

## Col-Pac EDD/NOEA Board Meeting

January 11, 2018  
Scappoose Fire Hall  
Scappoose, OR

The following members attended the meeting:

Bill Baertlein—Col-Pac/NOEA/Tillamook Co  
Michele Bradley—Col-Pac/Port of Tillamook Bay  
Susan Conn—Col-Pac/NOEA/City of St Helens  
Chuck Daughtry—Columbia Co Economic Team  
Rob Drake—Col-Pac/City of Cornelius  
Mark Ellsworth—Governor’s RST  
Brett Estes—Col-Pac/NOEA/City of Astoria  
Valerie Folkema—Col-Pac/NOEA/Port-Garibaldi  
Henry Heimuller—Col-Pac/NOEA/Columbia Co  
Chris Holden—PCC/OMIC Training Center  
Tony Hyde—Private Sector  
Bruce Jones—Col-Pac/NOEA/City of Astoria  
Karen Kent—Col-Pac EDD  
Marsha Kirk—Col-Pac/City of Banks

Brian Little—Columbia County Citizen-at-Large  
Keith Locke—City of St Helens  
Paula Miranda—Col-Pac/Port of St Helens  
Jennifer Purcell—DEQ/Regional Solutions Team  
Melanie Olson—Business Oregon/RST  
Frank Spence—Col-Pac/NOEA/Port of Astoria  
Mike Sykes—Col-Pac/City of Scappoose  
Shawna Sykes—Oregon Employment Dept  
Alex Tardif—Columbia County  
Lianne Thompson—Col-Pac/Clatsop Co  
Michael Walker—Col-Pac/Washington County  
John Walsh—City of St Helens  
Suzanne Weber—Col-Pac/NOEA/City of Tillamook

Excused: Representative Boone, Senator Johnson, Cheryl Scott, Bob Terry, Ross Tomlin.

### AGENDA ITEM-1 Welcome and Introductions

Henry Heimuller opened the combined meeting.

### AGENDA ITEM-2 NOEA Business

The meeting was called to order by Lianne Thompson, NOEA Board Chair. Members and guests introduced themselves.

- ✦ November 9, 2017 Meeting minutes. Approved unanimously with the following amendment to the City of Warrenton update: Replace the three sentences regarding levees with, “Cost effectiveness to certify levees, with changing federal standards (ie sea level rise and ESA), and huge costs, is under discussion. Looking for alternatives to solve the problem. Have to raise developments quite high due to flood plain rules.” (BJ/BB)
- ✦ December 2017 Financials. Approved unanimously (VF/SW)

### AGENDA ITEM-3 Col-Pac Business

The meeting was called to order by Henry Heimuller, Board President. Members and guests introduced themselves.

- ✦ November 9, 2017 Meeting minutes. Approved unanimously as amended above. (VF/MB)
- ✦ December 2017 Financials and Consolidated Statement. Approved unanimously. (SC/MK). Beaver Grocery is being auctioned off. Everything indicates that both Col-Pac and the EDCTC will be paid off in full, as the first and second lienholders. One Source Industries has recovered enough of their equipment to restart production with a new materials supplier. If the seals and rings certify out, then they will start full production, and get their remaining equipment. Production is happening in a barn at the owner’s home in Oceanside.

### AGENDA ITEM-4 NW Oregon CEDS Update Listening Session: Columbia County

- ✦ CCET—Chuck Daughtry reported. Getting 10–20 business referrals a month, with approximately 1 per month coming to fruition. Cascades Tissue secured 100 jobs this month. Building a inventory of products for shipping out to the West Coast. Goal is 24/7 production. Phase II is planned for additional expansion.

OMIC—Unique combination of private, public and education. Training component is critical component. Boeing, plus 5 other companies. Columbia PUD is working on utility incentives for new business locations. Membership organization, with now 13 active members. Oregon Tech is the facility owner, working on getting equipment installed. Pursuing an EDA \$3 million grant to convert

the truck maintenance to a high tech manufacturing facility. Location required new zoning and infrastructure upgrades. USG is the first recruitment for the district. City of Scappoose has been a tremendous partner. ODOT is expected to invest in improving the entry road. Property owner has donated land and services. Currently, actively recruiting another 5 companies. Working on getting the PCC training facility located east of the airport industrial park. PCC is in process of seeking a design/build contractor for their training facility. Lianne encouraged the use of CLT in the design specs. Innovation Park. Working with Business Oregon on a master plan, and other incentives to bring in business, such as extending Oregon Investment Advantage program which is based on per capita (low) and unemployment (high). Art Fish at Business Oregon is the contact for the Oregon Investment Advantage program. Having new businesses in the County such as Boeing is getting some buzz within the smaller business community, expecting a ripple effect on the local economy.

Enterprise Zones statewide are up for reconsideration. Process goes through Art Fish. Ten year annual renewal.

Keep it Local Columbia County—Should be \$600 million in retail sales for the population, vs the \$400 million actually producing. Leakage is due to residents working outside the county making purchases where they work. Established a non-profit. Hired a staff person. Having a directory of services available. Very successful use of social media. Col-Pac helped underwrite the start-up of the organization, and Mary was on the local radio station talking about the program. The group also coordinates trainings for local businesses.

Premier Jet—Locating in Columbia County. Specialized cargo. Hoping this will help bring natural gas to the airport.

