



Western White Trillium
Image by Sean E. O'Day

Mid-Willamette Valley Council of Governments 2017 Annual Report

2017 Member Governments and Districts

Chehalem Park & Recreation Dist.
Chemeketa Community College
City of Amity
City of Aumsville
City of Aurora
City of Carlton
City of Dallas
City of Dayton
City of Detroit
City of Donald
City of Dundee
City of Falls City
City of Gates
City of Gervais

City of Hubbard
City of Idanha
City of Independence
City of Jefferson
City of Keizer
City of Lafayette
City of McMinnville
City of Monmouth
City of Mt. Angel
City of Newberg
City of St. Paul
City of Salem
City of Scotts Mills
City of Sheridan

City of Silverton
City of Stayton
City of Sublimity
City of Turner
City of Willamina
City of Woodburn
City of Yamhill
Confed. Tribes of Grand Ronde
Marion County
Polk County
Salem-Keizer School District
Salem-Keizer Transit
Willamette Education Service Dist.
Yamhill County



A Message from the Chair: Polk County Commissioner Mike Ainsworth



It has been an honor to serve as the Chair of the Mid-Willamette Valley Council of Governments Board of Directors. It has truly been a pleasure working with each of 43 local government members in Marion,

Polk and Yamhill Counties and the dedicated professional staff at the Council of Governments (COG) who work diligently to foster cooperation and coordination within the region.

Our COG was founded in 1957 on a truth that, as governments, we can accomplish far more working together than we can working alone.

2017, which marked the 60th Anniversary of the COG, saw a renewed commitment to regional cooperation. This last year, governments came together under the umbrella of the COG to pool resources to help alleviate homelessness in our region. Communities came together in the spirit of cooperation to allocate limited dollars among competing projects to enhance our region's transportation systems. This last year also saw the re-convening of the public-private partnership board, which will be spending several months going into 2018 in developing a comprehensive regional economic development strategy.

Our success as a region is predicated on our ability, as governments, to work together toward a shared vision and goals. To do that requires strong, functioning, and healthy governments. The COG plays an important role in ensuring our local governments have the resources they need to govern effectively. In 2017, the COG facilitated six goal setting sessions; trained more than 100 elected and appointed officials on leadership, local government finance, budgeting, public meetings, public records, and ethics laws; assisted in the

recruitment of six executives; provided land use planning services to 20 communities; assisted one community with revisions to its home rule charter; and assisted another in an assessment of compliance with the Americans with Disabilities Act. And that is just a sampling of the direct support you will read about in this annual report of what the COG provided its members during 2017.

The COG remains instrumental in facilitating opportunities for local governments in the region to share ideas, combine resources, and jointly address challenges and seize opportunities. In facilitating the Mayor's Coalition, Yamhill County quarterly meetings, monthly Polk County meetings, and monthly meetings among local government managers, the COG ensures that we all benefit from our collective wisdom and experience.

In my role as chair, I have seen how the COG's successes become our members' successes. The Board remains dedicated to being good stewards of the COG's financial and human resources. In 2017, the Board recruited and selected a new Executive Director who has a combination of 20 years of local government management and legal experience, revised financial policies, and adopted a public records policy - all as part of its ongoing efforts to ensure membership dollars are used wisely to leverage the investment of federal dollars in our region and to provide quality services to its member governments.

It has been my pleasure to serve as the Chair of the Board of Directors this year, and I sincerely thank everyone who helped make this year a success for our region and for the organization.

I am pleased to pass the gavel to Mayor Cathy Clark, from the City of Keizer, who will be the incoming Chair for 2018. I am certain that under Mayor Clark's leadership, and with our member's continued dedication, the COG will continue to be successful in working to position our region for prosperity.

A Message from the Executive Director: Sean E. O'Day



“Coming together is a beginning; keeping together is progress; working together is success.”

- Henry Ford

Sixty years ago, the Mid-Willamette Valley Council of Governments began when several local governments came together in the spirit of intergovernmental cooperation to create the Mid-Willamette Valley Planning Council. The first of such organizations in the United States, the council provided planning services to **Marion** and **Polk Counties**, the city of **Salem**, and the **Salem School District**. Today, land use planning remains at our core, providing regionally informed land use planning services to 20 jurisdictions.

