



SOREDI BOARD OF DIRECTORS AGENDA

September 9, 2025 – 3:00-5:00 pm

RVCOG – CENTRAL POINT

3:00 pm	Call to Order & Welcome to Blair Sundell	Chris DuBose, Board President
3:05 pm	RVCOG Update	Ann Marie Alfrey, Executive Director
3:15 pm	Housing Project & Survey	Jerryck Murrey, Annum Founder
3:25 pm	Executive Committee Report	Kaycee Miller, Board Vice President
3:35 pm	Consent Agenda – (ACTION) <i>Vote - meeting minutes – August 12, 2025</i> <i>Resolution – Blair Sundell as Account Signer</i>	Breanne Eagles, Secretary/Treasurer
3:40 pm	SOREDI Project Updates <i>Housing Projects & Recruitment</i> <i>Loan Program Updates</i> <i>PIER & SOIH Grant</i> <i>Nexus Project & Technical Assistance Grant</i>	Terrill Roper, Business Development Ryan DeRoo, Loan Manager Amy Browne, Operations Manager Kim Freeze, Innovation Ecosystem
4:10 pm	Q & A with Blair Sundell	Kaycee Miller, Vice President
4:30 pm	Board of Directors Roundtable Updates	Chris DuBose, Board President
5:00 pm	Adjourn	Chris DuBose, Board President

Upcoming SOREDI Board Meetings

October 14 – Providence Medford Medical Center

November 18 – Lithia Corporate Headquarters (Note 3rd Tuesday due to Veterans Day)

December – No Meeting

January 13 – Ausland Group, Grants Pass

Our Vision: *To be the most business-friendly region on the west coast.*

Our Mission: *Advance business in Southern Oregon to foster economic vitality by helping companies and entrepreneurs launch, relocate, and prosper.*

SORED I BOARD OF DIRECTORS MEETING MINUTES

Tuesday, September 9, 2025, 3 - 5:00 pm

RVCOG, Central Point

	Director	Entity		Director	Entity
X	Anderson, Paul	Rogue Truck Body		Fields, Stacy	City of Eagle Point
X	Ayres, Jessica	City of Medford	X	Hopkins, Terry	Grants Pass Chamber
	Bailey, Dr. Rick	Southern Oregon University		Koehler, David	Rogue Community College (ALT)
X	Browning, Taneea	City of Central Point		Marple, Daniel	Herb Pharm
X	Cubic, Aaron	City of Grants Pass (Staff)		Mayers, Robb	Outlier Construction
	Dahle, Jeff	City of Ashland		Meyer, Alan	Pacific Power
X	Doan, Ron	Cow Creek Tribe	X	Miller, Kaycee	Rentec Direct
X	DuBose, Chris	First Interstate Bank	X	Newell, Matt	Providence Health & Services
X	Dyer, Rick	Jackson County		Scherf, Clint	City of Grants Pass, Mayor
	Eagles, Breanne	Moss Adams		Shillam, Dr. Casey	Southern Oregon University
	Elliott, David	Boise Cascade	X	Vincent, Steve	Avista Utilities
X	Fahey, Nick	Southern Oregon Sanitation	X	Weber, Dr. Randy	Rogue Community College
	Farm, Judy	Tribal One	X	Williams, Claudia	Rogue Credit Union
X	Field, Rob	City of Medford			
Directors Present: 15			Directors Absent: 10		Director Vacancies: 3
	SORED I Staff			Guests	Entity
X	Bohl, Carrie – Communications & Business Support Manager		X	Alfrey, Ann Marie	RVCOG
X	Browne, Amy – Operations Manager		X	Dotterrer, Dave	
X	DeRoo, Ryan - Business Development Loan Manager		X	Holmes, TJ	Travel Medford
X	Freeze, Kim – Innovation Ecosystem Steward		X	Murrey, Jerryck	Annum
X	Roper, Terrill – Business Development Manager		X	Robinson, Vicki	RVCOG
X	Sundell, Blair – Executive Director		X	Stockebrand, Kristi	Business Oregon
			X	Tarantsey, Marta	Business Oregon
			X	Walcher, Dustin	SOU Dean of Business

Call to Order and Opening Comments - Chris DuBose, Board President

- Called to order at 3:07pm
- Introductions
 - SOREDI's new executive director, Blair Sundell
 - Speakers Ann Marie Alfrey and Jerryck Murrey
 - First-time guest Dustin Walcher of SOU
- Welcome to guests

Consent Agenda – Chris DuBose, Board President

The following items were presented under the consent agenda and approved unanimously without discussion:

1. Meeting minutes from August 12, 2025
2. New Resolution to add Blair Sundell as signer on all SOREDI accounts

ACTION: Randy Weber moved for vote as presented. Rick Dyer seconded. All approved. Motion carried.

