

Col-Pac EDD/NOEA Board Meeting

September 13, 2018
Stub Stewart State Park
Buxton, OR

The following members attended the meeting:

Jolynn Becker—Col-Pac/City of Banks
Deborah Boone—Oregon Legislature
Chris Breitmeyer—Col-Pac/Clatsop Cmty College
Stevie Burden—Col-Pac/City of Wheeler
Ayreanne Colombo—NW Oregon Consultant
Susan Conn—Col-Pac/City of St Helens
Mark Ellsworth—Governor’s RST
Valerie Folkema—Col-Pac/NOEA/Port-Garibaldi
Doug Hayes—Col-Pac/Port of St Helens
Henry Heimuller—Col-Pac/NOEA/Columbia Co
Tony Hyde—Col-Pac/Columbia Co Private Sector
Josette Hugo—Representative Witt’s Office
Bruce Jones—Col-Pac/NOEA/City of Astoria
Karen Kent—Col-Pac EDD
Marsha Kirk—Col-Pac/City of Banks
Jim Knight—Col-Pac/NOEA/Port of Astoria

Bill Langmaid—Cycle Columbia County
Kevin Leahy—Col-Pac/CEDR
Van Moe—Col-Pac/NOEA/Tillamook Co Private Sctr
Melanie Olson—NW Oregon RST/Business OR
Natasha Parvey—Keep it Local Columbia County
Peter Roscoe—Col-Pac/Clatsop Co Private Sector
John Serra—Representative’s Schrader’s Office
Frank Spence—Col-Pac/NOEA/Port of Astoria
Candace Stark—NOEA/Tillamook Co Private Sector
Alex Tardiff—Columbia County Commission
Lianne Thompson—Col-Pac/NOEA/Clatsop Co
Chris Villa—Col-Pac/Portland Cmty College
Michael Walker—Col-Pac/Washington County
John Walsh—City of St Helens
Suzanne Weber—Col-Pac/NOEA/City of Tillamook

Excused: Bill Baertlein, Michele Bradley, Dan Dennis, Rob Drake, Kathy Engel, Rep Gomberg, Steve Heinrich, Senator Johnson, Cameron Moore, Ross Tomlin.

AGENDA ITEM-1 Welcome and Introductions

Lianne Thompson opened the meeting.

AGENDA ITEM-2 NOEA Business (Lianne Thompson)

- ✚ July 12, 2018 Meeting minutes. Approved unanimously. (VF/HH)
- ✚ August Financials. Approved unanimously. (VM/BJ)

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

- ✚ July 12, 2018 Meeting minutes. Approved unanimously. (VM/BJ)
- ✚ August 2018 Financials and Consolidated Statement. Approved unanimously. (SB/TH)
- ✚ Col-Pac Loan Portfolio Summary—The Board reviewed the Summary. Currently, in the Revolving Loan Fund there is approximately \$535,000 of loans balances and approximately \$323,000 in cash. All loans except One Source are current or approaching being current (Bull Run Cider). The Board agreed with staff’s recommendation to proceed with foreclosing on the One Source loan. The Rural Business Enterprise Grant (RBEG) loan fund is doing fine, other than there is over \$500,000 in cash that needs to be lent out. Mary is working with the Tillamook Community College’s SBDC on a couple of potential loans.
- ✚ 2018—2019 Budget. Mary presented, but with the caveat that new information had been received from USDA, that they would no longer be allowing transfers between loan funds. To make the Loan Fund balance, Col-Pac has been budgeting a cash transfer from the RBEG fund for a couple of years. Staff recommended that Col-Pac accelerate repayment of the Revolving Loan Fund to USDA, while the fund still has the resources to pay off the outstanding balances. This will require negotiations with USDA. The Board unanimously approved the budget as presented, with the caveat that it can be amended once USDA responds to Col-Pac’s request to accelerate paying off the USDA loans. (TH/VF)

AGENDA ITEM-4 Banks Economic Roadmap

Jolynn Becker presented. The City of Banks Economic Development Roadmap is a five-year action plan to implement the vision and economic development goals of the community. The Roadmap is based on the findings of the completed Competitive Analysis, Vision, Economic Development Strategy. It is intended to guide the actions of staff, council and committee members regarding the investment of staff

time and budget. The Roadmap consists of four focus areas: adequate housing; local jobs; vibrant main street; and thriving tourism.

