



Columbia-Pacific EDD  
PO Box 534  
Columbia City, OR 97051

503.397.3099  
NWOregon.org/ColPac

NW Oregon  
Economic Alliance  
4336 SW Condor Ave  
Portland, OR 97239  
NWOregon.org/NOEA

NW Oregon Area  
Commission on  
Transportation  
4336 SW Condor Ave  
Portland, OR 97239  
NWOregon.org/NWACT  
503.228.5565

NW Oregon  
Transit Alliance  
PO Box 534  
Columbia City, OR 97018  
NWOregonTransit.org

NW Oregon Workforce  
Investment Board  
450 Marine Dr  
Astoria, OR 97103  
503.325.9511

# Columbia-Pacific Economic Development District 2015 Annual Report

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## Highlights

2015 was an active year for Col-Pac, with the primary focus on implementing NW Oregon's Comprehensive Economic Development (CEDS) priorities.

### 1. Secondary Financing for Start-Up and Expanding Businesses

In 2015, Col-Pac provided financing for three business endeavors:

#### **Cedar Ridge Wedding Venue**

A long standing successful Vernonia business, Cedar Ridge has specialized in basketball camps and corporate retreats for decades. In the last



couple of years, clients began asking to use the idyllic forestry setting for weddings. Col-Pac provided financing to build the new facility, allowing Cedar Ridge to expand and diversify its customer base, and adding to the local workforce.

#### **Photo Solutions Geo-Tech Engineering for a new Facility**

Flood out in the December 2007 storm, Photo Solutions remained in Vernonia, but needed to find a new

location out of the flood zone. Nearby, an industrial site became available, although geo-tech analysis needed to be done to verify the suitability of the soil for building.



PhotoSolutions

Col-Pac provided financing for the geo-tech work, and is working with Business Oregon and other State partners to secure construction financing.

### Community Public Offerings Training

As NW Oregon's Small Business Development Centers counsel the local small businesses, having a multiple financing options is almost a necessity. A new option available to local businesses is having the ability to seek public investment, if certain requirements are met: Company has an approved Business Plan, a complete business prospectus is prepared and available to the public, and investment amounts per investor are limited.

Through a USDA Rural Business Development grant, Col-Pac was able to provide a 1:1 \$20,000 challenge grant to the EDC of Tillamook County, as it provides financing counseling to its local business clients.

While still in the start-up phase, 3-5 businesses are in various stages of evaluating whether CPOs are a good fit for their financing needs.

## 2. Regional Program Funding

Col-Pac received nearly \$100,000 in grant funds this year for programs benefitting the entire NW Oregon region:

- ◆ \$50,000 USDA Rural Business Development Grant for localized Invest Local programs. In addition to Tillamook County's \$20,000 challenge grant for their Community Public Officing counseling, Columbia County is receiving \$15,000 challenge grant for their Keep it Local in Columbia County program.



- ◆ \$30,000 USDA Rural Business Development grant for expansion of the Agora Platform. This electronic platform provides an online marketplace to advance community and economic priorities by matching community needs with relevant funding sources across public, private and philanthropic sectors. Projects benefit by receiving greater visibility and having an opportunity to connect with potential funders.



- ◆ \$5,000 Bank of the West grant

For the third year in a row, the Bank of the West awarded Col-Pac \$5,000 in funding to support business development in NW Oregon. These grants are being used to capitalize Col-Pac's loan funds which provide investment capital to local businesses unable to get enough conventional financing.

- ◆ \$10,000 WWNW Exploratory Grant for the North Coast Small Farmers/Fishers Value Chain Initiative



These funds are being used to explore opportunities to expand markets for these small businesses, as well as assist them in increasing the revenue received for their fresh produce and fish. In addition to the local business community, this initiative will also link disadvantaged populations to locally-grown and caught food.

## 3. Regional Program Management

Col-Pac also provides staffing services for the region's transportation entities:

- ◆ Northwest Oregon Area Commission on Transportation. Last year, key work involved establishing priorities for the 2018–2021 STIP. Five projects were recommended for funding: Astoria West Marine sidewalks, Garibaldi US 101 Streetscape Improvements, Rainer US 30 Signal and Sidewalks, NW Oregon Transit Alliance transit stops, and Sunset Empire Transit's Bike Lockers and Repair Stations.
- ◆ Northwest Oregon Connector Alliance. While the Alliance has been established for over 4 years, and last year received an \$80,000 Rural Transit Mobility Grant for improving access to the regional transit system. Planned is a new interactive website.