In 1967, other local governments joined the effort and our name changed to what we are known by today: the Mid-Willamette Valley Council of Governments. With the addition of other governments, including **Yamhill County** in 1968, the Council of Governments (COG) progressed and took on additional tasks to include serving as a conduit through which local governments could receive federal dollars for transportation, social service, and economic development. In the 1980s, the COG began serving as an intermediary lender for small businesses to access federal funding programs, and also took on the role of managing various local governments' revolving loan programs and housing rehabilitation loans. Today, among our legal designations, the COG:

- is the federally designated Metropolitan Planning Organization and is responsible for developing a multi-modal, financially

constrained transportation plan that meets all federal transportation and Clean Air Act planning requirements within the Salem-Keizer-Turner metropolitan area (an area well within the commuting shed of the entire COG boundaries);

- serves as the federally designated Economic Development District (EDD), providing access to federal economic development dollars;
- is the administrative support agency for the Mid-Willamette Valley Area Commission on Transportation (MWACT), an advisory body chartered by the Oregon Transportation Commission that advises on all aspects of transportation, including development of the Statewide Transportation Improvement Program (STIP), which schedules funded transportation projects;
- is an approved intermediary lender for the U.S. Small Business Administration (SBA), U.S. Department of Agriculture (USDA), U.S. Economic Development Administration (EDA), and State of Oregon Business Development Fund (OBDF);
- administers the Community Development Block Grant (CDBG) funded Housing Rehabilitation loan funds in **Aumsville, Aurora, Detroit, Gates, Gervais, Hubbard, Idanha, Jefferson, Silverton, Stayton, Turner, Mt. Angel, Woodburn**, and the unincorporated areas of **Marion County**; and
- is an affiliate agency for the U.S. Census, providing local expertise to the census and training, assisting, and disseminating information to local government agencies on Census activities.

Recognizing that strong communities make for a strong region, and that certain issues are best addressed through a regional approach, over a decade ago, the COG began providing training and technical assistance to member governments and

facilitating intergovernmental cooperation among its members.

Today, the COG provides training on a variety of topics and suite of services to include goal setting facilitation, executive level recruitments, executive level evaluations, charter review, request for proposal analysis and service on selection committees, urban renewal agency plan development, economic opportunity analysis, and American with Disabilities Act (ADA) Assessments.

To foster intergovernmental collaboration the COG also facilitates the Mayors Coalition, Yamhill County quarterly meetings, monthly Polk County meetings, and monthly meetings among local government managers. And, new in 2017, the COG helped to facilitate the pooling of resources to establish a program coordinator who, with a regional perspective, will assist local governments in addressing homelessness.

As the COG turns 60, it remains a vital force in positioning the region for prosperity. By working together in the spirit of intergovernmental cooperation, we have accomplished a lot. With your investment of approximately \$200,000 in membership dues, in 2017 the COG leveraged those funds into providing:

- Over \$24 million in federal transportation funding, to include regionally significant surface transportation improvements and transit service;
- Over \$2.3 million in grants to local governments for facility improvements, land use planning, and economic development;
- Over \$12 million in small business lending, which has/will create 133 new jobs for our region; and
- \$241,600 in housing rehabilitation loans that improved the quality of life for the residents of those homes while improving the value of our region's housing stock

The pages of this report that follow, are replete with the details of those efforts, along with the COG programs and services.

As I conclude my message, I wish to sincerely thank the Board for its support and the staff for their efforts. It has been an honor to have been selected and to be able to serve all of you as Executive Director.

In my first year, my priority has been to get to know the organization, its staff, and its members. In addition to confirming for me that we live in the most beautiful part of the most beautiful state in the country, in this first year I have also learned the important role the COG has in improving the quality of life in our region. I have come to appreciate that the COG enjoys a dedicated professional staff, and that it is comprised of member governments and local government officials who are committed to ethical governance and improving the quality of life of the constituents they serve.

What I have also come to understand is that, when we work together we can create a region that is supported by world class infrastructure, enjoys a competitive economy, and is home to healthy vibrant livable communities. As we enter our next decade of existence, my priorities will be to work towards that vision by providing a voice for the region to state and federal decisionmakers, seeking out and improving strategic partnerships, expanding and enhancing direct services to our members, and improving the financial health of the organization and its programs and services.

Collectively, we can build a brighter and more prosperous future this region that we all adore and call home. However, as a Council of Governments, we are only as strong as you are engaged. I look forward to linking arms with all of you as we work together to achieve our regions full potential.