Business Presentations ([pdf copy of presentation can be viewed here](#))

Rogue Valley Council of Governments (RVCOG) – Ann Marie Alfrey

- Introduction of Vicki Robinson, SOREDI's bookkeeper
- RVCOG services:
 - Designated Area Agency on Aging for Jackson and Josephine Counties (AAA)
 - Home to Rogue Valley Metropolitan Planning Organization (RVPO) and Middle Rogue Metropolitan Planning Organization (MRMPO)
 - Collaborate with members to obtain funding or provide services
 - Contract directly with members for specific services such as grant administration, land use planning, IT, human resources, financial, and administrative services
- Recent acquisition of the former Pathways building from the City of Central Point
 - Much needed kitchen and storage space for their senior programs
 - An additional \$1M is needed to upgrade the current kitchen for use by Senior Services

Housing Project & Survey – Jerryck Murrey ([pdf copy of presentation can be viewed here](#))

- Annum Unified Housing Platform software
 - End-to-end housing benefits platform
- Housing Survey project for employers to identify housing gaps for their employees
 - This is at no cost to employers, and a significant discount was given to SOREDI
- SOREDI hosting Annum Housing Workshop for employers - 10/29 8:30am-10:30am (Registration?)
 - Learn about today's housing crisis and what employers can do
 - Receive a personalized and complimentary diagnostic of your workforce housing needs
 - Workshop is by private invitation for employers of 25+ employees

August 2025 Executive Committee Report – Chris DuBose ([Full report is available here](#))

1. Onboarding of Blair Sundell
2. September board meeting agenda
3. Upcoming City Council Meetings & Meeting with Mayors
4. Technical Assistance Grant
5. Housing Survey
6. GP Counselor Krohn Follow-up
7. LTGS Committee – end of October
8. Gold Hill Update
9. Creekside Project

SOREDI Project Updates

Housing Projects & Recruitment - Terrill Roper, Business Development Manager

- Project Save, a manufacturing facility and headquarters, is looking at properties in White City and the Croman property in Ashland
- Working with Annum to identify workforce housing gaps in Southern Oregon by using a survey to employers
- The survey project has begun to identify businesses to participate in the survey, which is at no cost to the business

Loan Program Updates – Ryan DeRoo, Business Loan Manager

- The Loan Committee has approved a local chiropractic/sports therapist clinic as a gap loan, partnering with bank
- The Loan Committee approved a loan modification for a client with 6 months of interest-only payments
- Currently at 20 out of 29 delinquent loans, an improvement from 9 out of 30 last year at this time.
- Enterprise Zone – two new applications and conversations about EZ boundary expansion for PH5 & PH3

PIER & SOIH Grant, - Amy Browne, Operations Manager

HB3395 –

- This is a collaboration with RVCOG
- Current projects include the Gold Hill Code Audit and the Jacksonville Planning Commission
- In partnership with RVCOG, running 2 micro grant programs. 1) Phase 1 Environmental Site Assessments 2) Accessible Housing Development

PIER – Phoenix/Talent Revitalization Project

- A 3-year grant and program for \$500,000 for which SOREDI is the fiscal manager
- Joint project with the City of Phoenix and Talent Business Alliance (TBA) recovery funds from OHCS
- Program Activities - Microenterprise training and technical assistance, training coordinator capacity, Business incubator

SOIH –

- SOREDI received the Business Oregon \$400,000 grant to support SOIH for two years
- Kim Freeze is ¾ time and Abigail Skelton is ½ time support
- Full scope of work will be shared at the October board meeting

Nexus Project & Technical Assistance Grant – Kim Freeze, Innovation Ecosystem Director

Nexus Project –

- For the purpose of creating more centers/hubs within communities to connect. This project would include an incubator space, office space for SOIH and SOREDI, and kitchen.

Technical Assistance Grant –

- SOREDI goal was to raise \$1.2M in grants this year and we have already reached it
- The TA grant is for \$300,000 to underserved population programs
- Talent Business Alliance (TBA) has also sent in a complementary app for this grant and is a mutual partner, submitting letters of support for each other
- TBA will focus on Latina entrepreneurs
- SOREDI and hub along with community support partners will provide technical assistance focused on AI, technology, science, and traded sectors
- WESO will offer business training and mentorship for female entrepreneurs
- This grant is a traded-sector science/technology focus
 - This grant will help continue trainings such as the recent free patent workshop – A local patent consultant gave advice resulting in two new patents

Q&A with Blair Sundell

Sundell shared his vision for SOREDI, followed by questions/comments by directors.

Roundtable Updates

Marta Tarantsey –

- The \$800,000+ Municipal Wildfire Assistance Grant award to Jackson County has been closed out recently, showing the long-lasting impact and organizations that work in the communities recovering from the 2020 Fires
- Business Oregon awarded two childcare grants in funding Round 2: Family Nurture Center at \$90,000 and \$700,000 for a new childcare center in Grants Pass, which includes new property acquisition
- There has been significant progress in the fiber optic install in Shady Cove, funded through the Oregon Broadband Office – in partnership with Hunter
- There are housing infrastructure technical assistance grants available up to \$100,000 for municipalities and \$250,000 for providers
- RWP and SOWIB on the Southern Coast applied in partnership for the Governor’s Statewide Activities Grant and were awarded \$750,000 to support housing construction workforce – with a focus on expansion of the pre-apprenticeship program and creating access to registered apprenticeships. SOWIB is building their program based on our region’s model.

TJ Holmes – Creekside quarter update. Measure 15-238 on the November ballot. Go to creeksidequarter.com for FAQs and feasibility study.

Randy Weber encouraged the directors to review or watch the Oregon Business Council presentation - *Oregon’s Choice: Grow Modestly or Not At All* ([Slides](#) or [Recording](#))

Warren NG – Affirmed the collaboration with SOREDI to potentially recruit Latino Founders to Southern Oregon for a food and beverage opportunity.

Meeting adjourned 5:03pm – Chris DuBose

Each meeting’s minutes and documents are available online at [SOREDI Board of Directors Meetings - Follow-Up Documents - SOREDI](#)

Upcoming SOREDI Board Meeting & Events

September 18 – Josephine County Industry Tour - [Registration](#)

October 14 – Providence Medford Medical Center

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December – No Meeting

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