

Col-Pac EDD Annual Meeting

March 8, 2018

Port of Tillamook Bay Officers Mess Hall

Tillamook, OR

The following members attended the meeting:

Bill Baertlein—Col-Pac/NOEA/Tillamook Co
Michele Bradley—Col-Pac/Port of Tillamook Bay
Stevie Burden—Col-Pac/City of Wheeler
Angeline Chan-Pepper—ResCare Workforce Servs
Ayreann Colombo—City of Cornelius Consultant
Susan Conn—Col-Pac/NOEA/City of St Helens
Chuck Daughtry—Columbia Co Economic Team
Dan Dennis—Col-Pac/Oregon Employment Dept
Mark Ellsworth—Governor's RST
Kathy Engel—Col-Pac/Columbia Co Private Sector
Valerie Folkema—Col-Pac/NOEA/Port-Garibaldi
Sandra Fowler-Hill—Col-Pac/Portland Cmty Coll
Doug Hayes—Col-Pac/Port of St Helens
Steve Heinrich—Col-Pac/City of Cornelius
Stephanie Hurliman—Col-Pac/Oregon Emplmt
Bruce Jones—Col-Pac/NOEA/City of Astoria
Karen Kent—Col-Pac EDD

Marsha Kirk—Col-Pac/City of Banks
Kevin Leahy—Col-Pac/CEDR
Brian Little—Columbia County Citizen-at-Large
Van Moe—Col-Pac/NOEA/Tillamook Co Private Sctr
Jae Pudewell—ODOT/Regional Solutions Team
Jennifer Purcell—DEQ/Regional Solutions Team
Melanie Olson—Business Oregon/RST
John Serra—Congressman Schrader's Office
Frank Spence—Col-Pac/NOEA/Port of Astoria
Candace Stark—NOEA/Tillamook Co Private Sector
Ross Tomlin—Col-Pac/Tillamook Bay Cmty Coll
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
Ryan Wells—City of Cornelius

Excused: Representative Boone, Rob Drake, Brett Estes, Henry Heimuller, Senator Johnson, Jim Knight, Peter Roscoe, Cheryl Scott.

AGENDA ITEM-1 Welcome and Introductions

Lianne Thompson opened the meeting.

AGENDA ITEM-2 Col-Pac Business

- ✚ January 11, 2018 Meeting minutes. Approved unanimously. (VF/VM)
- ✚ February 2018 Financials and Consolidated Statement. Approved unanimously. (SH/MB)
- ✚ 2016—2017 Audit. No material findings or deficiencies were reported. Thanks to Karen for excellent job managing Col-Pac's financial records. Approved unanimously. (SH/SC)

AGENDA ITEM-3 Annual Meeting Business

- ✚ Board of Directors/Officers Election—The Board unanimously approved the 2018 Board of Directors. (SB/BB) The Board unanimously approved the following 2018 Officer Slate: President—Henry Heimuller, Vice-President—Lianne Thompson, Secretary-Treasurer—Bob Terry, At-Large—Bill Baertlein. (MB/SC). Noted were the vacancies in the private sector and minority representation. Members are encouraged to fill their empty positions and forward potential candidates for the open minority position.
- ✚ Annual Meeting Date—Holding Col-Pac's Annual Meeting in March is problematic because March is typically when public officials travel to Washington DC. Proposed was moving Col-Pac's Annual Meeting to September, the end of Col-Pac's FY. The concern with a September Annual Meeting is that public officials on Col-Pac's Board may be up for (re) election in November and take office in January. A vote taken on the following year's Board of Directors may include directors who are not in office after the first of the year.
- ✚ Board Member Attendance—As a reminder, Col-Pac's Bylaws state: "Board Directors absent for three consecutive meetings of the Board can be removed from the Board unless the absences are excused by the President and recorded in the minutes."
- ✚ Board Member Conflict of Interest Updating—Forms were handed out and updated.

AGENDA ITEM-4 Other Business

- ✦ County ICC Membership—With interest in cross laminated timber (CLT) growing, international building code amendments will be voted on this year to make it easier to build taller wood buildings. The International Code Council (ICC) includes members from government agencies with the number of votes based on the populations they serve. To ensure a voice in amending the building code to allow taller wood buildings, the ICC is encouraging governments to join and make their vote count.
- ✦ Opportunity Zones—The Tax Cuts and Jobs Act of 2017 establishes a new federal tax incentive in certain low-income communities newly designated as Opportunity Zones. Through Opportunity Funds, private investment within a designated Opportunity Zone may earn tax relief on both the capital gains invested in the funds and those generated through the investment by the fund. Of Oregon's 366 eligible low income community census tracts, the state can nominate up to 86 to be designated as an Opportunity Zone. NW Oregon has census tracts in all four counties that qualify for designation as an Opportunity Zone. Business Oregon is asking the communities interested in being nominated as a potential Opportunity Zone submit their information. Deadline is March 14, 2018.

AGENDA ITEM-5 NW Oregon CEDS Updating

Discussion included:

Current Vision: Promote retention, diversification, and expansion of the region's economic base while being responsible stewards of the region's natural resources.

Proposed Vision: NW Oregon is an active, innovative and well-supported business development region, supported by thriving communities, expansive recreation and diverse urban and rural amenities.

Current Mission: Promote and sustain healthy communities through retention, diversification and expansion of the economic base.

Proposed Mission: Support the retention, diversification and expansion of NW Oregon's economic base and the long-term sustainability and resiliency of the region's natural resources.