Member Services

Convening and Collaboration – Developing Partnerships

The COG provided staff support and assistance to a variety of regional events that promote information sharing and partnership development among local governments, including the Mid-Willamette Valley Mayors Coalition, City/County Administrators lunch meetings, Polk County breakfast, Yamhill County Local Government dinners, and the Willamette Valley GIS Users Group.

Intergovernmental Cooperation – Demonstrating Leadership on Regional Matters

COG staff served on the Chemeketa Cooperative Regional Library Service Board of Directors, Regional Solutions Advisory Committee, the Oregon City/County Managers Association Board of Directors, Oregon Transportation Modeling Committee, Board of Directors for the Oregon/SW Washington Chapter of URISA (an organization dedicated to the development, enhancement, and accessibility of Geographic Information Systems), Marion County Economic Development Advisory Board, Oregon City Planning Directors Association Board, Oregon Economic Development Districts Board, and Oregon Rural Development Council.

Mid-Willamette Valley Homeless Initiative Partnership – Facilitating a Regional Approach to an Increasing Regional Issue

The COG facilitated the pooling of resources with Marion County and the Cities of Salem, Keizer, Monmouth, and Independence to hire a program coordinator to study and provide data and information to the participating jurisdictions on homelessness, initiate strategic partnerships social service providers that serve individuals experiencing homelessness in the region, take the lead in implementing key projects in the Mid-Willamette Valley Homeless Initiative Strategic Plan.

Training/Education – Helping Governments Succeed

The Council of Governments held one-day leadership development training for the cities of Aurora, Donald, Gervais, Hubbard, and St. Paul, and Jefferson. The COG also held a financial forecasting workshop for local government administrators in the fall of 2017.

Goal Setting/Strategic Planning Facilitation – Helping the Region’s Governments Move Forward

The COG facilitated goal setting and strategic planning sessions for Aumsville, Gervais, Carlton, Independence, Amity, and Silverton.

Executive Recruitments – Attracting Talent to the Region

The COG assisted Jefferson, Willamina, and Falls City in the recruitment of executive level positions, and conducted background checks on recruitments for Sublimity. As of the date of this report, the COG is currently assisting Aurora, Dayton, and Carlton with open recruitments. The COG also gave a presentation to Independence on the means and methods of hiring a city manager.

Executive Performance Evaluation – Promoting Professional Standards

In 2017, the COG facilitated performance evaluations for the McMinnville City Manager.

Charter Review – Ensuring Good Governance

The COG assisted Stayton in facilitating the review and update of its City Charter.

Fiscal Agent – Helping Non-Profits

The COG served as the fiscal agent for two non-profits that secured dollars for cultural and economic development activities. Specifically,

the COG assisted the Marion Cultural Development Corporation, which is an affiliate of the Oregon Cultural Trust, in the administration of trust dollars to enhance arts, culture, and heritage activities throughout the county. The COG also helped the Chehalem Valley Chamber of Commerce obtain a Ford Family Foundation Grant for an economic development initiative.

Request for Proposal Assistance – Technical Assistance for Members in the Pursuit of Cost Effective/Excellent Services

COG staff assisted the City of Salem in the selection of a contract lobbyist, and provided technical assistance and RFP review for the City of Aurora in the selection of a contract city attorney.

COG Staff Milestones

New Hires

Sean O'Day, Executive Director, started at the COG in May.

Ragan McHone, Loan Documentation & Servicing Specialist, started at the COG in June.

Holly Byram, Associate Planner, started at the COG in September.

Amy Dixon, Associate Planner, started at the COG in November.

Anniversaries

Kindra Martinenko, Associate Planner-Transportation, achieved 10 years with the COG in December.

Greg Smith, Finance Director, achieved 15 years with the COG in March.

Denise VanDyke, Administration Specialist II, achieved 20 years with the COG in October.

Ray Jackson, Senior Planner, achieved 20 years with the COG in September.

Transportation Planning

Salem-Keizer Area Transportation Study (SKATS)

As the federally designated Metropolitan Planning Organization (MPO) for the Salem-Keizer urbanized area, the Salem-Keizer Area Transportation Study (SKATS) continues its role in coordinating and supporting comprehensive, multi-jurisdictional and multi-modal transportation planning in the **Salem-Keizer-Turner** area. COG staff are responsible for the operation of the SKATS MPO.

