

Columbia-Pacific  
Economic  
Development  
District

**Combined  
Col-Pac EDD and  
NW Oregon Economic Alliance Meeting  
May 11, 2017  
10:00 am—12:00 pm  
Port of Astoria  
#10 Pier 1 Suite 209  
Astoria, OR 97103  
503.741-3330**



**Click on Directions for a Map:**  
[West end of Astoria off Hwy 101. Turn on Portway, go  
toward river, follow signs to the Port](#)

**Agenda**

10:00—10:10a	<b>1. Welcome and Introductions</b>	Henry Heimuller
10:10—10:30a	<b>2. NOEA Business</b> <ul style="list-style-type: none"> <li>✚ November 10, 2016 Minutes</li> <li>✚ February 14, 2017 Minutes</li> <li>✚ April 2017 Financials</li> <li>✚ Draft 2017—2018 Budget</li> <li>✚ 2017—2018 Officer Nominating</li> </ul>	Lianne Thompson <b>Action Item</b> <b>Action Item</b> <b>Action Item</b> <b>Action Item</b>
10:30—10:45a	<b>3. Col-Pac Business</b> <ul style="list-style-type: none"> <li>✚ November 10, 2016 Minutes</li> <li>✚ February 14, 2017 Minutes</li> <li>✚ March 16, 2017 Annual Meeting Minutes</li> <li>✚ April 2017 Financials and Consolidated Statement</li> </ul>	Henry Heimuller <b>Action Item</b> <b>Action Item</b> <b>Action Item</b> <b>Action Item</b>
10:45—11:15a	<b>4. 2017—2018 EDA Partnership Planning Scope of Work</b> <ul style="list-style-type: none"> <li>✚ Draft—Discussion</li> </ul>	Mary McArthur
11:15—11:45a	<b>5. Program/Project Updates</b> <ul style="list-style-type: none"> <li>✚ CEDS</li> <li>✚ Housing</li> <li>✚ Agora Platform</li> <li>✚ Invest Locally/WealthWorksNW</li> <li>✚ Other</li> </ul>	Mary McArthur
11:45—12:00p	<b>6. Member Updates</b>	All

**Next Meeting—July 13, 2017**  
Banks Fire Station

## NOEA/Col-Pac EDD Combined Meeting

November 10, 2016

Port of Astoria

Astoria, Oregon

The following members and stakeholders attended:

Joyce Aho—Col-Pac/OR Employment Dept  
Representative Boone—Oregon State Legislature  
Stevie Burden—Col-Pac/NWACT/City of Wheeler  
Susan Conn—Col-Pac/City of St Helens  
Michael Desmond—Senator Johnson's Office  
Rob Drake—Col-Pac/City of Cornelius  
Mark Ellsworth—Governor's Reg Solutions Team  
Brett Estes—Col-Pac/City of Astoria  
Sandra Fowler-Hill—Col-Pac/PCC  
Amanda Gladies—OSU Extension  
Steve Heinrich—Col-Pac/City of Cornelius  
Henry Heimuller—Columbia County Commission  
Dennie Houle—Business Oregon/RST  
Tony Hyde—Col-Pac/NOEA/Columbia County  
Senator Johnson—Oregon State Legislature  
Karen Kent—Col-Pac EDD  
Marsha Kirk—Col-Pac/City of Banks

Jim Knight—Col-Pac/Port of Astoria  
Mark Labhart—Col-Pac/NOEA/Tillamook County  
Kevin Leahy—Col-Pac/CEDR  
Brian Little—Columbia County Citizen-at-Large  
Ali VanderZanden Mayeda—Rep Bonamici's Office  
Van Moe—Col-Pac/NOEA  
Melanie Olson—Business Oregon/RST  
Jennifer Purcell—DEQ/RST  
John Serra—Representative Schrader's Office  
Ken Shonkwiler—ODOT Region 2  
Candy Stark—Col-Pac/Tillamook Co Citizen-at-Large  
Bob Terry—Col-Pac/Washington County  
Lianne Thompson—NOEA/Col-Pac/NWACT/  
Clatsop County  
John Walsh—Col-Pac/City of St Helens  
Patrick Wingard—DLCD/RST

Excused: Chuck Daughtry, Diane Pohl, Senator Roblan, Cheryl Scott, Suzanne Weber

### AGENDA ITEM-1 Welcome and Introductions

Jim Knight, Port of Astoria Executive Director, welcomed the group to Astoria. The meeting was called to order by Tony Hyde, Board President.

