



**Columbia-Pacific
Economic
Development
District**

**Col-Pac EDD/NOEA Combined Meeting
September 12, 2019
10:00 am—12:00 pm
Banks Fire Station
13430 NW Main St
Banks, OR
503/970-3336**



Agenda

10:00—10:10a	1. Welcome and Introductions	Henry Heimuller
10:10—10:15a	2. NOEA Business <ul style="list-style-type: none"> ✚ May 9, 2019 Board Meeting Minutes (Attached) ✚ August 2019 Financials 	Lianne Thompson Action Item Action Item
10:15—10:30a	3. Col-Pac Business <ul style="list-style-type: none"> ✚ July 11, 2019 Meeting Minutes (attached) ✚ August 2019 Financials and Consolidated Statement 	Henry Heimuller Action Item Action Item
10:30—11:15a	4. Visit Tillamook Coast Marketing <ul style="list-style-type: none"> ✚ Presentation 	Nan Devlin
11:15—11:35a	5. Col-Pac 2019—2020 Budget <ul style="list-style-type: none"> ✚ Review and Approval 	Mary McArthur Action Item
11:35—11:45a	6. Staff Succession Planning Update <ul style="list-style-type: none"> ✚ Draft Job Description 	Mary McArthur
11:45—12:00p	7. Other Business <ul style="list-style-type: none"> ✚ Member Updates 	Henry Heimuller All

Next Meeting
November 14, 2019
Clatsop Community College
Astoria, OR

Col-Pac EDD Annual Meeting

May 9, 2019

Clatsop Community College

Astoria, OR

The following members attended the meeting:

Mary Faith Bell—Col-Pac/NOEA/Tillamook County
Michele Bradley—Col-Pac/Port of Tillamook Bay
Chris Breitmeyer—Col-Pac/Clatsop Cmty College
Stevie Burden—Col-Pac/City of Wheeler
Terre Cooper—EDC—Tillamook County
Chuck Daughtry—Col-Pac/CCET
Dan Dennis—Col-Pac/Oregon Employment Dept
Sarah Lu Heath—Astoria Downtown Historic Dist Assn
Henry Heimuller—Col-Pac/NOEA/Columbia Co
Doug Hayes—Col-Pac/Pat Trapp
Juliet Hyams—Col-Pac/City of Wheeler
Tony Hyde—Col-Pac/Columbia Co Private Sector
Bruce Jones—Col-Pac/NOEA/City of Astoria
Karen Kent—Col-Pac EDD
Marsha Kirk—Col-Pac/City of Banks

Jim Knight—Col-Pac/Port of Astoria
Kevin Leahy—Col-Pac/Clatsop SBDC/CEDR
Brian Little—Columbia County private sector
Van Moe—Col-Pac/NOEA/Tillamook Private Sector
Debbie Newton—Col-Pac/Oregon Employment
Melanie Olson—NW Reg Solutions/Business OR
Jennifer Purcell—NW Regional Solutions
Joh Serra—Congressman Schrader's Office
Frank Spence—Col-Pac/NOEA/Port of Astoria
Shawna Sykes—Col-Pac/Oregon Employment
Patrick Trapp—Col-Pac/Port of Columbia County
Karen Williams—NW Regional Solutions/DEQ
Steve Wright—Col-Pac/City of Seaside

Excused: Rob Drake, Kathy Engel, Steve Heinrich, Senator Johnson, Peter Roscoe, Lianne Thompson, Ross Tomlin

AGENDA ITEM-1 Welcome and Introductions

Henry Heimuller opened the meeting. Welcome to new Board members: Tillamook County Commissioner Mary Faith Bell and Seaside City Councilor, Steve Wright.

AGENDA ITEM-2 NOEA Business

Henry Heimuller, Vice-Chair, opened the meeting.

- ✦ January 10, 2019 Meeting minutes. Approved unanimously. (VM/FS)
- ✦ April 2019 Financials. Approved unanimously. (BJ/VM)
- ✦ 2019—2020 Draft Budget—1st Reading. Only \$150 increase in interest earnings over the current year.