SKATS Highlights for 2017

- SKATS updated its *Transportation Improvement Program (TIP)*, with all projects

listed in the TIP totaling over \$160 million (\$122 million is federal funds). Staff increased its outreach to the public and used a map of the projects on the COG website to collect public comments. The 2018-2023 TIP was adopted in April 2017.

- SKATS Chair Cathy Clark and COG staff participated with other MPOs and ODOT in an advisory committee (lasting more than six months) to negotiate the amount of *federal Congestion Mitigation and Air Quality (CMAQ) funds* each MPO would receive. Starting in 2019, SKATS will receive more than \$1.5 million annually of CMAQ funds to spend on transportation projects that reduce pollution.



The SKATS Policy Committee adopted the 2018-2023 TIP at their April meeting.

- With an additional \$5 million available for the SKATS TIP, a new round of project solicitation and review started in August 2017. A recommendation to the SKATS Policy Committee is being prepared for January 2018.
- Staff attended hearings and provided regular updates on the *Legislature's transportation bill (HB2017)* to the SKATS Policy Committee, MWACT, and other groups.
- The agreement for a *seismic study of the OR22 Center Street Bridge* (over the Willamette River) was signed by ODOT, City of Salem, and COG, and work will commence in 2018. HB2017 provides \$60 million for the seismic upgrade, with design in 2022 and construction in 2025.
- In collaboration with ODOT, identified nine miles of *Critical Urban Freight Corridors (CUFCs)* within SKATS as part of ODOT's Freight Plan update. These road segments will be eligible for future federal freight funds.
- FHWA/FTA provided its quadrennial *Federal Certification Review report* of the SKATS Planning Program. SKATS' planning program was officially certified by FHWA/FTA, but the report identified additional actions that were either required or recommended in the future.
- Adopted an update to the SKATS *Public Participation Plan*

- *Transportation Performance Measures and Targets* are now a federal requirement for MPO plans. Staff, SKATS committees, and ODOT are coordinating to comply with these new requirements.
- The *Peter Courtney Minto Island Bridge* at **Salem's** Riverfront Park, pictured below, opened this summer (SKATS provided \$500,000 for the project).



- COG transportation staff participated in planning studies for the Winter-Maple Family Friendly Bikeway, the State Street Corridor Plan, the City of Salem Pedestrian Study and the Salem River Crossing EIS; managed a travel model update contract with Portland Metro; coordinated on transit issues with Cherriots staff; participated in an advisory committee for updating Oregon's Transportation Planning Rule; coordinated with interested parties on Safe Route to School planning; and started work for updating the 20-year SKATS Regional Transportation Plan.

Mid-Willamette Area Commission on Transportation (MWACT)

The Mid-Willamette Valley Area Commission on Transportation is a 17-member advisory body chartered by the Oregon Transportation Commission (OTC). Its purpose is to apply the statewide transportation goals to the specific needs of the Mid-Willamette Valley area as identified by the local jurisdictions.

During the year, MWACT had seven committee meetings. COG and ODOT staff prepared the MWACT agendas, meeting summaries, and draft

letters between MWACT and the Oregon Transportation Commission (OTC) as needed. Highlights of MWACT activities by month included:

- January–presentations on ODOT’s All-Roads Transportation Safety (ARTS) program (28 projects within MWACT, \$17 million total for 2017-2021) and ODOT’s Strategic Investment plan; status of the **Salem** River Crossing EIS; discussion of **Newberg-Dundee** Bypass Phase 2 funding needs.
- April–Annual ODOT Report on Construction in the MWACT area; celebration of MWACT’s 20th Anniversary; presentation of SKATS MPO 2018-2023 TIP.
- June–Discussion of ODOT’s Freight Plan, ODOT’s ADA Transition Plan, Oregon’s Public Transportation Plan, and a HB2017 update.
- August–Status of the OR22W Safety Project; briefing on the solar eclipse preparation; summary of HB2017 and projects funded in MWACT and statewide; kick-off for Oregon’s 2021-2024 State Transportation Improvement Program (STIP); retirement of ODOT Area 3 manager Tim Potter.
- September–STIP amendments of HB2017 projects; update on 2021-24 STIP funding program splits; presentation of OR22 (25th St. to Gaffin Rd.) Facility Plan.
- October–information on the next round of ARTS; discussion of MWACT Biennial Report; MWACT discussion prior to OTC annual workshop.
- December–presentations and discussion of Critical Oregon Airport Relief (COAR) applications from **Salem** and **McMinnville**; update on 2021-24 STIP funding program framework; MWACT letter regarding new ODOT Communication Plan.

