meeting. Board President Heard asked staff to present the Officer to the Board report. Staff read the following updates from the Officer to the Board.

- After the last board meeting, Pac/West began collecting documents on the previously identified potential sites. This work was paused when Oregon Solutions notified UVDC that they had completed their findings report. During a preliminary review, it became apparent the site selection process might be better informed after some of the information the report will be requesting is finalized.
- In April and May, Pac/West met with Oregon Solutions to review preliminary drafts of their findings report.
- Dick Heard and Kelly Morgan met with George Fox University (GFU) President, where the President shared GFU's commitment to the project. As a follow-up, GFU identified the following individuals as their key project team: Linda Samek, Dave Cimbora, Gary Bering, Vicki Piersall. Linda Samek added that there may be additional GFU members who assist as well.
- Pac/West met with the GFU team and discussed items for a business plan – such as program descriptions, faculty estimates, delivery of services and timeline descriptions, estimated costs, and estimated square footage needs.
- Communication with OIT has occurred. OIT confirmed continued interest regarding potentially offering programs. A future meeting is scheduled for July 16.
- Umpqua Community College (UCC) delivered its MOU to CHI Mercy Health. CHI signed and returned the MOU. CHI has committed to paying a portion of UCC needs to get their nursing program accreditation back. Kelly Morgan shared the commitment that the two nursing directors have met GFU and UCC. Morgan shared that as long as UCC gets their accreditation back, all the rotations should be able to be accommodated locally with the expanded UCC nursing degree and BSN. CHI committed to provide \$100,000 to UCC for the next five years to help them to get their federal reaccreditation back.
- UVDC, Roseburg VA leadership, and GFU meet and discussed the VA's academic program needs. The VA committed their continued support and interest to the project. A desire to have robust outreach and marketing to veterans was discussed as a highly important part of the project.
- Pac/West and Board President Heard toured the Eastern Oregon Higher Education Center in Hermiston with a local BMCC board member and the center director. The EOHEC shared their experience in inter-academic agreements, building utilization, design, facility, and student engagement. EOHEC also discussed what they would do differently if they could start their development over again.

IV. Oregon Solutions Report

Concluding the Officer to the Board report, Board President Dick Heard turned the time over to the Oregon Solutions Team to present.



(See Appendix A of these meeting minutes for a copy of the Oregon Solutions presentation. A copy of the SOMWC Assessment can be found in the June 30, 2020 board meeting packet and posted on www.umpquavalleydevelopment.com.)

Karmen Fore of Oregon Solutions began by reviewing what an Oregon Solution Process and Assessment is and isn't. Karmen Fore highlighted that Oregon Solutions is the state's collaborative government's designed entity to assist on complex projects with multiple sector involvement. Traditionally Oregon Solutions processes include four phases, which are:

- Conduct an assessment and share findings,
- Convene and engage a multi-disciplinary team,
- Develop agreements and commitments for implementing the project, and
- Finalize a completed Declaration of Cooperation.

Karmen Fore continued by introducing Cathy Kaufman to continue the presentation. Cathy shared key themes the Oregon Solutions team found in their Assessment included:

- Strong community support for the project.
- A commitment to cross-sector involvement.
- Questions about governance, communication, and transparency.
- Questions about capacity and phasing.
- Two competing priorities/values that have not yet been fully integrated. Some interviewees approached the project from an academic view, while others were approaching the project from an economic and workforce development view.

After reviewing the summary of key themes found during the assessment, Oregon Solutions shared potential key decision points that could be a roadmap for the project. They include:

- Program selection and clarification of program needs and requirements.
- Number of students and faculty both at launch and over time.
- Faculty recruitment and retention plans.
- Capacity for clinical and field placements.
- Alignment of the project with existing medical workforce education in the state.
- Site selection.
- Strategies to mitigate regional infrastructure challenges.
- Communication and partner engagement plan.