### AGENDA ITEM-2 NOEA Business

- ✚ September 8, 2016 Minutes—Approved unanimously with one correction, title of the minutes should not include "NWACT." (LH/ML)
- ✚ October, 2016 Financial Statement—Approved unanimously. (VM/LT)

### AGENDA ITEM-3 Col-Pac Business

- ✚ September 8, 2016 Minutes—Approved unanimously with one correction, title of the minutes should not include "NWACT." (JH/SB)
- ✚ October, 2016 Financial Statement—Approved unanimously. (LT/SB) Members were reminded to pay their dues. New check signing cards will need to be signed at the January Board meeting, so each of the County Commissioners were tasked with identifying their Col-Pac/NOEA appointments as of January 1 so Col-Pac's check signers can be ratified at the January 12<sup>th</sup> Board meeting. Check signers will need to attend the January meeting so they can go together to the local Wells Fargo branch and document their signatures at the same time.

### AGENDA ITEM-4 Election Results/Implications for NW Oregon

Results of the election affected both the membership of Col-Pac's board, and potentially, future funding of economic development. Board members agreed to move expeditiously to replace retiring board members. Mary will hold a new member board member orientation in conjunction with the January board meeting which will be open and available to all board members and stakeholders. Oregon will be facing significant budget challenges this upcoming biennium:

- ✚ Legislative: Will have to find \$44 million for Outdoor Camp. Important for Outdoor curriculum to educate on the multiple uses of natural resources. Not sure how will pay for Film and Video and Economic Development as lottery funds are diverted to the new programs. Also not sure how new technical education requirements will get funded. Veteran's programs have a good ROI, as putting vets

back to work is good for the Oregon economy. Lottery is supporting more and more programs. Unclear whether this will affect ConnectOregon funding.

- ✚ \$1.3 billion plus budget shortfall. Needed is a comprehensive conversation around increasing revenue, addressing PERS. Some talk about bonding PERS. Base funding needs to be there for higher education partners, including for projects such as OMIC. Daunting task ahead for the State Legislature. Two capable legislators running Ways and Means.
- ✚ Committee leadership probably won't change too much. Senator Johnson sits on the Transportation Interim committee. By-partisan, bi cameral committee, have gone throughout the state. May have set up a difficult dynamic in that many communities expect they will be getting their projects funded. Committee is set up as a public committee without any opportunity to have side conversations. A summary of what the public has heard has been developed: Transit, Hwy 97 emergency route, jurisdictional transfers of highways to most efficient manager, Cornelius Pass needs to be a state highway for economic development. "Go big or go home" mantra unclear—large gas tax, bonding, include ConnectOregon, all unclear? Will have another hearing in December.
- ✚ Local level may be able to help the legislature, through regional organizations such as Col-Pac and NWACT. AOC and LOC will be forums that weigh in to the Legislature. Work with legislators, write white papers, help influence opinion on what a package might look like. Bringing together a coalition of diversity of electeds, interests, will be most effective.

#### AGENDA ITEM-5 NW Oregon CEDS Update

Mary provided a write-up of the key findings to date on public input regarding Col-Pac's CEDS. Because of the significant turnover in Col-Pac's Board of Directors, members agreed to defer substantive discussion of the CEDS until after the new board members can be involved in January. Mary will send out the key findings prior to the next board meeting, and include the **preliminary comments from today's meeting**:

#### **NW Oregon CEDS Update/Public Input Key Findings**

1. NW Oregon remains economically competitive in terms of resource-based industry: forestry, fishing and agriculture. What are regional strategies are needed to assist in maintaining this competitive advantage. (eg, work at the Port of Garibaldi, Pacific Seafood, other?)
2. Our aging demographics and out-commuting populations represent not only a concern, but a significant opportunity for attracting new industry and younger workers
3. NW Oregon's out-commuting residents represent a significant skilled labor workforce available locally, particularly for advanced manufacturing, whether it is in our resource-based industries or expanding new clusters such as aviation
4. NW Oregon's greatest economic threat, the Cascadia subduction, is also resulting in one of the region's best assets—pro-active and intentional rehabilitation, renovation, replacement, relocation, and in some cases, new public infrastructure.
5. The new Oregon Manufacturing Innovation Center offers an opportunity to look at how NW Oregon does economic development: leaner, faster, greener, cheaper. (CLT manufactured homes? Could also address housing issue listed below).
6. Housing has become a critical infrastructure component to economic development. What is Col-Pac's role, and how should it be integrated in the CEDS? **How is land use and public infrastructure development coordinated with housing, to ensure properties are ready for building housing? Where does preservation and rehabilitation of existing housing fit in? Since typically infrastructure is already on site, rehab in some cases may be more cost effective than building new housing. CEDR is finding that it is preferred and more productive to work individually with the cities within Clatsop County, than to work on a county-wide housing initiative.**
7. Responsive economic resiliency—Planning for the aftermath. Because we get hit with regular and severe weather events, NW Oregon is actually relatively well-prepared for the immediate aftermath, and gradual, long term recovery from natural disasters. But we also have unexpected economic changes—for example, what will the impact of this year's election be on federal and state support on economic development, private investment?
8. Exporting and traded sectors. Growing economic trend of less imports/exports. What impact will that have on NW Oregon businesses?

## NW Oregon Comprehensive Economic Development Strategy (CEDS)

### NW Oregon Economy—Where We Plan to Be Long Term

CEDS Component	Public Feedback
<b>Vision Statement:</b> Promote Retention, Diversification and Expansion of the Region’s Economic Base while Being Responsible Stewards of the Region’s Natural Resources	Clarify: “promote” and “responsible stewards.” Long term resiliency/sustainability? Future generations?
<b>Mission Statement:</b> Promote and sustain healthy communities through retention, diversification and expansion of the economic base	Goals under the Mission Statement address infrastructure, but the Mission seems more narrowly focused. Contradiction?

**SMART Goals: Specific, Measurable, Action-Oriented, Relevant and Time-bound** Important that the CEDS Goals are realistic and achievable. Also, it may be good to tie CEDS and RST goals together for a seamless plan for NW Oregon. Important to be specific in vision and “asks.”

#### GOAL 1: Sustain and Retain NW Oregon’s Current Businesses

Strategies to support the region’s existing businesses face significant economic, natural disaster and changing industry/technology challenges include:

- a) Providing/Packaging small business financing;
- b) Identifying opportunities to network or “cluster” businesses for specific business development activity;
- c) Supporting implementation of business training technical assistance, such as LEAN techniques, use of new technologies for marketing and operations, and upgraded workforce training.
- d) Supporting dissemination of business disaster-preparedness information and resources;
- e) Investing in existing and new capital assets that lead to the creation of jobs and add value to local economies;
- f) Supporting the region’s local community Main St programs.

#### GOAL 2: Develop Public Services Infrastructure to Support Business Development

A modern and efficient infrastructure is a key element for NW Oregon’s economic and community health. It is necessary in order for several other goals included in this CEDS to be reached. Impacting infrastructure in this region in past years have been natural disasters such as flooding and landslides. Thus hazard mitigation efforts are also part of restoring the infrastructure system. Key is developing an inventory of NW Oregon’s current infrastructure system: Where modern infrastructure is in place, failing infrastructure, and systems which will need replacement within the next decade.

Strategies supporting the planning, coordinating and implementing of public services infrastructure in NW Oregon include:

- a) Compiling a regional infrastructure inventory including current infrastructure condition and timeline for replacement/updating;
- b) Compiling a regional inventory of prioritized infrastructure projects from county lists;
- c) Supporting funding and implementation of top ranked projects leveraging funding from a variety of agencies/sources to encourage a broad level of support for specific projects, including federal and state agencies;
- d) Supporting and promoting the modernization of infrastructure technologies such as broadband Internet, and green energy throughout the region;
- e) Working with NW Oregon entities to support implementation of Hazard Mitigation Plans and Disaster Resistant Communities strategies in each county and city

**GOAL 3: Diversify and Expand NW Oregon's Regional Economy**

Diversification of NW Oregon's economy must be done in a way that creates livable wage jobs for a range of skill levels in a balance of different business sectors while maintaining important community values and environmental health. Results will be the creation of new income and increased tax base. Keys to rebuilding a vibrant, diverse regional economy include planning, adequate organization and staff capacity, resources and marketing. Strategies to achieve this goal are:

