



**Umpqua Valley Development Corporation  
Board Meeting Minutes  
Thursday, October 8, 2020  
4:00 pm  
Zoom Video Conference Call**

**Board Members Present:** Richard Heard, Kelly Morgan, Steve Loosely, Nikki Messenger, Kelly Morgan, Lisa Yop, Ryan Tribbett, David Cimboa

**Board Members Absent:** Gary Leif, Dallas Heard

**Staff Present:** Phillip Scheuers

**Other Attendees:** Scott Carroll (News Review), Linda Samek

**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 4:02 pm. A quorum was present.

**II. Review and Approval of Minutes**

August 18, 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 in the affirmative. Motion passed.

**III. Board Membership**

Linda Samek shared in July she has transitioned out of a senior executive role at George Fox University and is now in a teacher role. Their team has agreed to help transition some of her work with the SOMWC project to David Cimboa who has joined GFU. David is now the head of the programs that are likely to locate at the Roseburg project. Linda shared her confidence in David and that it would be an appropriate time for this transition.



The Board President then also asked David to introduce himself. David Cimbora expressed the gratitude and leadership of Linda. Cimbora then provided background regarding himself and the GFU transition.

Motion: Steve Loosely moved to release board director Linda Samek and appoint David Cimboa to the Board of Directors. Nikki Messenger seconded the motion. All members voted in the affirmative. Motion passed.

#### **IV. Officer to the Board Report**

The Board President asked the Officer of the Board to present his report. The Officer to the Board presented the following update to the board members.

##### **Website Update**

The Officer to the Board shared that the new development corporation website's launch had been completed at [www.umpquavalleydevelopment.com](http://www.umpquavalleydevelopment.com). The Officer to the Board and staff walked the board directors through the new site. It was noted that the site's purpose is to be a singular point of information for individuals looking to learn more about the development corporation and the SOMWC project.

##### **State Bond Sale Update**

The Oregon Solutions Assessment Report shared the need for more transparency and a singular point of information regarding the SOMWC Project. As an initial step toward addressing this concern, the UVDC website has been updated. The update is focused on three main goals: (1) Provide an easy to navigate location for all information related to the UVDC board, (2) Provide a singular point of information for the SOMWC Project where an individual can find presentations, reports, agreements, and more related to the project, and (3) Provide a method for individuals to sign-up to receive public notices and project updates. The site is available and now live at [www.umpquavalleydevelopment.com](http://www.umpquavalleydevelopment.com).

##### **Oregon Solutions Recap Discussion**

The Officer to the Board shared a brief recap of the first kick-off meeting of the Oregon Solutions process that occurred on September 30, 2020. The Board President asked if there was a timeline for Oregon Solutions to finalize its breakout groups. The Officer to the Board responded by sharing that a portion of this occurred during the September 30 Oregon Solutions meetings when they broke out into various subcommittees. The Officer to the Board also noted that there may be adjustments to that structure due to the desire for members to attend multiple workgroups or subcommittees.



Nikki Messenger shared there will be a need to further clarity regarding the DAS timelines and related agreements for pre-reimbursement spending once additional information is available on the state lottery bond sales.

Kelly Morgan and Steve Loosely asked for a clarification on the timeline of the state bond sale. The Officer to the Board shared that the state would re-evaluate whether or not to sell the state bonds in the 2019-21 biennium as it gets closer to their quarterly revenue and economic forecasts. The original scheduled proposed state bonds sales to occur in the Spring of 2021. However, since COVID-19 had a significant revenue decline, the state's debt-to-revenue ratio was adjusted, and the state chooses to postpone the bond sale.

### **Business Plan Outline**

The Officer to the Board shared with the Board the proposed outlines that will be the basis of an updated business plan for the SOMWC project. Discussions were held about the need for the document to also reflect that COVID-19 has changes the operating models for many higher education institutions and those changes should be reflected in the business plan.

### **Executive Session - Site Selection Discussions**

At 5:04 pm the Board President gave notice that the Board will be going into Executive Session to hold a discussion on additional site selection details related to sale options and prices. The Board President asked staff to read the following statement:

“The Umpqua Valley Development Corporation will now meet in executive session pursuant to ORS 192.660 (2e), which allows the board to meet in executive session to conduct deliberations and negotiate real property transactions. Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are asked to leave the room (or in this case will adjust the recording accordingly). Representatives of the news media are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects during the executive session, except to state the general subject of the session as previously announced. No decision made in executive session. At the end of the executive session, we will return to open session and begin recording again. (Language provided by the State of Oregon, Department of Justice.)”

The UVDC exited Executive Session at 5:18 pm.

## **V. Next Steps**



Staff shared that the next meeting of the board would be scheduled when additional information is available related to the state bond sales and after communicating with Oregon Solutions. Staff will outreach to board members for date and time availability.

## **VI. Adjourn**

Seeing no further business, the meeting was adjourned at 5:24 pm.

Minutes Submitted By: Ryan Tribbett, Officer to the Board  
Minutes Approved: April 5, 2021