AGENDA ITEM-3 Col-Pac Business

- ✦ March 14, 2019 Annual Meeting minutes. Approved unanimously, with Stevie Burden abstaining. (MB/PT)
- ✦ April 2019 Financials and Consolidated Statement. Approved unanimously. (TH/MK)
- ✦ HB 3110-A Rural Capacity Enhancement—USDA, the Association of Oregon Counties, League of Oregon Cities, Special Districts of Oregon and Oregon's Economic Development Districts have all identified a significant need for small (under 2,500 population) communities and service districts for grant planning, writing and management support. Representative Bonham, out of The Dalles is sponsoring a bill that will provide funding for Oregon's EDDs to work with these small communities and entities such as school districts, water districts, diking districts, etc. Col-Pac's small rural community board members concurred. The Board voted unanimously to send the Legislature's Ways and Means Committee information about the need for additional rural capacity in NW Oregon. (SB/MK) Additional comment: Will be important, if the funding is approved, that EDDs participate in drafting of the governing OARs.
- ✦ NEXT Renewable Fuels Letter of Support—Col-Pac has received a request from Natasha Parvey, community coordinator for NEXT Renewable Fuels, to send a letter of support for the new business development. While a good project, the Board declined to endorse at this time, indicating it was still too early in its development stage.

AGENDA ITEM-4 EDA Partnership Planning Grant

- ✦ 2018—2019 Interim Report—Mary reviewed the progress over the last six months.
- ✦ 2019—2020 Proposed Scope of Work—Mary handed out a draft Scope of Work. Board members requested moving up Implement Key Projects and Initiatives that Have Regional Impact to be the first item. Added to that section—A. Development of the region’s commercial and industrial land inventory and identifying the land in each county. Business Development Technical Assistance was moved to Section II. To the Oregon Manufacturing Innovation District, a bullet was added to Identify funding sources, both public and private. To Section IV, CEDS Goal 5: Add: Support Small Business Development Center and local EDC “WORKS” internship programs, linking education, WorkSource Oregon and on-the-job business training. Provide micro loans to individuals going through certified training programs.
- ✦ Board Approval to Apply for a 2019—2021 EDA Partnership Planning Grant, proposed Scope of Work (as amended above), affirming a \$225,000 matching fund commitment with \$75,000 available at the time of award, and re-confirming Mary McArthur as Col-Pac’s Authorized Certified Official for reporting on the grant. Approved unanimously. (TH/MB)

AGENDA ITEM-5 Staff Succession Planning

Mary presented the attached Col-Pac EDD Executive Director Recruitment and Hiring Plan. Executive Director Succession Committee members to include: Mary Faith Bell, Rob Drake, Kathy Engel, Kevin Leahy, Brian Little and a member of the North Coast Regional Solutions Team.

AGENDA ITEM-6 Member Updates

- ✦ Port of Astoria—Working on Strategic Business Plan. Will have a draft for this Summer. Request to the City of Astoria for a designation of the central waterfront as a special district for development. Create a welcoming area for local residents. Address adding more hotels, building heights, protecting waterfront views.
- ✦ Seaside—Don Larson encouraged Steve Wright into public service. Worked for a grain exporter for 35 years. Retired to Seaside. Enjoy public service. One of the Astoria waterfront trolley drivers, President of the Seaside Museum.
- ✦ City of Astoria—New mural going up, renovating the Merwin Building to provide affordable housing.
- ✦ Employment—Latest economic indicators are available through WorkSource.
- ✦ Tillamook County—First meeting. Wrapping up budget process. Looking at financing a strategic plan, what want Tillamook to look like in 20 years. Industrial promotion and building the economy. Good timing for being involved with Col-Pac. Have heard from a couple of Tillamook county businesses that Food Trail promotion has allowed retaining staff over the slow winter period. DeGaarde Brewing, which started out at the Port of Tillamook Bay, has been expanding and moved downtown and attracting visitors world-wide. Extraordinary business development. Unique product that has been very successful.
- ✦ Port of Tillamook Bay—Looking at developing a new building with about 100,000 sf for a tenant looking for more space. Senator Merkley will be out at the Port on May 25th. First segment of Salmonberry Trail opened.
- ✦ CCET—City of St Helens is redeveloping their waterfront development, including filling in their lagoon with dredging spoils and developing on the newly created land. Business Oregon is providing funding for the City to communicate the benefits. Will become a popular destination.
- ✦ City of Banks—Water supply is limiting new residential development. A new marketing brochure has been developed. Bringing in new members into the EDC and working on the City’s Main St program. Also working on the Tourism Studio involving Columbia County. Working on wayfinding at the Banks—Vernonia trailhead, bike repair rack, solar-powered phone charging.
- ✦ CEDR—July 10th next Seafood Day. Have recruited all 24 interns for the internship program. Columbia Memorial Hospital is the County’s second largest employer, working on finding more health care options. Kevin Leahy has been participating in the adhoc Finance Committee reviewing the Port’s finances.