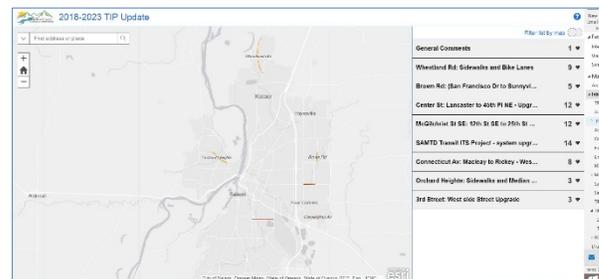
COG and ODOT staff also supported chair Ken Woods, Jr. in preparation for meetings, preparing

draft letters and other activities as MWACT’s chair; prepared the MWACT Biennial Report and recommended changes for MWACT’s Charter and Operating Agreement.

Geographic Information Systems (GIS) and Census Services

COG staff utilize GIS technology for projects in many varied projects in transportation, land use, utilities, and natural resource management. Projects in 2017 included:

- COG’s land use planners often need GIS staff to prepare maps of zoning, comprehensive plans, and other maps for COG member cities;
- assisting the city of **Donald** with participation in the Census Bureau’s annual Boundary and Annexation Survey (BAS), to ensure that population within the city limits is correctly tabulated;
- provided maps for the city of **Sublimity**’s discussions about a potential UGB expansion;
- produced maps for the cities of **Turner** and **Aumsville** for buildable land inventory development;
- developed a new online mapping application for the **Salem-Keizer School District** (Salem-Keizer SchoolFinder), where users can determine their elementary, middle, and high school attendance area by entering their address;



An interactive map for the Transportation Improvement Program (TIP).

- hosted training and conducted preliminary work on the Census Bureau's Local Update of Census Addresses (LUCA) program;
- Updates to the **Yamhill County** GIS application;
- Initial work on a sidewalk inventory for the **Salem-Keizer area**.

The COG Census Data Center assists agencies in **Marion, Polk, and Yamhill Counties** with the analysis of Census (and Census-related) information and custom demographics studies. The COG warehouses electronic Census information, population estimates, population projections, and other related demographic data. COG staff are able to combine Census expertise and data access with GIS mapping techniques for special project requests.

Community Development

Community Investment Projects

In 2017, the COG staff assisted member governments with a number of important community development projects involving public infrastructure, engineering studies and community facilities. Our staff assists local governments with all phases of project development including preparing grant/loan applications, project management, and compliance with state and federal regulatory requirements. An overview of community development projects is provided below.

- **Amity:** the COG is assisting in the environmental review and administration of a water improvements project which will increase treatment capacity, replace the water intake that can no longer draw sufficient water to meet the needs of the community, and improve the distribution system for the city.
- **Carlton:** Staff provided assistance with wage monitoring requirements related to a water line improvements project funded by the Safe Drinking Water Revolving Loan Fund (SDWRLF) program to increase fire flows and capacity in the central business district as well as developing a new emergency intertie to the City of McMinnville's water system.
- **Dallas:** Staff provided assistance with wage monitoring requirements related to a water line improvements project funded by the SDWRLF program.

- **Idanha:** The COG staff provided assistance in completion of an income survey of all residents in order to document continued eligibility for grant funding. Staff is assisting with a grant for final design and construction of a water improvements project aimed at improving treatment at the plant and reducing water losses in the distribution system. The COG previously assisted the city with an income survey to prove eligibility for grant funding.
- **Independence:** Staff is assisting the city in an income survey to document eligibility for various funding sources for future projects.

Land Use Planning

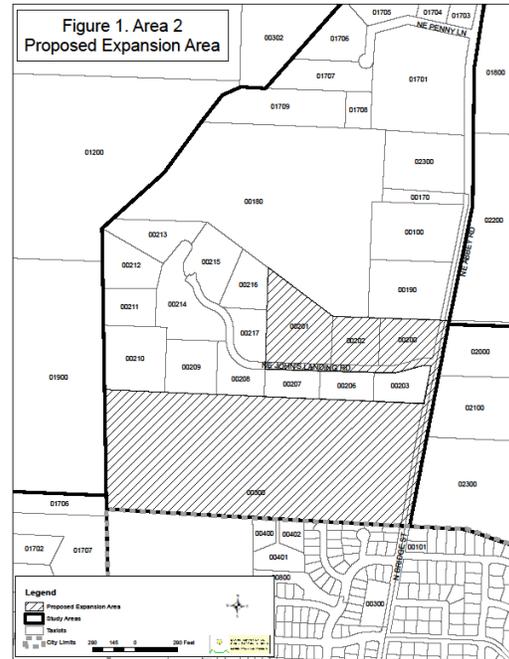
In 2017, the COG provided land use planning services to 21 communities in the Mid-Willamette Valley region including **Amity, Aumsville, Aurora, Dayton, Detroit, Donald, Falls City, Gates, Gervais, Hubbard, Idanha, Independence, Jefferson, Lafayette, Mt. Angel, Scotts Mills, Sheridan, St. Paul, Sublimity, Turner, and Willamina**.