- a) Expanding the supply of building-ready industrial land and supporting industrial land development projects;
- b) Marketing the region's commercial and industrial land;
- c) Identifying and supporting new economic development opportunities for the region that create family wage jobs, build existing economic activity, export sales outside the region, and/or encourage entrepreneurial, minority, small and emerging businesses
- d) Supporting and strengthening County Economic Development Councils or other similar county and local organizations

**GOAL 4: Support the Region's Efforts to Have Sufficient Resources, Facilities and Programs to Provide Trained Workers for Existing and Future Needs of Business**

NW Oregon needs to work with the region's regional employment training provider organizations, community colleges and others to train or re-train disadvantaged populations, the unemployed with good work histories and current incumbent workers who need new skills in order for their employer companies to remain competitive or to expand. A well-trained workforce will also attract new business to the region as well as encourage business expansion. The region needs to support the development of adequate resources and facilities as well as strong links between workforce development providers, employers and economic development organizations, including:

- a) Increasing coordination with Pacific NW Works and the Oregon Employment Department to integrate with economic development activities
- b) Advocating for strong, well-coordinated community college programs, including continuation and expansion of combined local Economic Development Councils and Small Business Development Centers, and college curriculum supporting business cluster development.

**GOAL 5: Support the Region's Transportation System**

When determining priority projects, the NW Oregon Area Commission on Transportation (NWACT), staffed by Col-Pac EDD, looks for projects that focus on regionally significant industrial, local industrial and employment areas. Priority economic and community development projects are those that retain, leverage or complement the creation of jobs. Projects are encouraged which benefit distressed communities (as defined by Oregon's Business Development Department). Another important element of the regional transportation system for economic and community development is the ability to respond to a disaster and support development of certified building sites. Strategies for NWACT include:

- a) Providing a local public forum for information, discussion and coordination of transportation issues, projects and funding procedures affecting the region;
- b) Recommending state transportation investment priorities based on local transportation system plans (TSPs) and addressing identified needs in the region
- c) Advocating Northwest Oregon transportation issues to neighboring regions and other organizations;
- d) Advising the Oregon Transportation Commission on policies and project priorities for the region's transportation system.

**GOAL 6: Maintain High Level of Economic Development Cooperation, Coordination and Communication among NW Oregon Organizations and Leaders**

Over the past ten years, NW Oregon has effectively built alliances and partnerships coordinating and collaborating on regional economic development. However, as new partners and individuals participate in these collaborative efforts, it will be important to carry forward the institutional experiences of the region, and to be open to new opportunities for partnering. Another component of this goal is advocating NW Oregon's interests to state, federal and other entities having an impact on the region's economic development. Strategies to achieve this goal include:

- a) Maintaining regional participation in economic development from local economic development councils, ports, cities, counties, private institutions and state and federal agencies including EDA and USDA.
- b) Establishing/Enhancing local economic development service delivery capacity
- c) Providing public information and education on the regional resources such as the NW Oregon Regional Solutions Team, NW Oregon Economic Alliance, NW Oregon Area Commission on Transportation, NW Oregon Connector (Transit) Alliance, Oregon Association of Economic Development Districts and Oregon Economic Development Association.
- d) Using technology to disseminate information and facilitate coordination, including NW Oregon's website and newsletter
- e) Coordinating NW Oregon and other entities to identify, plan and implement priority projects
- f) Advocating for the economic development interests of the region
- g) Providing support, staff and coordination to Northwest Oregon regional entities and assist in implementing regional priorities

#### AGENDA ITEM-6 Board Member Retirements

Col-Pac and NOEA board members gave a warm farewell to Tony Hyde, Mark Labhart, Diane Pohl, and Russ Warr and thanked them for their over 50 years of collective service.