Oregon Solutions continued to discuss its recommendations to address themes and decision points. Oregon Solutions shared there may be progress made in many of these areas already. The recommendations included:

- Develop a shared understanding of the project to help with project transparency, communication efforts, and collaboration.
- Clarify governance and expand to allow cross-sector partners. This would help the project benefit from collective wisdom, varied perspectives, and additional resources.
- Develop a roadmap to identify what work needs to happen in what time frame and who is accountable for completing tasks.



- Finalize a business plan that addresses financial and program viability and feasible implementation timelines.

Oregon Solutions shared that the next steps of their process would include the following:

- The Governor's Office will convene a multi-disciplinary team of stakeholders and leaders and designate co-conveners. The group might meet six times between June and the Fall of 2020 to accomplish tasks. Oregon Solutions' role through the process is to provide project management support and hold a neutral space for the project team.
- The outcome is a signed "Declaration of Cooperation (DOC)" from all partners. The final DOC will be delivered to the Legislature.
- The kick-off meeting will include an overview of the Oregon Solutions process, updates since the interviews were conducted, discussion on project goals and charter, and discussion on timeline and sequencing.

After the presentation, Steve Loosly asked for clarification between the Oregon Solution process and the role of the UVDC Board. Cathy Kaufman shared the first meeting of the Oregon Solutions will be addressing the scope of work between the UVDC and Oregon Solutions process. She shared the Oregon Solution process is not meant to take away any decision-making authority of the UVDC but serves as a collaborative process to support the UVDC work and address areas of focus. Karmen Fore sustained Cathy's comments and added that the Oregon Solutions process also serves a role in bringing additional partners around the table.

V. Next Steps

President Heard asked staff to clarify what are the next steps. Staff shared Oregon Solutions has sent out invitations this morning to begin scheduling their kick-off meeting. Staff shared they will check-in with Oregon Solution next week to see the response they are receiving and if a kick-off meeting has been determined. If not, the board members have shared that every other Tuesday at noon works for a UVDC board meeting, which means that the next meeting would be July 14. Staff will check-in with Oregon Solutions next week and then circle back with board members regarding the next meeting.

VI. Adjourn

Seeing no further business, the meeting was adjourned at 1:23 pm.

Minutes Submitted By: Ryan Tribbett, Officer to the Board
Minutes Approved:



Public Comments Summited for June 30, 2020 Board Meeting

Public Comment Submitted by Bradley Hanson.

As a stakeholder representing the proposed Edenbower Site for the SOMWC, I offer the following comments:

I believe that the Oregon Solutions process will lead to a much higher likelihood of success for the medical college project. The Assessment Report addresses most of my concerns with project implementation up to this point. With a robust business plan and clear roadmap, the project can begin to make some forward progress.

The importance of including student housing in the broader collaborative planning process needs to be emphasized. Addressing the acute rental housing shortage locally will be essential to successful student recruitment regionally. UCC has for many years identified the acute lack of student housing as a significant challenge. Adding the SOMWC without concurrently solving the student housing shortage would not only compound the existing problem, but make successful student recruitment highly questionable. The *Housing Needs Analysis* for the City of Roseburg by ECONorthwest identified the significant need for additional multi-family units, and this did not include the increase in demand that would be generated by SOMWC. The real estate market has not historically solved the problem on its own, as demonstrated by the long-term rental housing shortage in Roseburg and many other rural cities.

Student housing has unique and specific characteristics that make it different from affordable or market rate apartments. There are private sector developers that specialize in student housing and they should be engaged as part of the collaborative process. The robust SOMWC business plan should include identification of the likely demographics of the forecasted student population and determine the student housing needs for each phase. The private sector partner(s) committed to building this needed student housing should be part of the “declarations of cooperation.” The site selection criteria should accordingly include accommodation of the student housing developer’s land requirements. Student housing should ideally be on-campus or adjacent, and take into consideration the existing UTrans bus routes. At the very least, this housing should be in close proximity to the campus.

I look forward to the Oregon Solutions collaborative process.

Public Comment Submitted by Kelly Klanecky

Dear Mr. Heard,



The development of the Southern Oregon Medical Workforce Center is an excellent project for Douglas County. As a graduate of George Fox University I can highly recommend the university in providing the proper educational opportunities to students seeking a medical degree. The Douglas County area needs a boost like this project and many graduates of the program may stay in the area.