In addition to providing current land use planning services, the COG planning staff assisted with the following long range economic development and planning projects in 2017:

- *Donald UGB Expansion and Code Updates* - The City of **Donald** initiated public meetings associated with an update to their transportation requirements and the allowance of Planned Unit

Developments (PUD) related to the development code as well as the analysis and public outreach associated with a potential Urban Growth Boundary (UGB) expansion as the City works to accommodate population growth and housing needs in coming years. The project is funded, in part, with a grant from the Transportation and Growth Management (TGM) Code Assistance grant from the Department of Land Conservation and Development (DLCD) and the **Marion County** Community Projects grant program.

- *Economic Development Administration* - The City of **Silverton** submitted an application to the Economic Development Administration (EDA) Public Works program for funding assistance with a new water line and pump station to serve their industrial park and companies that are looking into water needs related to their expansion efforts. COG staff assisted the City with the application and organized a tour with the regional EDA representative and state economic development staff to view the proposed project and impacted businesses.
- *Sublimity Parks Master Plan* – The COG staff is assisted with an update to **Sublimity’s** parks master plan in order to identify current and future park land needs. The project also involves a proposed UGB expansion in order to accommodate identified park land needs.
- *City of Lafayette UGB Expansion* –The City of **Lafayette** wrapped up a residential building lands inventory, housing needs analysis and Comprehensive Plan update to ensure the City had an adequate supply of residential land within its UGB. COG staff also assisted with the ultimate UGB expansion to accommodate future residential land needs.
- *Zoning and Development Code Updates* –The COG staff assisted the cities of **Aumsville, Aurora, Dayton, Detroit, Donald, Gervais, Hubbard, Independence, and Lafayette** with updates to local zoning and development ordinances.



Above: A map showing the proposed Lafayette UGB expansion area.

Additional Community and Economic Development Activities

- *Dallas Competitive Analysis*- Based upon previous work completed by the City of **Dallas**, COG is creating their first ever analysis and report collecting economic development indicators such as employment patterns and trends, commercial vacancy rates, commute patterns, and associated land use permitted uses and fees. Upon completion of the report for Dallas, we will look to aid other interested members in the Mid-Valley and develop a more regional report for ongoing collection of data points and analysis.
- *Economic Development Partnerships* – COG staff coordinates and participates in various economic development forums and meetings throughout the year, including: Mid-Willamette Economic Development staff lunches, Regional Solutions Team and Advisory Committee meetings, Yamhill County Economic Development meetings, and the Marion County Economic Development Partnership Board. The forums and meetings discuss economic development issues and legislative initiatives,

share best practices, and identify opportunities for collaboration.

- Keizer ADA Transition Plan – The COG will support the City of **Keizer** with the creation of an ADA Transition Plan to identify accessibility barriers within public rights-of-way, public facilities, and parks. The COG will develop the methodology for data collection and inventory of public facilities, park, and curb ramps and sidewalks in order to help identify needed modifications moving forward. Staff will also create the report on behalf of Keizer and we have plans to aid other interested members in the Mid-Valley upon completion of the initial methodology and report for Keizer.
- Urban Renewal- The COG is assisting the City of **Stayton** with a potential urban renewal plan and district to help serve their industrial park.
- Pacific Northwest Manufacturing Partnership (PNMP)- The PNMP is an alliance of urban and rural communities in the Willamette Valley, Columbia River Gorge, and Portland-Vancouver metropolitan areas to accelerate manufacturing, job creation and private

investment in the region. In response to the federal “Investing in Manufacturing Communities Initiatives” competition, the PNMP qualified as one of 12 national strategic applications to receive designation in 2015. The designation will give our region elevated consideration for \$1.3 billion in federal dollars and assistance from 13 cabinet departments and agencies.



