



**Columbia-Pacific
Economic
Development
District**

**Combined
Col-Pac EDD Annual Meeting
March 14, 2019
10:00 am—12:00 pm
Port of Tillamook Bay
Officers Mess Hall
6825 Officers Row
Tillamook, OR
503/970-3336**



Agenda

10:00—10:10a	1. Welcome and Introductions	Henry Heimuller
10:10—10:30a	2. Col-Pac Business <ul style="list-style-type: none"> ✚ January 10, 2019 Minutes (attached) ✚ February 2019 Financials/Consolidated Statement ✚ Commercial Driver Licensing Loan Program ✚ 2017—2018 Audit ✚ 2019 Conflict of Interest Statements 	Henry Heimuller Action Item Action Item Action Item Action Item Action Item
10:30—11:15a	3. Opportunity Zones <ul style="list-style-type: none"> ✚ Presentation and Discussion 	Stephen Brooks Pilot Resources
11:15—11:45a	4. Annual Meeting Business <ul style="list-style-type: none"> ✚ Board of Directors/Officers Election ✚ 2018 Partner Recognition 	Henry Heimuller Action Item All
11:45—12:00p	5. Other Business <ul style="list-style-type: none"> ✚ Staff Succession Planning ✚ Member Updates 	Mary McArthur All

Next Meeting
May 9, 2019
Clatsop Community College—Astoria

Col-Pac EDD/NOEA Board Meeting

January 10, 2019

Clatskanie Cultural Center

Clatskanie, OR

The following members attended the meeting:

Michele Bradley—Col-Pac/Port of Tillamook Bay
Terre Cooper—EDC—Tillamook County
Rob Drake—Col-Pac/City of Cornelius
Kathy Engel—Col-Pac/NOEA/Columbia County
Private Sector
Valerie Folkema—Col-Pac/NOEA/Port-Garibaldi
Henry Heimuller—Col-Pac/NOEA/Columbia Co
Steve Heinrich—Col-Pac/City of Cornelius
Juliet Hyams—Col-Pac/City of Wheeler
Tony Hyde—Col-Pac/Columbia Co Private Sector
Bruce Jones—Col-Pac/City of Astoria
Karen Kent—Col-Pac EDD
Jim Knight—Col-Pac/Port of Astoria
Brian Little—Columbia County private sector
Ali VZ Mayeda—Congress Member Bonamici

Dale McDowell—Col-Pac/City of Seaside
Melanie Olson—NW Regional Solutions/Business OR
James Penley—Col-Pac/Oregon Employment Dept
Lisa Phipps—NW Regional Solutions Team/DLCD
Jennifer Purcell—NW Regional Solutions/DEQ
John Serra—Representative's Schrader's Office
Frank Spence—Col-Pac/NOEA/Port of Astoria
Candace Stark—Col-Pac/NOEA/Tillamook
Private Sector
Lianne Thompson—Col-Pac/NOEA/Clatsop Co
Russ Tomlin—Col-Pac/Tillamook Bay
Community College
Patrick Trapp—Col-Pac/Port of Columbia
County

Excused: Stevie Burden, Senator Johnson, Marsha Kirk, Kevin Leahy, Van Moe, Alfredo Moreno, Peter Roscoe.

AGENDA ITEM-1 Welcome and Introductions

Henry Heimuller opened the meeting.

AGENDA ITEM-2 NOEA Business (Lianne Thompson)

- ✦ November 8, 2018 Meeting minutes. Approved unanimously with one correction, Seaside Convention Center is a \$15 million expansion. (CE/VF)
- ✦ December 2018 Financials. Approved unanimously. (HH/KE)

AGENDA ITEM-3 Col-Pac Business (Henry Heimuller)

- ✦ November 8, 2018 Meeting minutes. Approved unanimously with one correction, Seaside Convention Center is a \$15 million expansion. (TH, MB)
- ✦ December 2018 Financials and Consolidated Statement. Approved unanimously. (BJ, RT)
- ✦ Update on USDA Budget—Due to government shutdown, and changes in USDA personnel prior to the shutdown, a formal sign-off on Col-Pac accelerating payoff of its Revolving Loan fund has not been received.
- ✦ Col-Pac Check Signatories Resolution—The Board unanimously approved having Henry Heimuller, Scott Burge, Doug Hayes and Mary McArthur as check signatories. (TH/LT)

AGENDA ITEM-4 NW Oregon Economic Resiliency

EDA funded development of an Economic Resiliency training program utilizing the experience of those economic development districts as they responded to the 2017 solar eclipse. NW Oregon faces a range of chronic and catastrophic hazards. While a range of emergency management protocols are available to prevent loss of life and property, NW Oregon must also prepare itself to mitigate economic impacts. According to FEMA, 40% of businesses that close their doors due to a crisis, never re-open; only 29% are able to survive the following two years.

The purpose of the training was to provide a basic set of tools to initiate economic resilience activities and programs at the regional and local levels. Having these activities and programs in place and part of day-to-day operations, local governments and businesses are prepared for unexpected economic shocks. During crises, these strategic investments can be leveraged to support businesses in times of need and help the broader economy bounce back more quickly.