- ✦ EDCTC—Working on Enterprise Zone renewal. Tillamook WORKS program, 6-8 interns, and planning for next Summer.
- ✦ Wheeler—Wayfinding and traffic calming. Nehalem Bay Health District, looking at rebuilding at the old Rinehart Clinic with workforce and senior housing. Working with ODOT on a TGM grant with Manzanita and Nehalem on a regional transportation plan. Will work well with what is being done on housing. Would like to see how City can make Hwy 101 sustainable for long term transportation and traffic.
- ✦ Port of Columbia County—Starting water and sewer improvements at OMIC, centralized and upgrading pipes. Building a new hangar building for Devonaire, organ transporter and (new) airplane maintenance. Building a spec building at McNulty, 35,000 sf. Embarking on a community study and improvement project looking at rail and Highway 30 traffic. Will go to bid this Summer. NW Innovations is looking to move from their currently zoned property to another site at Port Westward, which will open up 83 acres of zoned industrial property. Auto bumper company has decided not to site at the Port.
- ✦ John Serra—Jetty project update. Were successful getting funding for getting plans and specs last year. AOC asking for \$6 million for construction starting in 2020. Will need to go back year and year to finish.
- ✦ RST—Jennifer getting up to speed on new Coordinator position. Looking forward to working with all.
- ✦ Astoria—Coast Guard also a large employer. Two coast cutters being retired, will lose 150 jobs. New cutters, if get all 4 will replace the 150 jobs. Representative Bonamici and rest of congressional delegation asked to have officer patrol cutters come to Astoria. Would be posted at Tongue Point, which will accelerate the expansion of the boatyard and infrastructure development. Would bring 250 jobs. Looking at a developing new housing just outside Tongue Point. Putting in new sewer line, which will open up other private land for housing development. Astoria Warehousing is also asking for a special district. Passed an ordinance which effectively has stopped panhandling at two high traffic retail facilities on a high traffic road. Looking at a Master Plan for cemetery. May be able to sell off some of the unused land. No money currently for maintenance. Interviewing for Community Developer position, been empty for over a year.

Henry Heimuller, Col-Pac President

Lianne Thompson, NOEA Chair

Recorded: Mary McArthur, Executive Director

Col-Pac EDD/NWACT Combined Meeting

July 11, 2019
Scappoose Fire Station
Scappoose, OR

The following members attended the meeting:

Mary Faith Bell—Col-Pac/NOEA/NWACT/ Tillamook County	Kevin Leahy—Col-Pac/Clatsop SBDC/CEDR
Mike Borreson—NWACT/Washington Co Private Sector	Brian Little—Columbia County private sector
Michele Bradley—Col-Pac/NWACT Port of Tillamook Bay	Margaret Magruder—Columbia County
Bob Brajcich—Col-Pac/NWACT/City of Clatskanie	Patrick McIntyre—NWACT/Tillamook Co Private Sector
Chris Breitmeyer—Col-Pac/Clatsop Cmty College	Patrick McHugh—NWACT/Tillamook Creamery
Stevie Burden—Col-Pac/NWACT City of Wheeler	Tom Messenger—Pacific City
Bill Carpenter—NWACT/Clatsop Co Private Sector	Debbie Newton—Col-Pac/Oregon Employment
Ayreanne Columbo—Economist	Melanie Olson—NW Reg Solutions/Business OR
Terre Cooper—EDC—Tillamook County	James Penley—Worksource Oregon
Dan Dennis—Col-Pac/Oregon Employment Dept	Jae Pudewell—NW Regional Solutions/ODOT
Rob Drake—Col-Pac/City of Cornelius	Jennifer Purcell—NW Regional Solutions/ Governor's Office
Kathy Engel—Col-Pac/Columbia County Private Sector	Peter Roscoe—Col-Pac/Clatsop Co Private Sector
Fritz Graham—Senator Wyden's Office	Mike Russell—NWACT/Columbia County
Henry Heimuller—Col-Pac/NOEA/Columbia Co	Dave Sakau—NWACT/City of Scappoose
Doug Hayes—Col-Pac/NWACT	John Serra—Congressman Schrader's Office
Rick Hobart—City of Vernonia	Rick Scholl—Col-Pac/NWACT/City of St Helens
Josette Hugo—Representative Witt's Office	Ken Shonkwiler—NWACT/ODOT
Juliet Hyams—Col-Pac/NWACT/City of Wheeler	Frank Spence—Col-Pac/NOEA/NWACT Port of Astoria
Tony Hyde—Col-Pac/Columbia Co Private Sector	Tony Snyder—NWACT/ODOT
Bruce Jones—Col-Pac/NOEA/NWACT City of Astoria	Shawna Sykes—Oregon Employment
Senator Johnson—Oregon State Legislature	Lianne Thompson—Col-Pac/NWACT/Clatsop County
Karen Kent—Col-Pac EDD	Dave True—NWACT/City of Clatskanie
Marsha Kirk—Col-Pac/NWACT/City of Banks	Suzanne Weber—Col-Pac/NWACT/City of Tillamook
Kathy Kleczek—NWACT/Sunset Empire Transportation District	Lonny Welter—NWACT/Columbia County
Chris Laity—NWACT/Tillamook County	Karen Williams—NW Regional Solutions/DEQ
	Steve Wright—Col-Pac/NWACT City of Seaside
	Joe Younkens—NWACT/Washington County

Excused: Val Folkema, Steve Heinrich, Van Moe, Ross Tomlin, John Walsh, Jerry Willey

AGENDA ITEM-1 Welcome and Introductions

Henry Heimuller opened the two meetings.

AGENDA ITEM-2 Col-Pac Business

- ✚ May 9, 2019 Board Meeting minutes. Approved unanimously.
- ✚ June 2019 Financials and Consolidated Statement. Approved unanimously.
- ✚ BUILD Application Support Letters—Col-Pac has been asked to endorse two US Department of Transportation BUILD applications, both of which were supported last year: Port of Garibaldi for seawall improvements and the City of St Helens for their downtown waterfront enhancements. The Board unanimously approved sending it letters of support this year.

AGENDA ITEM-3 NWACT Business

✦ May 9, 2019 Board Meeting minutes. Approved unanimously.

AGENDA ITEM-4 Legislative Report

Senator Johnson provided the update:

An unusual session this year.

Much drama—Senate walkout, pay equity of legislative staff, sexual harassment within capitol, criticism over President Courtney's leadership

More extensive split between urban and rural than in the past.

Mandatory vaccinations—Much opposition, due to parents not wanting to be told what how to manage the health of their children. Religious objection. Ultimately, that and the gun bill were taken off the table to get the first walkout to end.

Timber interests had a profound effect on the Legislature, resulting in HB 2020 not passing.

Passed close to 200 bills at the end of session, very fast.

When Republican senators came back, it was a mixed response.

Looking at having a contentious February session.

HB 2020 involved 9 agencies, and approximately \$20 million, which will require legislative action. The bill had over 100 amendments, with over \$1 billion of impacts. Prefer incentives rather than demonizing. The increase in gas tax unfairly affects rural and natural resource-based communities.

Unclear whether there will be a different outcome if it is part of a February session as there will be the same legislators, same 3 Democrats likely to oppose.

HB 2051—Allows immigrants to get drivers licenses. Had an emergency clause, which means can't be referred to voters. Lack of clarity on the effect of "motor voter" registration.

Bill passed that prohibited downloading of voter petitions, limiting circulation.