Issues:

- Lack of industrial sites
 - Land use (zoning) is antiquated
 - Permitting can be difficult
 - Cost of bringing goods and services to the North Coast is expensive as supporting industries are being lost through retirement and other factors, as well as the burden of extra shipping costs
 - "Surprise" wetland issues
 - Diking requirements make land unavailable for development
 - Lack of shovel-ready inventory

Need to understand the demand for shovel-ready sites

- Size of buildings being sought
- Volume of requests
- Get information out to communities so can plan and be responsive

Action Item: Develop a regional inventory

- Link to brownfields redevelopment program
- Get information out to communities so can plan and be responsive

Action Item: Address regulatory environment, zoning

- Assist with reviving the CREST Mediation Agreement of 1981, designating what industrial properties (at the time, water-dependent industrial) were acceptable to all the federal, state and local permitting agencies from USACE and NOAA Fisheries to DLCD, DSL, and cities and port (Clatsop County). Partner with the City of Warrenton, Port of Astoria, Regional Solutions, assist with identifying funding

- Workforce
 - New generation of workers are connected to "urban" lifestyles

- Assess to resources
- Shovel-ready sites/buildings
- Size of available labor pool for attracting industrial development along the Coast
- Attracting Industrial Development
 - Distance from I-5 and other industrial business activity
 - Developing “critical” mass of industry/industry sectors
 - Distance from industrial supply chain(s)
 - Encouraging industrial development outside of the Portland metro area.

Role of Col-Pac

- Nexus of connections and communications
- Connection between urban and rural (for example, Cornelius is a node)
- Support infrastructure development (including Internet and broadband)
- Support manufacturing industry
 - Funding (Federal, Col-Pac loan fund)
 - Assess to resources
 - Shovel-ready sites/buildings
 - Development capacity (leadership, facilitation)
 - Connecting like businesses
 - Identify common issues, eg, needed infrastructure and services, commonalities
- Disaster/Economic Resilience
 - Serve a resource to local efforts
 - Connect local efforts across the region (How get coordination to happen early on?)
 - Economic resilience affects ability to respond to disasters
 - Resources
 - Hatfield Scholars—Map all elements and tie them together to create a system
 - Doug Decker’s work in Clatsop County
 - Business assistance connections
 - Travel Oregon—Coastal info sharing to visiting public
 - Public-private partnership

Action Item: One day regional session for all NW Oregon partners within and outside the tsunami zone. Host a regional discussion on coordination and include:

- Economics
- Share information

Henry Balensifer’s comments

I have concerns about what Col-Pac is doing to move the ball in Clatsop County. I appreciate that there are some planning exercises they are involved in, but we need industry development most of all, and unlike Tillamook and Columbia counties, Clatsop is the farthest away from I-5 and the industries, supply chain, and labor pool that the metro area has.

Some items I think need to be considered by Col-Pac to move the ball a bit more forward are: Assisting with a redux of the CREST Mediation Agreement of 1981, designating what industrial properties (at the time, water-dependent industrial) were acceptable to all the federal, state and local permitting agencies from USACE and NOAA Fisheries to DLCD, DSL, and cities and port. What is and will continue to increase as a damper on big development in Warrenton and Clatsop County, is environmental hurdles and uncertainty from businesses on whether it will pencil out to start developing. Walmart’s parcel went from a nonsignificant wetland delineation for 3/4 acre (cost about 13k) parcel at the start, to a million dollar biological opinion over part of the parking lot. That was a million dollars that to most other projects would have killed it. A new mediation agreement will provide a level of certainty about what will be required of businesses trying to develop in industrial areas. This should, in my opinion, be relegated to the enterprise zones of Clatsop County (which is the majority of industrial land in Warrenton, the county business park, airport, and hopefully soon—Tongue Point).

The cost of bringing goods and services to the North Coast is expensive as we are losing supporting industries through retirement and other factors, as well as the burden of extra shipping costs. Particularly with the County Business Park, attention needs to be paid to the fact that no utilities got extended beyond 19th St under the new Ensign Rd/101 business road, and that unanticipated wetland issues already reduced the space available and upped the cost for the only tenant to kick start development there—Ft. George.

This lack of infrastructure, as well as "surprise" wetland issues, need to be resolved in order to ensure the business park can be used for such purposes. This may require even working on legislative fixes or exemptions to move the ball, but either way, a traditional approach under current methods likely will not be a practical path. Col-Pac should provide funding and help set the table for bringing federal involvement or infrastructure development to help make it happen.

I think the first steps to move this is 1) Col-Pac committing to assist and partner with us and be at the table. 2) Warrenton and the Port of Astoria will be holding a Joint Session soon to discuss their strategic plan and waterfront development partnerships that we agreed to in the nineties, but never really went far with, and the CREST Mediation Agr. 1981, as well as discuss airport aviation easements. 3) City of Warrenton discusses the fix for Diking Districts. 3 and 11 that has already been discussed with Regional Solutions, and will require CREST or other entity to assist. This is crucial to eliminate the NFIP floodplain requirements on raising buildings to obscene heights in order to allow development. After that, 4) the City can call on elected leadership of Astoria, County and the Port (after the election) to begin strategizing on industrial development and begin the work towards crafting solutions both immediate and perhaps the more creative brainstorming for mid and longer-term solutions.

Lianne Thompson, Col-Pac Vice President

Recorded: Mary McArthur, Executive Director