It is my hope that this project will come to fruition. It will help Douglas County's economy greatly.

Sincerely,


Kelly Klanecky

DRAFT



Appendix A
Oregon Solutions Presentation

DRAFT



Southern Oregon Medical Workforce Center Assessment Findings

Karmen Fore
Cathy Kaufmann
Oregon Solutions

June 30, 2020

Background

- In the 2019 session, the Legislature approved \$10 million in state lottery bonds for the Southern Oregon Medical Workforce Center in Roseburg and requested the engagement of Oregon Solutions.
- Partners must “successfully complete [an] Oregon Solutions process” before bonds can be issued.
- Oregon Solutions process includes 4 phases:
 1. Conduct Assessment and Share Findings
 2. Convene and Engage a Multi-Disciplinary Team
 3. Develop Agreements and Commitments for Implementing the Project
 4. Declaration of Cooperation Completed
- The report is the first step in response to that legislative requirement.

Interviews

- Oregon Solutions staff interviewed over 30 individuals, representing elected officials, community leaders, local and state agency directors, policy advisors, and other key stakeholders with an interest in this issue.
- Purposes of the interviews were to:
 1. Learn about the issues and the parties' interests in developing the Southern Oregon Medical Workforce Center;
 2. Identify resources needed and available for the project; and,
 3. Determine a process that a collaborative group can work on together in order to advance the development of the Center.
- Interviews were conducted from Dec. 2019 – March 2020
 - Interviews may not reflect recent project changes / updates, given their timing

Key Themes



There is **strong community support** for the Center.



There is also a **commitment to cross-sector involvement**.




There are questions about **governance, communication, and transparency**.




There are questions about **capacity and phasing**.




There are **two competing priorities / values** that have not yet been fully integrated: *academic vs. economic/workforce*



Program Selection and Clarification of Program Needs/ Requirements



Number of Students and Faculty (at launch and over time)




Faculty Recruitment and Retention Plan



Capacity for Clinical / Field Placements




Align Center with Existing Medical Workforce Education in the State



Site Selection

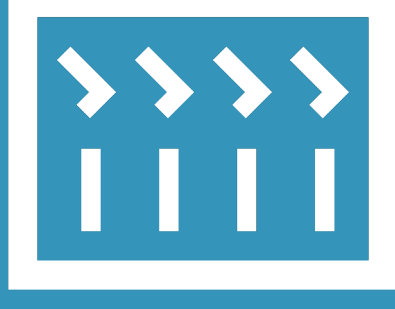


Plan to Mitigate Regional Infrastructure Challenges



Communication and Partner Engagement Plan

Key Decision Points/ Issues to Address



Recommendations

- **Develop Shared Understanding:** Increase Project Transparency, Communication, and Collaboration
- **Clarify Governance:** Governance should be clarified and expanded to allow for cross-sector partners to work effectively together and allow project to benefit from collective wisdom / varied perspectives / additional resources.
- **Develop a Roadmap:** Identify what work needs to happen in what time frame, as well as who is accountable for completing tasks.
- **Finalize a Business Plan:** Finalize a robust, sustainable business plan that addresses financial and program viability and feasible implementation timelines.

Oregon Solutions Process and Timeline

- Governor's Office will convene a multi-disciplinary team of stakeholders / leaders
 - Governor's Office will designate co-conveners
- Anticipate approximately 6 meetings between June – Fall 2020 to accomplish tasks
- Oregon Solutions role through the process is to provide project management support and hold a neutral space for the project team
- Final outcome is a signed "Declarations of Cooperation" (DoC) from all partners
- Final Oregon Solutions DoC will be delivered to the Legislature

Next Steps

- Schedule kick-off meeting
- Kick off meeting agenda:
 - Overview of Oregon Solutions process
 - Learn about updates since the interviews were conducted
 - Project goals and charter
 - Timeline / sequencing
 - Decision-making



Officer to the Board Report