- ✦ Adequate Housing: Banks housing supply adequately serves and is planned to serve the high-tech employment base. More focus and attention should be placed on smaller, multi-family or cottage units that can serve employees in the timber, agriculture and retail industries as well as retirees wanting a smaller home with less maintenance.
- ✦ Local Jobs: Banks should continue to support the timber and agriculture industry ecosystems as well as welcome the high-tech growth in Hillsboro. Adequate industrial land for small manufacturers is necessary to meet emerging demand in both industries. Enhanced broadband service is necessary to host independent high-tech workers desiring a home-based business.
- ✦ Vibrant Main Street: The Banks retail market will not support a new retail “lifestyle” center concept due to market conditions and a small retail market area. The city is underserved by approximately four restaurants. However, such uses require significant startup costs at approximately \$200,000. They therefore desire existing buildings with minimal rents that are closely grouped in one area. The city should focus these restaurants in clustered districts on Main to create a destination and higher chance of success. Presently, ideal locations are at the north end near the trail head to additionally capture the tourism spend from the Banks-Vernonia Trail bike trail visitors, and at the southern end serving auto-oriented uses such as the raceway and tourists embarking for the beach or wineries.
- ✦ Thriving Tourism: Banks has a solid foundation for more robust tourism, which would include the development of a hotel, however the market is not strong enough yet. A new small boutique hotel could occur in approximately 10 years. As the new Plaza area off Main Street emerges, the city should keep a hotel use in mind as a viable anchor to support surrounding uses.

AGENDA ITEM-5 NW Oregon 2018—2023 CEDS Draft

Mary reviewed the changes requested at the July board meetings and from public feedback when the draft has been presented throughout the region. In addition to those changes, the Board also requested the following new additions:

- ✦ Page 18—Marine Services. Add boat construction and marine construction and repair.
- ✦ Page 18—Cultural and Environmental Tourism. Expand to include more information about the region’s arts councils, events, museums and festivals, and the regional events such as Hood to Coast.
- ✦ Page 20—NW Oregon Economic Resilience. Add that NW Oregon economic resilience is a complex adaptive system.
- ✦ Page 21—Aging Infrastructure. Add that NW Oregon’s rural infrastructure hasn’t kept pace with the demands resulting from increasing surges of urban visitation to the region.
- ✦ Page 27—Maintain a High Level of Economic Development Cooperation. Add “pro-active” to the overview.
- ✦ Page 28—Current Business Retention and Expansion Evaluation Measures. Add expansion of marine repair, boat building and marine construction business activity.
- ✦ Page 35—Downtown Revitalization. Add Wheeler’s 4 acres of commercial development in the Tillamook County column.
- ✦ Page 38—Add information on Marine Services and Technology
- ✦ Page 38—Tillamook Bay Community College Workforce Training. Amend to say implement rather than is exploring.

The Board unanimously approved the 2018—2023 NW Oregon Comprehensive Economic Development Strategy (CEDS) with the above amendments, and with the understanding that amendments can be added in to the future. (PR/LT)

AGENDA ITEM-6 Member Updates

- ✦ Port of Astoria and Clatsop County—Both are working with a private developer who has an option to purchase 65 acres of land at the North Coast Business Park for a data center. Phase 1 will be a \$200 million project. Concurrently, the Port will be looking at developing a fiber optic hub at its Airport Industrial Park to provide redundant broadband capacity.
- ✦ North Coast Tourism Studio kickoff session will be held in Garibaldi on September 25th.
- ✦ Port of St Helens—Will be changing their name to the Port of Columbia County at their next Commission meeting. The Port working on a \$1.1 billion renewable diesel plant proposed for Port

Westward, NEXT Energy Group. They are estimating that they will hire locally for plant construction and operations, and employ approximately 210 full-time employees, with an average annual salary of over \$77,000.

- ✚ City of Astoria—Has been working on the abandoned Merlin Hotel in downtown Astoria to convert it into affordable housing. Currently the City’s low wage service jobs are filled by people living outside Astoria because local housing isn’t available. A recent funding application to the State was not successful because Astoria was not seen as having a need for subsidized housing. Mark Ellsworth and the Regional Solutions Team are working on this.

Henry Heimuller, Col-Pac President

Lianne Thompson, NOEA Chair

Recorded: Mary McArthur, Executive Director

DRAFT