2007 Diesel engines (old). Didn't take into account retrofitted trucks. For example, Bergerson may have difficulty operating marine cranes in Portland because of their older diesel engines. Legislation could get expanded beyond the current Portland metropolitan 3 counties.

Extra money for fire. More firefighting happening in the shoulder seasons

Agriculture—More "critter management".

\$15 million for levees in the Business Oregon budget. Melanie Olson will be the resource person.

\$6 million for culverts and tide gates. For example, in Rainier, for the Fox Creek repair to be successful, the adjoining ODOT culverts need to be fixed as well.

Decisions became highly transactional, quid pro quo.

Johnson was replaced one day because her vote would have killed 2020 from leaving committee.

Will take some time to recover relationships.

Changes to Regional Solutions Team, getting more involvement with community colleges, connecting with K-12 and higher ed. (Community colleges got some more support)

Tremendous capacity within NW Oregon to get things done.

Johnson was appointed to the E Board again.

Oregon is losing a fine administrator, Matt Garrett from ODOT.

Municipal buildings being removed from tsunami zones. Debating whether can be sited within tsunami zone. Need a balance between common sense and safety. If ban a municipal building, should any building be permitted? Hospitality and visitors drive the coastal economy. Need a balance. Not a clear answer.

DOGAMI got a 1 year budget because overspent their budget two years in a row. Have some management issues.

PERS—Extremely complicated. Any time legislature tries to make an adjustment, it gets a court challenge. Tier 1 legacy is what has held it back. Still have a \$26 billion deficiency. Affects every small community in the State.

An unintended consequence is that the unions are coming back to the municipalities to make their employees whole, eg, replacing the mandatory pension contribution with a corresponding wage increase. Over 40% of public employees are eligible for retirement.

Question: Is there any way to get Legislative leadership out to listen to (non-urban) community comment on HB-2020? Response: At this time, leadership has indicated that they feel they have made concessions and did listen.

Question: How bring legislators back together? Johnson has flown urban legislators out to eastern Oregon, which seemed to help. Will require a collective agreement to stop the polarization.

Concern among Col-Pac/NWACT members that more outreach isn't being done, more informal bringing of people together. Why regional organizations such as Col-Pac and NWACT are so effective: Local leadership is adept at bringing folks together, because they need to stay connected within the local communities. Local communities tend to be bi-partisan because they must work together, build cooperative cultures.

Potentially—Members may want to invite urban legislators out to their communities.

AGENDA ITEM-5 NW Oregon Regional Transportation Discussion

Members highlighted their key transportation needs/issues:

- Neskowin Secondary Access: \$1 million of \$1.8 million has been raised
- Westport: Add freight, neighborhood traffic, safety and dust concerns, Interstate connections to explanation
- Miles Crossing/Hwy 108: Intersection safety is a barrier to (needed) housing development
- Stavebolt
- Ridge Rd: Problem waiting to happen
- Clatsop Alternate Route Feasibility: Incorporate work that was done in Seaside
- Seaside Ave U Bridge
- Tillamook County bridges
- NW Connector Transit/Pedestrian Stops
- Wilson River Loop Interchange Improvements
- Manzanita/Nehalem/Wheeler TSP
- Banks TSP
- Vernonia—Banks Hwy 47 safety
- Hwy 6 Improvements (September NWACT meeting)
- New highway connection between Hwys 26 and 30
- Salmonberry Trail
- Oregon Coast Trail
- Oregon Coast Bike Route
- Rail to Tongue Point
- Hwy 53 safety: Increased traffic on route due to GPS routing
- Hwys 26/47 Interchange: Staley's Junction
- Projects from local TSPs. Bring to NWACT
- Hwy 30/Tide Creek Rd
- Fox Creek Improvements/Hwy 30 culvert
- Scappoose/Clatskanie Traffic Planning (including rail)
- Tongue Point/Hwy 30 Access Rd: Planning plus improvements. Impacts: Boat building activity, Bergerson Construction, housing development, Coast Guard
- Development around Millard and traffic impacts on Hwy 30 in St Helens

Henry Heimuller, Col-Pac President/NWACT Chair

Recorded: Mary McArthur, Executive Director