Foundational are businesses having strong business plans, staffing continuity plans, procedures/cash reserves in place to respond swiftly and efficiently to an emergency. Col-Pac is well positioned to get the training out to each of the County economic development councils, and assist with integration of the resiliency training into emergency management work already being done at the local level.

Examples: City of Astoria has finished their staff continuity planning. Next step is to reach out to the hospitals, radio media, and local businesses, Clatsop County is undergoing FEMA training, Clatsop Community College's business emergency management curricula describes the dangers of not having cash reserves for payroll after a disaster as employees will move away. Also how to manage without power. Hillsboro has one point of contact for businesses following an emergency, where information is dispersed to a comprehensive list of local businesses.

The Board unanimously approved working with Business Oregon on a Local Economic Opportunity Fund Application for economic resiliency training. (TH/LT) Include Small Business Development Centers and EDCs.

AGENDA ITEM-5 Col-Pac Staff Succession Planning

Mary reported that she will be retiring in September 2020, and handed out a draft Succession Plan Policy, and outline of Executive Director activities. The Board requested a schedule working back from the September date as to when activities need to be done and when. This will be revisited at the March Board meeting, including establishing a Recruitment Committee. Include job descriptions for both Mary's and Karen's jobs.

AGENDA ITEM-6 Other Col-Pac Business

- ✦ Impact of Federal shutdown locally: Ports—No issues, Lewis and Clark National Park—an important visitor destination in Clatsop County is closed, Congress member Bonamici is tracking the impact on Coast Guard families and the corresponding drag on the local economies, Congress member Schrader is working on a compromise that might allow opening up of individual government departments and is trying to help with student loans. Note, SBA's loan funding has been frozen, so no new loans. Locally, Craft 3 does not provide loan guarantee or interim financing. The Col-Pac Board expressed interest in knowing the percentage of federal employees in local payrolls.
- ✦ 2019 Meeting Schedule—The Board agreed to move the January meeting to Clatskanie. (Attached)

AGENDA ITEM-7 Member Updates

- ✦ Clatsop County—Two commissioners sworn in last night. Interim county manager, Monica Steele. Working on recruiting a permanent County Manager. Expectation will have solid county management going forward.
- ✦ Astoria—Ground breaking for the new Coop, new mill pond development, reapplying for Merwin Hotel conversion, new multifamily development next to Tongue Pt, union town revitalization continues regarding transportation and street scape, 3 new city councilors.
- ✦ Port of Astoria—PTC annual conference for sub-marine fiber optics. Working on landing fiber optic in Clatsop County at North Coast Business Park. Involves significant private investment. Landings need to be on secure property, so could be deeded to Port. Also out at the Business Park would be development of a data bank/campus which would utilize the new fiber optic. Expand broadband capability throughout the County and to Washington County. Moving forward on developing a public/private partnership development at the East Mooring Basin. Port has authority to levy fees on large ships that pass by and/or use the Port's Pier 1. One of financial obligations of Port is to provide a safe harbor and safety net for passing ships. Dredging costs approaching \$1 million/year. Big issue is China tariffs that are affecting log exports, which represents 25% of the Port's revenue. FEMA denying claim for storm damage on piers.
- ✦ Tillamook CC—Truck driving is starting 3rd class. And will start class up in Clatsop. Will be looking at hiring a full-time person.
- ✦ Port of Tillamook Bay—Salmonberry Trail is in the background while Foundation restructuring. Only one FEMA project left. Regional Resiliency Assessment Program for Airport as a drop place, organizing transportation. Michele would like to be involved in Col-Pac's efforts to implement Economic Resiliency training.
- ✦ Tillamook County Economic Development Council—Welcome new Executive Director, Terre Cooper. Previously worked for Confederated Tribes of the Umatilla Reservation and City of Hillsboro in economic development.

- ✦ City of Wheeler. New City Manager thanked those who supported their FEMA grant application. Botts Marsh development is being worked on.
- ✦ Seaside Convention Center expansion is on time and on budget. New water reservoir being considered for east of Hwy 101. Completed prom project, Seaside's 100 year anniversary. Having been crossing training staff for 3 years. Working on seismic resiliency on existing reservoirs. New hotel coming to Seaside, replacing the old Travel Lodge. Mo's Seafood Restaurant is moving in.
- ✦ Congress member Schrader's Office—Working on getting government back open. Looking at paying Coast Guard. Currently working without pay. Community leader roundtable in Tillamook coming up, as long as shut down isn't prolonged.
- ✦ St Helens received a CDBG for moving their Food Bank. They are the food bank hub for emergency operations. Been having to turn food away because haven't had capacity to hold and store. Also, will be teaching healthy eating.
- ✦ Port of Columbia County—Approved a lease change for Global at Pt Westward, allowing rail shipments with contents that are lighter than water, which will allow them to seek new business. Rezone for Port Westward land continues to go through the LUBA process. NEXT Renewables which recycle animal fat into fuel have taken out an option at Port Westward. Looking at a company moving into the Scappoose Airport.
- ✦ Kathy Engel—Would like to see additional business development at Port Westward, will help funding for schools. Have gotten funding to start renovation of the Senior Center. New gallery opening up, which hopefully will encourage more artists.
- ✦ Business Oregon—Scappoose Industrial site certification which will help OMIC, working with the Port on business recruitment, Tall Timber conference—cross laminated timber, January 24th Gov Brown will be in Clatsop County.
- ✦ Congress member Bonamici's Office—Working on shutdown, asked that she not be paid, helping with student loans. Priorities: Making higher education, drugs, housing, more affordable, timber tariff issue.
- ✦ Col-Pac—Received \$5,000 Bank of the West grant, to provide financing to local small businesses.
- ✦ Garibaldi—Jetty engineering work is continuing. Seafood assessment has identified immediate needs and development opportunities. Working on a feasibility study for the best and highest use of some vacant waterfront piece of land.
- ✦ Columbia County—National Association of Legislative Counties meets in Washington the first week of March. Will take back issues and concerns.