Above: A map of one of the Pacific Northwest Manufacturing Partnership alliance.

Housing Rehabilitation Services

The COG assists with administration and management of housing rehabilitation services in rural **Marion County** and the following cities: **Aumsville, Aurora, Detroit, Gates, Gervais, Hubbard, Idanha, Jefferson, Mt. Angel, Scotts Mills, Silverton, Stayton, Turner, and Woodburn.**

Valley Development Initiatives (VDI), a non-profit affiliate of the COG, manages the program on behalf of our members. The program provides financial assistance to income qualifying property owners in need of home repairs via a low-interest, deferred payment loan program to mitigate health and safety concerns, improve deficiencies, increase efficiency, and

improve accessibility. As clients repay loans, the money can then be re-lent to other eligible property owners in the county.

Program highlights from 2017 include the following:

- This year, the COG staff assisted eleven (11) property owners with housing rehabilitation loans totaling more than \$240,000. Work included new roofs and gutters, replacement siding and exterior paint, new windows, and electrical upgrades, all needed to increase the safety and energy efficiency for low and moderate-income residents.

- Since creation of the program in 1999, VDI has helped over 400 households maintain/repair their homes and has brought in over \$1.2 million in new funds to serve the region. This year, we submitted a new funding application seeking to assist persons in manufactured home parks, previously determined ineligible under older program rules.

At Right: Before and After replacement of a damaged, leaky tub and surround in Hubbard.



Above: Before and After where a homeowner in unincorporated Marion County received a new roof and repairs to interior drywall resulting from previous leaks from the damaged roof.

Small Business Financing

COG lending staff received approvals and funding for \$4.4 million of loans. Combined with \$7.69 million of prior approved loan projects that are now under construction, the total is over \$12 million of COG loans, matched with \$21.9 million of private investment, and 133 new jobs to be created.

Additional loan program highlights include:

- Staff completed the new loan program software conversions.
- Staff has participated in regular Federal agencies' training webinars as policies and procedures, including portfolio reporting, have changed to cloud-based applications technology.

SMALL BUSINESS FUNDED LOANS IN 2017

Industry	Location	Program*	Loan Amount	Total Project	Jobs Created
Manufacturing	West Salem	EDA/RLF	\$490,844	\$1,228,555	6
Retail/Office Building - Grocery	Willamina	IRP/VDI	\$400,000	\$1,150,000	2
Hotel/Hospitality	McMinnville	IRP/VDI	\$143,000	\$149,000	1
Event Center	Portland	SBA 504	\$1,579,000	\$3,850,000	3
Industrial Property Expansion	Albany	SBA 504	\$1,831,000	\$4,763,143	26
Total:			\$4,443,844	\$11,140,698	38

SBA LOANS APPROVED/UNDER CONSTRUCTION:

Industry	Location	Program*	Loan Amount	Total Project	Jobs Created
Assisted Living Facility	Portland	SBA 504	\$3,130,020	\$10,433,402	50
Hotel/Hospitality	McMinnville	SBA 504	\$2,850,872	\$8,145,347	15
Professional Services Building	McMinnville	SBA 504	\$1,712,000	\$4,360,769	30
Total:			\$7,692,892	\$22,939,518	95