#### AGENDA ITEM-7 Member Updates

- ✦ Clatsop—Housing and resilience are key issues. The Governor's work products working group went to England to look at manufactured housing. Resilience—role of community volunteers. Looking at a consolidated 911 system. Government/non-profit and faith community will work together following a major disaster.
- ✦ St Helens—New mayor. First time in decades. New to city government. Halloween town was on Good Morning America. Had a great turnout. Waterfront development wrapping up planning effort, including feasibility of filling in the lagoon. Also have issues with affordable housing for workers.
- ✦ Brian Little—Four leadership classes with TFFF. Heartening to know how many locals involved. Century Ride through County, leadership training (175 graduates in Columbia County), Keep It Local in Columbia County campaign is becoming sustained and forming a 501(c)3 organization.
- ✦ Representative Boone—Invite to Legislative days in December. Wish successful retirement to Col-Pac board members and don't forget us.
- ✦ CEDR—New president Chris Breitmeyer. External scan going on for CCC strategic planning. Doing some Latino outreach. Invited OSU Extension representative, Amanda Gladies to Col-Pac meeting—looking to grow fisheries arena. High School job fair Feb 22.
- ✦ Washington Count—Biggest issue is housing of all types, plus shortage of workers, and transportation, particularly Cornelius Pass because trucks carrying hazardous loads can't go through the Vista Ridge tunnel on Hwy 26 into Portland.
- ✦ Port of Astoria—Able to terminate LNG lease. Looking at what is the cause of raising water at the airport. Lot of waters and streams course through there. Looking at the levy system on the Skipanon peninsula to potentially move the dikes at BPA expense and open up more land for development. \$2 million storm water treatment finishing up. Want to use ConnectOregon 6 grant to match FEMA funding, but matching up deadlines is challenging. Sewage delivery problem at Tongue Point which will have a huge impact on the future of the marine industrial facility.
- ✦ Congresswoman Bonamici—Excited about OMIC potential. Ready to do whatever she can to make it happen.
- ✦ Astoria—Kicked off first economic development strategy for the city, Looking at key industries and getting support from Council on staff priorities. Infrastructure issues, water, pipes, rail lines in the street, resiliency, affordable housing.
- ✦ Governor's Regional Solutions Team—Good to be working with everyone.
- ✦ PCC—Good to be working with OMIC partners. Had a bomb scare earlier in the week. Worried about impact of election on future of higher education funding.



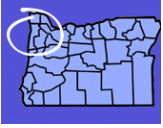
- ✦ Wheeler—Snails pace of FEMA has been problematic. Now a new single owner of all uplands property from Botts Marsh. Marsh legal structure has all been resolved. New development will include new affordable housing, including multi-family.
- ✦ Cornelius—Have a 900 unit sub-division underway, plus 2 more 200 unit divisions. Completed Economic Impact Analysis (EIA) for the City. Getting first certified industrial property.
- ✦ Banks—Pete Edison was re-elected, and have 1 new city councilor. Started in January on economic development planning. Banks lumber has a new owner, rehiring, expect to see some movement. Working with Port of Tillamook Bay on parking connecting Salmonberry and Banks-Vernonia Trail. New housing going in. Expect more in the next couple of years. Local newspaper starting up.
- ✦ Employment Dept/WorkSource OR—Clatsop Job fair Feb 22. Health occupations fair in Columbia County in February. March 10<sup>th</sup>—Apprenticeship forum which will be replicated in all 3 counties. Suggestion—coordinate with PCC and Boeing at OMIC.
- ✦ Tillamook—Creamery is implementing an \$18 million expansion of visitor center. Garibaldi just completed an apartment complex, which RST has been helping with permitting. Hwy 101/6 intersection is happening. Southern Flow corridor ribbon cutting is on Dec 2.
- ✦ Seaside—Kudos to the citizens for approving new bond to move schools, and to Weyerhaeuser for donating the land.
- ✦ Columbia County—Only been 11 months since started working on OMIC already have a facility, collaboration with 4 education institutions, 7 private businesses. Will affect the region and state. A reality.

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Tony Hyde, Col-Pac President

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Recorded: Mary McArthur, Executive Director



Columbia Pacific  
Economic Development District

**Col-Pac EDD/NOEA Combined Meeting**

February 14, 2017  
Teleconference and Email  
St Helens, Oregon

The following members participated either by phone or electronically:

Joyce Aho—Col-Pac	Tim Josi—Col-Pac/NOEA
Jolyn Becker—Col-Pac	Karen Kent—Col-Pac
Michele Bradley—Col-Pac	Van Moe—Col-Pac/NOEA
Stevie Burden—Col-Pac	Peter Roscoe—Col-Pac/NOEA
Susan Conn—Col-Pac	Cheryl Scott—Col-Pac
Rob Drake—Col-Pac	Lianne Thompson—Col-Pac/NOEA
Valerie Folkema—Col-Pac/NOEA	Pat Trapp—Col-Pac
Connie Green—Col-Pac	

Excused: Henry Heimuller

**AGENDA ITEM-1 Welcome and Introductions**

Valerie Folkema, NOEA Secretary Treasurer called the meeting together.

