

Col-Pac EDD Annual Meeting

May 9, 2013

Guy Boyington Building

Astoria, Oregon

The following members and guests attended:

Joyce Aho—Col-Pac/Oregon Employment Dept	Mark Labhart—Col-Pac/NOEA/Tillamook County
Jack Bland—Col-Pac/NOEA/Port of Astoria	Van Moe—Col-Pac/NOEA/Tillamook Private Sector
Michele Bradley—Col-Pac/Port of Tillamook Bay	Diane Pohl—NOEA/Col-Pac/City of Clatskanie
Susan Conn—Col-Pac/City of St Helens	Jennifer Purcell—Oregon Dept of Environmental Quality
Debbie Dudley—City of Rainier	Peter Roscoe—Col-Pac/Clatsop County Private Sector
Brett Estes—City of Astoria	Shawna Sykes—Oregon Employment Dept
Art Fish—Business Oregon	Patrick Trapp—Col-Pac/Port of St Helens
Steve Heinrich—Col-Pac/City of Cornelius	John Walsh—Col-Pac/City of St Helens
Dennie Houle—Business Oregon	Russ Warr—Col-Pac/City of Astoria
Peter Huhtala—Col-Pac/NOEA/Clatsop County	Suzanne Weber—Col-Pac/City of Tillamook
Tony Hyde—Col-Pac/NOEA/Columbia County	Casey Wheeler—Columbia County Economic Team
Shirley Kalkhoven—Col-Pac/NOEA/City-Nehalem	Patrick Wingard—Dept Land Conservation Dev
Karen Kent—Col-Pac Administrative Manager	Paul Wyntergreen—City of Tillamook
Kathy Kleczek—Clatsop County Private Sector	

Excused: Rob Drake, Connie Green, Senator Johnson, Birgitte Ryslinge, Marc Siegel

AGENDA ITEM 1—Welcome and Introductions

The meeting was called to order by Diane Pohl, NOEA Chair. Attendees introduced themselves.

AGENDA ITEM 2—NOEA Business

- Approval of January 10, 2013 Minutes—Unanimously approved. (Hyde/Warr)
- April 2013 Financial Statement— Unanimously approved. (Moe/Bland)
- FY 2013—2014 Draft Budget—First hearing, essentially the same budget as 2012—2013. Final hearing to be at July 2013 meeting.
- 2013—2014 Board Officers—Unanimously approved the following slate of officers: Diane Pohl, Chair, Peter Huhtala, Vice-Chair and Val Folkema, Secretary-Treasurer. (Bland/Warr)

AGENDA ITEM 3—Col-Pac Business

- Approval of January 10, 2013 and March 13, 2013 Minutes—Unanimously approved. (Bradley/Pohl)
- January—April 2013 Financial Statements—Unanimously approved. (Kalkhoven/Warr)

AGENDA ITEM 4—Business Incentives Presentation

Art Fish presented. Fundamental Business Location Factors needed to be competitive: Proximity to transportation, labor skills/diversity/cost; and land/site/space (price/timing, utilities). Tax incentives for businesses such as Enterprise Zones and Urban Renewal Areas reduce property taxes and can cover multiple types of property, including equipment. Tony described why Columbia County opted to use the State's Strategic Investment Program (SIP) instead of the local Enterprise Zone at Port Westward. The SIP meant more revenue to local taxing entities, plus it gave PGE more incentive to site their new generation plant there. Hundreds of construction jobs are involved with construction of the new plant.

AGENDA ITEM 5—EDA Partnership Planning 2013—2014 Scope of Work (Draft)

Key items include:

- Enhancing the NW Oregon Business Connector
- Developing the Columbia River West Industrial Corridor
- Supporting development of the Salmonberry Corridor Rails and Trails
- Assisting with the continued development of the NW Oregon Connector Alliance transit system
- Assisting with completion of the Port of Tillamook Bay's FEMA projects

- Implementation of NW Oregon’s CEDS, focusing on business expansions, financing, and workforce development

Discussion: Expected that there will be some funding for Regional Solutions Team projects, which will mean even more coordination between the economic development districts CEDS and the Regional Solutions Team Scope of Work and priority projects. Regarding the Salmonberry Corridor Rails and Trails project, of interest is getting bicycles off the Hwy 101 between Wheeler and Tillamook, which could be incorporated into a State Transportation Investment Program (STIP) project alongside the rail line. Outline of the proposed 2013–2014 EDA Partnership Planning Scope of Work was unanimously approved. (Hyde/Heinrich)

AGENDA ITEM 6—Col-Pac New Business

- RARE Participant—Col-Pac has an opportunity to partner with Columbia County Economic Team (CCET) on the use of a RARE participant for 2013–2014. Col-Pac’s 25% share (\$5,000) will pay for website maintenance and updating, and identification of additional project funding opportunities. Unanimously approved. (Trapp/Weber)
- Addition of the CCET Executive Director as a Col-Pac employee through a formal contractual agreement, with all costs fully reimbursed by CCET. The Board approved contracting with CCET through electronic voting, subject to ratification at an in-person Col-Pac Board meeting. Once the new director is selected, an Employment Sharing Agreement will be drafted for board approval.
- Employee Health Insurance—Col-Pac currently doesn’t provide health insurance for its employees. With the additional of new full time employee (CCET Executive Director), it becomes more cost efficient to provide health insurance at a group rate. The Board directed staff to look into group plans, with a budget of approximately \$600/month/employee.
- Fruition Loan—Company has closed down, and the equipment is being liquidated. Outstanding balance is approximately \$228,000. A preliminary settlement offer amount has been circulated to Col-Pac via the attorneys of \$115,000. The Board authorized staff to work with Col-Pac’s Loan Board to work out a settlement. (Kalkhoven/Warr)

AGENDA ITEM 7—NW Oregon Economic Development Partner Updates

Mark Labhart mentioned that the Pelican Pub has started work on its new brewing operations in downtown Tillamook, and will be including a small brew pub. The new facility should attract additional development to the City. Dennie Houle was thanked for his help getting grant funding from the Governor’s office in support of the new operation.

Peter Huhtala, Col-Pac President

Recorded: Mary McArthur, Executive Director