

**Col-Pac EDD Annual Meeting**  
September 14, 2017  
Port of Tillamook Bay Administrative Offices  
Tillamook, Oregon

The following members attended the meeting:

Jolynn Becker—Col-Pac/City of Banks  
Susan Conn—Col-Pac/City of St Helens  
Kevin Cronin—Col-Pac/NOEA/City of Astoria  
Nan Devlin—Col-Pac/EDCTC/Travel Tillamook  
Rob Drake—Col-Pac/City of Cornelius  
Mark Ellsworth—Governor's RST  
Val Folkema—Col-Pac/NOEA/Port-Garibaldi  
Doug Hayes—Col-Pac/Port of St Helens  
Henry Heimuller—Col-Pac/NOEA/Columbia  
County  
Karen Kent—Col-Pac EDD  
Jim Knight—Col-Pac/NOEA/Port of Astoria  
Brian Little—Columbia County Private Sector  
Gus Meyer—Tillamook Private Sector  
Van Moe—Col-Pac/NOEA/Tillamook Private  
Sector  
Melanie Olson—Business Oregon/RST

Sharon Pederson—City of Bay City  
Jennifer Purcell—DEQ/RST  
Peter Roscoe—Col-Pac/Clatsop County Private  
Sector  
Cheryl Scott—Col-Pac/Portland Cmty College  
John Serra—Congressman Schrader's Office  
Frank Spence—Col-Pac/NOEA/Port of Astoria  
Candy Stark—Tillamook Private Sector  
Alex Tardif—Columbia County  
Bob Terry—Col-Pac/Washington County Csm  
Lianne Thompson—Col-Pac/Clatsop County  
Csm  
Michael Walker—Col-Pac/Washington County  
John Walsh—Col-Pac/City of St Helens  
Suzanne Weber—Col-Pac/NOEA/City of  
Tillamook  
Patrick Wingard—DLCD/RST

Excused: Bill Baertlein, Representative Boone, Michele Bradley, Stevie Burden, Senator Johnson, Bruce Jones, Marsha Kirk, Sue Lorain, Ross Tomlin.

**AGENDA ITEM-1 Welcome and Introductions**

Lianne Thompson opened the combined meeting. Welcome to two new Board members: Doug Hayes (Port of St Helens) and Frank Spence (Port of Astoria). Lianne gave an update on Tuesday's Forestry Tour in Clatsop County.

**AGENDA ITEM-2 NOEA Business**

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

- ✚ July 13, 2017 Meeting minutes. Approved unanimously. (VM/VF)
- ✚ August 2017 Financials. Approved unanimously. (VF/HH)

**AGENDA ITEM-3 Col-Pac Business**

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

- ✚ July 13, 2017 Meeting minutes. Approved unanimously. (PR/SW)
- ✚ August 2017 Financials and Consolidated Statement. Approved unanimously. (BT/VM)
- ✚ 2017—2018 Budget. Col-Pac has picked up a couple of new fee-for-service/grant projects for next year: The Ford Family Foundation \$116,000 (two year) grant for a Small Commercial Fisheries Value Chain Development Coordinator and a contract to assist the City of Warrenton with their certified payroll review of the Pacific Coast Seafood plant rebuild. The Invest Locally initiative closed out at the end of September. Bottom line, net administrative cash is forecast to be over \$100,000 at the end of 2017—2018, similar to the current fiscal year. The budget, including the USDA RLF budget, was approved unanimously. (BT/LT)
- ✚ OMIC Support Letter. Oregon Institute of Technology is drafting an EDA pre-application for public works funding of OMIC's facility upgrades. The Col-Pac Board approved by consensus a letter of support for the application.

- ✦ Small Commercial Fisheries Value Chain Development Coordinator RFQ. First step in hiring a coordinator will be to identify experienced candidates. Mary handed out a draft RFQ, which has a deadline of receiving responses by October 6<sup>th</sup>.