**AGENDA ITEM-2 NOEA Business**

- ✚ Checking Account Signatories—Members unanimously approved a resolution (attached) authorizing Henry Heimuller and Susan Conn NOEA's bank signatories and Mary McArthur, Executive Director, was authorized to have access to all information regarding NOEA financial accounts, although not authorized as a check signer or authorized to withdraw funds. (PR/TJ)

**AGENDA ITEM-3 Col-Pac Business**

- ✚ Checking Account Signatories—Members unanimously approved a resolution (attached) authorizing Henry Heimuller, Susan Conn, Scott Burge and Mary McArthur as Col-Pac's bank signatories and Karen Kent, Administrative Manager, was authorized to have access to all information regarding Col-Pac's financial accounts, although not authorized as a check signer or authorized to withdraw funds. (PR/TJ)
- ✚ 2017 Col-Pac Officer Nominating Committee—Jolyn Becker, Susan Conn, Kevin Leahy and Suzanne Weber were appointed to the Nominating Committee. (TJ/PR)

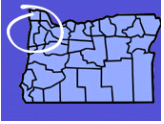
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Lianne Thompson, Col-Pac Vice-President

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Recorded: Mary McArthur, Executive Director





Columbia Pacific  
Economic Development District

CORPORATE RESOLUTION OF AUTHORIZED BANKING SIGNATORIES

The Board of Columbia Pacific Economic Development District of Oregon (Col-Pac EDD), at its February 14, 2017 meeting, RESOLVED that Mary McArthur, Executive Director, Henry Heimuller, Board member, Susan Conn, Board member, and Scott Burge, Board member shall serve as the authorized signers on all bank accounts for Col-Pac EDD from February 14, 2017 until notified of any changes.

It was further RESOLVED, that Karen K Kent, Administrative Manager for Col-Pac EDD, shall be authorized to have access to all information regarding Col-Pac EDD financial accounts and to transfer funds intra-bank, but shall not be authorized as a Col-Pac EDD check signer or to withdraw bank funds, until notified of any changes.

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Lianne Thompson, Vice President

Certification

I hereby certify that this is a true and correct copy of the resolution presented and adopted by the Board of Columbia Pacific Economic Development District at a meeting duly called and held by phone and email at which a quorum was present and voted, that such resolution is duly recorded in the minutes, and the signatures are true and genuine.

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Steve Heinrich, Secretary Treasurer



**Northwest Oregon Economic Alliance**  
**Clatsop—Columbia—Tillamook Counties**

**CORPORATE RESOLUTION OF AUTHORIZED BANKING SIGNATORIES**

The Board of NW Oregon Economic Alliance (NOEA), at its February 14, 2017 meeting, RESOLVED that Henry Heimuller, Board member and Susan Conn, Board member shall serve as the authorized signers on all bank accounts for NOEA from February 14, 2017 until notified of any changes.

It was further RESOLVED, that Mary McArthur, NOEA Executive Director, shall be authorized to have access to all information regarding NOEA financial accounts, but shall not be authorized as a check signer or to withdraw bank funds, until notified of any changes.

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Lianne Thompson, Vice Chair

**Certification**

I hereby certify that this is a true and correct copy of the resolution presented and adopted by the NW Oregon Economic Alliance at a meeting duly called and held by phone and email at which a quorum was present and voted, that such resolution is duly recorded in the minutes, and the signatures are true and genuine.