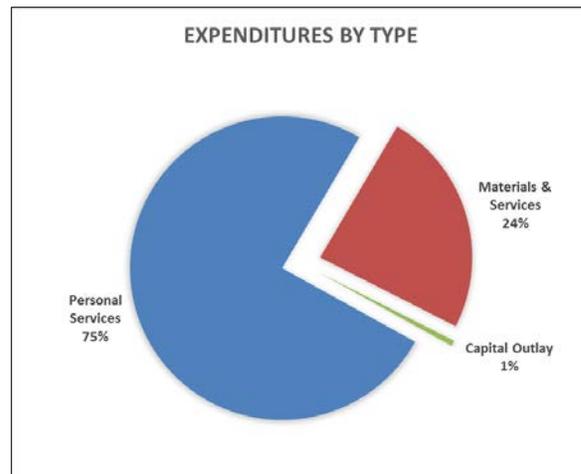
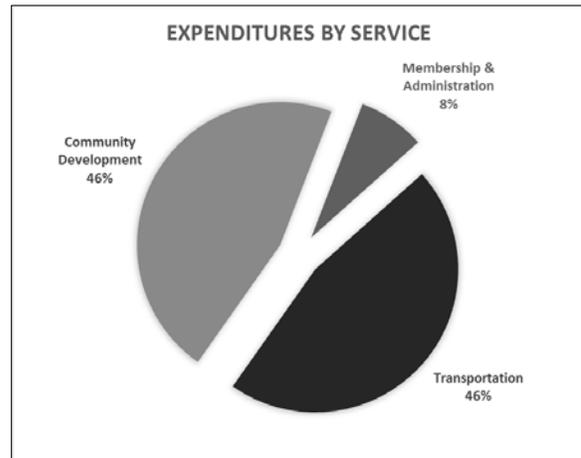
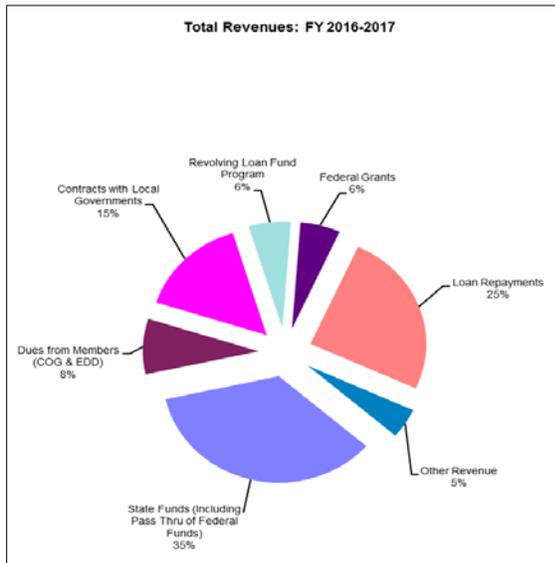
* Loan Programs Used: EDA/RLF-- Economic Development Administration Revolving Loan Fund; SBA 504-- U.S. Small Business Administration 504 Debenture Loan Program; IRP/VDI—Rural Development Intermediary Relending Program

Financial Services

The COG operated with a budget of \$4.95 million and a FTE staff of 19.1 during the past year. Actual expenditures were \$2.60 million.

Major sources of revenue include dues from member governments, contracts with member governments for services, grants, or contracts with state and federal agencies for a variety of services, pass-through money from state and

federal programs that is distributed to others, and fees earned from small businesses for loans. The chart on this page illustrates in summary form the various sources of COG funds. The single most important source of revenue to the COG is dues from member governments. It is this revenue that provides for basic operating costs and a portion is used to match federal grants.





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2017 Board of Directors

Commissioner Mike
Ainsworth, Chair, Polk
County*

Mayor Cathy Clark, Vice
Chair, Keizer*

Commissioner Sam Brentano,
Marion County

Commissioner Stan Primozich,
Yamhill County*

Councilor Jim Fairchild, Dallas

Councilor Kevin Jeffries,
McMinnville

Mayor Steve Milligan,
Monmouth

Mayor Bob Andrews, Newberg

Mayor Chuck Bennett, Salem

Mayor Kathy Figley,
Woodburn

Mayor Shanti Platt, Gervais;
Small Cities of Marion County
(Aumsville, Aurora, Detroit,
Gates, Gervais, Hubbard,
Idanha, Jefferson, Mt. Angel,
Scotts Mills, Silverton, St.
Paul, Stayton, Sublimity, and
Turner)

Mayor John McArdle,
Independence; Small Cities of
Polk County (Falls City, and
Independence)

Mayor Kathie Oriet, Carlton;
Small Cities of Yamhill
County (Amity, Carlton,
Dayton, Dundee, Lafayette,
Sheridan, Willamina and
Yamhill)

Mike McBride/Lisa Rogers,
Board of Directors, Chehalem
Park and Recreation District

Jackie Franke, Board of
Education, Chemeketa
Community College
Rick Kimball/Marty Heyen,
School Board, Salem-Keizer
School District

Jerry Thompson, Board of
Directors, Salem-Keizer
Transit*

Frank W. Pender, Jr., Board of
Directors, Willamette
Education Service District

Jon George/Lisa Leno, Tribal
Council, Confederated Tribes
of Grand Ronde

* members of the Executive
Committee

Our Mission:

Expanding interaction and improving dialogue among local units of government.
“Convenership” - enhancing collective awareness of major regional issues through seminars and workshops.
Coordinating regional planning and development activities.
Providing technical assistance and local services tailored to individual needs of member governments.