## 2015 Work Plan Year End Results

### 1. Sustain and Retain NW Oregon's Current Businesses

Goal: Result in a minimum of 8 business expansions:

2015 Results:

- ⇒ 5 Business Expansions
- ⇒ Over 50 Jobs Created and/or Retained

### 2. Public Infrastructure Support

Goal: Minimum of 4 successful applications for funding

2015 Results:

- ⇒ 4 successful applications/\$175,000

### 3. Support Economic Diversification and Growth

Goal: Minimum of 4 development activities:

2015 Results:

- ⇒ North Coast Small Farmer/Fisher Wealth-WorksNW Value Chain Initiative
- ⇒ Selected as one of three new pilot test regions for the AGORA networked-funding platform

### 4. Support the Region's Transportation System

- ⇒ Provided administrative support for the NW Oregon Transit Connector Alliance
- ⇒ Staffed the NW Oregon Area Commission on Transportation

### 5. Maintain a High Level of Economic Development Cooperation, Coordination and Communication within NW Oregon

- ⇒ Provided administrative services for the Columbia County Economic Team (CCET)
- ⇒ Provided grant accounting services to the Port of Tillamook Bay
- ⇒ Provided grant management services to the Port of Garibaldi and the Astoria Senior Center

## Col-Pac 2016 Work Plan

### Goal 1: Sustain/Retain Current Businesses

- ◆ Provide traditional and non-traditional business financing
- ◆ Support best practices training
- ◆ Support disaster preparedness/recovery

### Goal 2: Develop Public Services Infrastructure

- ◆ Inventory NW Oregon's public infrastructure
- ◆ Support funding of top-ranked projects
- ◆ Maintain current status of infrastructure inventory

### Goal 3: Diversify/Expand Regional Economy

- ◆ Support business cluster development
- ◆ Identify and implement new business development activity

### Goal 4: Support Workforce Training for Existing and Future Needs of NW Oregon Businesses

- ◆ Participate in the region's workforce training planning
- ◆ Include workforce training in recruitment activity
- ◆ Support/Advocate for local workforce training activities and training curricula

### Goal 5: Support the Region's Transportation System

- ◆ Staff the NW Oregon Area Commission on Transportation
- ◆ Staff NW Oregon's Connector Alliance
- ◆ Inventory needed transportation improvements over the near/medium and long term

### Goal 6: Maintain a High Level of Economic Development Cooperation, Coordination and Communication within NW Oregon

- ◆ Provide public information on regional economic development resources and activities
- ◆ Support/Advocate for enhanced economic development service delivery capacity within the region

## **Col-Pac 2015 Board of Directors**

President: Mark Labhart, Tillamook County Commissioner  
Vice-President: Tony Hyde, Columbia County Commissioner  
Secretary-Treasurer: Steve Heinrich, Cornelius City Counselor  
At-Large: Lianne Thompson, Clatsop County Commissioner

Clatskanie/St Helens: Diane Pohl/Susan Conn  
Wheeler/Manzanita: Stevie Burden/Jerry Taylor  
Tillamook/Garibaldi: Suzanne Weber/Suzanne McCarthy  
Cornelius/Banks: Steve Heinrich, Teri Branstitre  
Astoria/Warrenton: Russ Warr/Henry Balensifer  
Gearhart/Seaside: Sue Lorain/Don Larson

Port of Astoria: Robert Mushen  
Port of Garibaldi/Port of Tillamook Bay: John Luquette/Michele Bradley  
Port of St Helens: Mike Avent

Columbia County Private Sector: Tim Navarro  
Tillamook County Private Sector: Van Moe, Val Folkema  
Clatsop County Private Sector: Peter Roscoe  
Workforce: Joyce Aho, Oregon Employment Dept,  
Karin Miller, Pacific NW Works

Higher Education: Connie Green—Tillamook Bay Community College  
Gerald Hamilton—Clatsop Community College  
Sandra Fowler-Hill—Portland Community College

## **Col-Pac 2015 Staff**

Mary McArthur, Executive Director  
Karen Kent, Administrative Manager  
Chuck Daughtry, Columbia County Economic Team Executive Director  
Orion Stand-Gravois, RARE Project Development