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Valerie Folkema, Secretary Treasurer

## **Col-Pac EDD Annual Meeting**

March 16, 2017

Port of Tillamook Bay

Tillamook, Oregon

The following members and stakeholders attended:

Michele Bradley—Col-Pac/Port of Tillamook Bay  
Mark Ellsworth—Governor's Reg Solutions Team  
Sandra Fowler-Hill—Col-Pac/PCC  
Steve Heinrich—Col-Pac/City of Cornelius  
Henry Heimuller—Col-Pac/Columbia County  
Stephanie Hurliman—Col-Pac/Oregon  
Employment Department  
Karen Kent—Col-Pac EDD  
Marsha Kirk—Col-Pac/City of Banks  
Jim Knight—Col-Pac/Port of Astoria  
Kevin Leahy—Col-Pac/CEDR  
Brian Little—Columbia County Private Sector  
Greg Meyer—Portland Community College

Paula Miranda—Col-Pac/Port of St Helens  
Jennifer Purcell—DEQ/RST  
Peter Roscoe—Col-Pac/Clatsop Co Private Sector  
John Serra—Representative Schrader's Office  
Candy Stark—NOEA/Tillamook Co Private Sector  
Shawna Sykes—Oregon Employment Department  
Ross Tomlin—Col-Pac/Tillamook Bay Cmty College  
Alex Tardif—Columbia County  
Bob Terry—Col-Pac/Washington County  
Lianne Thompson—Col-Pac/Clatsop County  
John Walsh—Col-Pac/City of St Helens  
Patrick Wingard—DLCD/RST  
Paul Wyntergreen—Col-Pac/City of Tillamook

Excused: Henry Balensifer, Stevie Burden, Chuck Daughtry, Rob Drake, Brett Estes, Senator Johnson, Bruce Jones, Tim Josi, Van Moe, Cheryl Scott

### AGENDA ITEM-1 Welcome and Introductions

The meeting was called to order by Lianne Thompson, Board Vice-President. Members and guests introduced themselves. Mary handed out a new Board roster, including short bio's of the voting members.

### AGENDA ITEM-2 Annual Audit Results

Mary handed out the Annual Audit. The Summary of Auditor's Results found no material weaknesses or significant deficiencies. The only major difference from last year's Financial Statements is the increased Loan Loss Reserve in the Revolving Loan Fund due to One Source Industries' lack of payment for ten months. Staff is working with Col-Pac's attorney to recover the company's equipment (paid for out of the Col-Pac loan funds) as a next step, before initiating loan foreclosure. It is in the best financial interest of everyone involved that the company stay in existence and keep producing, but resolution of the loan is running out of time. The Board concurred with the current actions being taken to recover the equipment. The Board unanimously accepted the Annual Audit findings. (Rosco/Thompson)

### AGENDA ITEM-3 Banking Administrative Action

Col-Pac is required by USDA to have all cash funds 100% collateralized. Conventional financial institutions have a FCIC limit of \$250,000 insured, which has meant Col-Pac has had to keep funds in multiple accounts. Wauna Credit Union has agreed to establish the additional collateralization needed if Col-Pac were to move the majority of each of the three funds to their institution. The Board unanimously approved doing so with the following requirements: Col-Pac funds would be in 9 accounts: a Money Market (to earn interest), a Savings (needed to be a Member) and a Checking account for each separate Col-Pac fund—General Fund, Revolving Loan Fund and RBEG Loan Fund. Check signers for all of the accounts would be Henry Heimuller, Susan Conn, Scott Burge and Mary McArthur. (Thompson/Folkema)

### AGENDA ITEM-4 Annual Report

Mary provided a presentation on Col-Pac's Year in Review. Annual Reports were included in the Col-Pac Board Member Orientation Folders. The Annual Report will also be posted on Col-Pac's website.

### AGENDA ITEM-5 NW Oregon CEDS Update

Mary provided a write-up of the key findings to date on public input regarding Col-Pac's CEDS which meeting participants reviewed, discussed and added to:

## NW Oregon CEDS Update/Public Input Key Findings

1. NW Oregon remains economically competitive in terms of resource-based industry: forestry, **fishing maritime sector**, **and** agriculture, and **hospitality/tourism**. What regional strategies are needed to assist in maintaining this competitive advantage? (eg, work at the Port of Garibaldi, Pacific Seafood, **Cross Laminated Timber/CLT**, other?)
2. NW Oregon's aging demographics and out-commuting populations represent not only a concern, but a significant opportunity for attracting new industry and younger workers.
3. NW Oregon's out-commuting residents represent a significant skilled labor workforce available locally, particularly for advanced manufacturing, whether it is in resource-based industries or expanding new clusters such as aviation (**including drones**), **advanced manufacturing and health care**.
4. NW Oregon's greatest economic threat, the Cascadia subduction, is also resulting in one of the region's best assets—pro-active and intentional rehabilitation, renovation, replacement, relocation, and in some cases, new public infrastructure. **There is an increased interest in resiliency, including development opportunities immediately following an event, such as the use of drones for search and rescue.**
5. The new Oregon Manufacturing Innovation Center offers an opportunity to look at how NW Oregon does economic development: leaner, faster, greener, cheaper. **Connecting with STEM (Science, Technology, Engineering and Math) programs and utilizing place-based workforce development to meet current employer and workforce needs is key.**
6. Housing has become a critical infrastructure component to economic development. What is Col-Pac's role, and how should it be integrated in the CEDS? How is land use and public infrastructure development coordinated with housing, to ensure properties are ready for building housing? Where does preservation and rehabilitation of existing housing fit in? Since typically infrastructure is already on site, rehab in some cases may be more cost effective than building new housing. CEDR is finding that it is preferred and more productive to work individually with the cities within Clatsop County, than to work on a county-wide housing initiative. **(CLT manufactured homes may be both a new industry development opportunity for NW Oregon, and one solution to the housing shortage.)**
7. Responsive economic resiliency—Planning for the aftermath. Because NW Oregon gets hit with regular and severe weather events, NW Oregon is actually relatively well-prepared for the immediate aftermath, and gradual, long term recovery from natural disasters. **Planning for unexpected economic changes—for example, the future of federal and state support for economic development, private investment needs to be factored into the region's resiliency.**
8. Exporting and traded sectors. Growing economic trend of less imports/exports. What impact will that have on NW Oregon businesses?

**AGENDA ITEM-6 2017 Board of Directors Election**

The Board unanimously approved the following Board of Directors: (Rosco/Heinrich):

<b>Positions</b>	<b>Name</b>	<b>Alternate</b>	<b>Term Ending</b>	
			<b>2017</b>	<b>2018</b>
Clatsop County	Lianne Thompson	Cameron Moore		X
Columbia County	Henry Heimuller	Chuck Daughtry		X
Tillamook County	Tim Josi	Mike Cohen	X	
Western Washington Co	Bob Terry		X	
Clatsop County City	Bruce Jones—Astoria	Henry Balensifer—Warrenton		X
Clatsop County City	Sue Lorain—Gearhart	TBD, Seaside	X	
Columbia County City	Susan Conn—St Helens	Scott Burge—Scappoose		X
Columbia County City	Clatskanie/Rainier	Clatskanie/Rainier	X	
Tillamook County City	Stevie Burden—Wheeler	Jerry Taylor—Manzanita		X
Tillamook County City	Suzanne Weber—Tillamook	Sue McCarthy—Garibaldi	X	
West Washington Co City	Steve Heinrich—Cornelius			X
West Washington Co City	Marsha Kirk—Banks	Teri Branstitre/Jolynn Becker—Banks	X	
Port of Astoria	Robert Mushen	Jim Knight	X	
Port of St Helens	Mike Avent	Paula Miranda (Interim)		X
Port(s) in Tillamook	John Luquette—Garibaldi	Michele Bradley—POTB	X	
Clatsop Private Sector	Peter Roscoe		X	
Columbia Private Sector				X
Tillamook Private Sector	Van Moe	Val Folkema	X	
Western WA Private Sector				X
Minority				X
Workforce	Joyce Aho—Oregon Employment Department	Stephanie Hurliman—Oregon Employment Department		X
Higher Ed-Clatsop CC	Chris Breitmeyer	Kevin Leahy	X	
Higher Ed-Tillamook Bay	Ross Tomlin	Mike Cohen		X
Higher Ed—Portland CC	Sandra Fowler-Hill	Cheryl Scott	X	

The Board unanimously approved the following **2017 Board Officers**: (Bradley/Heinrich):

President	Henry Heimuller
Vice-President	Lianne Thompson
Secretary-Treasurer	Bob Terry
At-Large	Tim Josi

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Lianne Thompson, Col-Pac Vice-President

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Recorded: Mary McArthur, Executive Director