Henry Heimuller, Col-Pac President

Lianne Thompson, NOEA Chair

Recorded: Mary McArthur, Executive Director



March 4, 2019

PROPOSAL TO COL-PAC FOR STUDENT LOANS

REQUEST:

Make Col-Pac loan funds be available to participants of the Tillamook Bay Community College (TBCC) truck driver training program based on approval of a complete loan application.

BACKGROUND:

In 2018 Tillamook Bay Community College (TBCC) developed a truck driver training program to assist Tillamook County transportation businesses to find qualified employees. Research shows there is currently a need nationally for over 50,000 CDL drivers. The national shortage of drivers is expected to grow to almost 200,000 in the next 10 years. Local companies responded to a survey and said they are currently trying to hire over 25 drivers. The program was created with an advisory committee made up of businesses in transportation, Tillamook County Creamery Assn, Port of Tillamook Bay, Business Oregon and others interested in transportation industry needs. Equipment and capital were donated to TBCC to launch the truck driver training. Pricing for the training was set at \$5,000, consistent with other truck driver training programs in Oregon.

TBCC pre-screens all driving school applicants, running a background check, drug screening and the medical exam required by ODOT. They also provide the application materials. Applicants are typically either younger individuals just starting out, or mature workers retraining for a new career. In most cases they have limited assets and/or credit. The Tillamook County Economic Development Council has set aside \$20,000 for up to 5 loans to CDL applicants. They are currently working with 5 loan applicants, for a total of \$13,000 in financing. (TBCC scholarships of up to \$1,000/driver trainee are also being provided.) Loans are signature loans.

Results to date, 4 have complete the CDL exam. All had jobs in a couple days. 6 have completed the 4-week training program, 2 of whom had trouble passing the exam and 1 decided he wasn't interested in taking the exam because he already has a job that doesn't require a CDL. 4 trainees are in the current class. One has already passed the exam and gotten a job before the last week of class. There have been some conversations with employers about paying off the student loans if drivers stay on a minimum period of time, but no commitments have been made to date.

In November 2018 TBCC signed a memorandum of understanding with Clatsop Community College to offer the truck driver training in Astoria 2-4 times per year. Clatsop County transportation companies joined the advisory committee in January 2019.

The first class in Clatsop County is scheduled for March 18–April 12, 2019. Oregon Department of Human Services and Worksource Oregon have provided access to scholarship funds to partially pay for the program. Students will need to cover up to \$3,500 of the cost from other sources. The Tillamook County EDC cannot provide loans for individuals outside of Tillamook County, thus the request to Col-Pac, as to whether there would be interest in underwriting and managing a similar CDL training loan program for Clatsop County trainees. TBCC would continue to provide all the upfront screening and assist with the application reviews.

Columbia-Pacific Economic Development District
Board of Directors
3/2019

County Members (Elected):	County Alternates:
Lianne Thompson —Vice President (lthompson@co.clatsop.or.us) Clatsop County Board of Commissioners 503/436-9013	Cameron Moore (cammoore@co.clatsop.or.us) Clatsop County Manager 503/325-1000
Henry Heimuller —President (henry.heimuller@co.columbia.or.us) Columbia County Board of Commissioners 503/397-4322	Chuck Daughtry (ed@columbiacountyoregon.com) Columbia County Economic Team 503/410-1061
Mary Faith Bell (mfbell@co.tillamook.or.us) Tillamook County Board of Commissioners 503/842-3403	Bill Baertlein —At-Large (bbaertle@co.tillamook.or.us) Tillamook County Board of Commissioners 503/842-3403
Jerry Wiley —(Jerry_Wiley@co.washington.or.us) Washington County Board of Commissioners 503/846-8800	
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Bruce Jones bjones@astoria.or.us Astoria City Council 503/325-5824	Henry Balensifer hbalensifer@ci.warrenton.or.us Warrenton City Council 503/ 741-9647
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**Columbia-Pacific Economic Development District
Board of Directors**

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John Luquette (luquette@gmail.com) Port of Garibaldi Commission 503/322-3292	Michele Bradley (mbradley@potb.org) Port of Tillamook Bay, General Manager 503/842-2413
Minority Community Member:	Minority Community Alternate:
Workforce Member:	Workforce Alternate:
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