Armstrong—Long time employer in Columbia County, unexpectedly announced its shut down later this year. Will be difficult for the 130 jobs that are lost, but it also provides an opportunity to provide skilled labor to other companies in the region.

CLT—Columbia Forest Products has done a survey of the available timber which has indicated enough supply to support mill work, and creating new markets. Prefer to add value to timber rather than export raw logs. First Oregon pilot project will be in Clackamas County, but Clatsop and Columbia counties are pursuing opportunities as well. Looking a smaller project here, particularly in the drying component.

St Helens Industrial Site—Working with the City on getting the land available for development.

Tourism—County is last in the State on tourism \$ per capita. Developing a tourism destination development plan. Critical to Vernonia's economic development, particularly the trail linkages to Banks.

Rainier—Shopping center is being proposed south of the Longview Bridge. Congestion approaching the bridge is a problem. Area south of the bridge is primarily commercial right now.

CCET finished its strategic plan.

Challenges: Tend to be at the tail end of historic growth cycle, steady climb. Seem to be doing really well. Shortage of industrial buildings, chronic problem. Traffic is an issue, coming and going through south county because of commuter travel patterns. Weyerhaeuser owns 40% of timber, not a part of Col-Pac. Frustrating to see logs leaving the county. Have raw material and labor. What would incentivize them to mill in the county? (Lost a lot of mills). Kevin Leahy manages a Forestry Committee in Clatsop County. Look at how Columbia County can participate. Need to have timber companies at the table. AOC is working with the timber companies.

✚ PCC—Chris Holden reported. Background is manufacturing including apprenticeships. Working with the R&D partners and understanding the vision for OMIC. See as an opportunity to also start up innovative training. Also working with Scappoose High School on developing a future pool of candidates for OMIC. Working with manufacturers on developing apprenticeship training groups and curricula. Machining and welding are two skill sets being explored. When site new OMIC training facility in Scappoose, there may be a possibility that small business education/counseling support could be incorporated into the facility. Lack of skill trades are a shortage in other counties as well. Tillamook County has had a lot of experience with apprenticeship programs.

✚ Scappoose—Challenge keeping up with population growth. Infrastructure (water and sewer) plans are 25 years old. In process of updating. Looking at \$20 million upgrades for wastewater. Looking at

creating an Urban Renewal District. Annexed a lot property recently that is going to need to be serviced. Have an annual town meeting coming up. Will be talking about OMIC, PCC, February 10<sup>th</sup>, Saturday 8:30–12:00.

✚ St Helens—John Walsh. St Helens Waterfront development is a primary focus for the City, almost 3 miles of opportunity. Improving transportation, sustainable future. Notion of connectivity. Can only be successful to connected to entire region, river, Hwy 30. Incorporate view corridors along the river. Identified opportunity areas such a housing, hotel. Adopted the plan, gone out for develop RFQ, looking at developing a boutique hotel and multi-story housing. Starting to happen. Lagoon Repurposing—Opportunity, looking at potential for accepting non-hazardous material from Portland Harbor to fill it and then overlaying it with public use and industrial park. Expect to be within OMIC sphere of influence. Tourism—Getting attention nationwide for Halloween festivities. Award for level of public engagement

✚ Port of St Helens—Paula Miranda reported. Port very strategic in how it uses its properties. Unique, the third largest in terms of property ownership and scale. Have properties within six different cities, different needs, cultures, challenging. Incorporated all those needs in their SBP. Starting on their update. New director. Received approving for rezoning at Port Westward, bringing in approximately 900 acres for Port use. Been working with some international tenants. Challenge is rail that runs through the entire county, which means working with the communities along the way. Have to work with both rail and the local communities. Port Westward is one of Oregon’s largest industrial sites with access to water. Bring a lot of jobs and investment to the county. Environmental concerns and economic development. Constructive dialogue. Making peace within a polarized community. Concern about development along the river. Manage impacts vs benefits. Strategic, long-term comprehensive. Last deep water port in the Northwest, self-scouring.

Engaged with the OMIC project because of its impact on the airport. One of few airports that have access “through-the-fence.” Challenge is that most of Port property has to be aviation-related development. Businesses in OMIC are not aviation-use companies. Most of the development will come on private property. However, are attracting companies such as Premier Jets, out of Hillsboro Airport. Another new company, Devinaire coming in. Moving taxiway and putting in sewer and water on the east side of the airport. Also need buildings. Would like to be in spec buildings at the airport and on port property in St Helens to attract businesses moving from metro area. Some properties have wetlands issues. Difficult to get fill permits for property if don’t have a specific project use for the site. Being ready is important. Tenant needs for expansion has meant the Port has had to use resources there rather than building spec businesses.

Columbia City—The Port’s other deep water site, which accommodate the barge traffic. Port is working with the City of Columbia on their analysis on what light industrial can occur at the industrial park.

Rainier—Working with them on their “A” St project and development of adjacent properties.

#### AGENDA ITEM-5      Other Business Member Updates

✚ Col-Pac Support Letter for Tillamook’s Response to Oregon’s Housing RFP. Tillamook has two potential projects: Workforce housing in Pacific City and County-wide housing coordinator and housing development recruiter. The Board unanimously approved Col-Pac writing a letter of support. (MB/SW)

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Lianne Thompson, NOEA Chair

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Henry Heimuller, Col-Pac President

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Recorded: Mary McArthur, Executive Director