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

- ✦ Bay City—4 priority projects, \$20 million. Need to add another well. Need an above ground reservoir \$1.5 million, site near the Tillamook Creamery. Both are prioritized Number 1. Number 2 is a fish passage combined with culvert replacement. Replace some of the culverts with bridges. Number 3—Moving sewer outfall. Number-4 Undercrossing Hwy 101 at Pacific Seafood/Fish Peddler. (\$2 million). Will help with developing downtown. No place for RVs to park on bay side of Hwy 101.
- ✦ Port of Garibaldi—Getting ready to start marina dredging. Met with representatives in DC, expect to receive \$1.3 million for engineering for South Jetty should occur in 2018—2019. \$40—\$45 million RFP for construction, hoping start construction 2020. Looking at another Tiger grant for finishing up 7<sup>th</sup> St/Commercial Ave. An RFQ is out for looking at opening up the old Coast Guard station to visitors, shipwrights, heritage initiative. Tourism possibilities. Seafood initiative. OSU Sea grant folks are working with Food Roots, who will then also work with the Seafood Coordinator. Oregon State did the pre-survey for the harbor. North Jetty is holding up okay, but will probably add some rock to the North Jetty when South Jetty is redone.
- ✦ Manzanita—Dealing with a couple of proposed housing developments. Property north of the City sits on City water springs, but is located outside the City limits. Zoning allows only 1 house per 2 acres, while the developer would like to cluster the houses to make utilities development more efficient. Created controversy locally. Also controversial is a housing/commercial development being proposed above the golf course.
- ✦ Wheeler—Botts Marsh uplands area. Residential development, but would need to be annexed. Would include walking trails and a community center, cottage clusters, affordable housing. Failing culvert that goes through Wheeler and under Hwy 101 may be an opportunity to use a pipe product that goes inside a failing pipe, and “re-sleeve” the pipe. Product might be a North American product through OMIC initiative. Wheeler could be a proto-type place for use of the new product.
- ✦ South Tillamook County—(Nan Devlin) Biggest news, new Headland Coastal Spa. 33 rooms, restaurant, Cape Kiwanda, spa, 50 employees. Will make them largest employer in Tillamook County. Also purchased a RV park and turned into an Air Stream park Large new home ownership.
- ✦ City of Tillamook—Moved intersection work from Main to across the bridge. Large project, which has challenged local traffic. Tuesday night, Chamber opened new office downtown. Urban renewal has also investing in buildings downtown, increasing values, including the Tillamook Hotel. New Dental Clinic coming into town which will employ about 20 people. New food court coming to downtown, 10 vendors. Pacific Restaurant close to re-opening. Fairgrounds is working on a master plan to increase usage, will tie to recruiting more lodging along 3<sup>rd</sup> St. Three active breweries: Pelican, DeGaard, Werner Beer (in conjunction with Werner Meat.) Thanks to ODOT and Senator Johnson assisting with working with Rosenberg’s Lumber. Disappointments: No motel being built at North end. Housing at a premium. Have an acre within central area that has opened up. Plus: Opened a mattress store that is already doing well. Restoring City Hall.
- ✦ Housing—Study was completed almost a year ago. Money appropriated by Legislature needs to be geographically distributed. Particularly to rural areas. Preservation is important as new housing. Oregon is seeking a USDA housing grant, and Tillamook County may be one of the areas selected.
- ✦ Washington County: Rails and Trails—Banks doing quite a bit of work on east end trail head. Enlarge roadway and additional parking. Council will be adopting its urban renewal plan next year, which includes the trail head. County is working with them, and the Port of Tillamook Bay railroad. Moving more quickly than expected. Working on the valley portion this Fall and Winter. Been a lot of philanthropic support. Being built in segments. Will require a lot of negotiation between the different users.

Washington County has set up a CPO for more communications. POTB is just finishing a survey of the rails. Couple of years ago Tillamook County was awarded a brownfield grant assessing environmental conditions which is finishing up. Also will be identifying catalytic projects. For

example, may be able to work with Bay City on their sewer realignment which might fit with the trail alignment. Tillamook segment from the Creamery to downtown planning is underway. Working with Bob Melbo, ODOT Rail, on moving right-of-ways/roads in Banks. A lot of overlapping interests, but everyone is trying to work together. Will also eventually tie to Scappoose.

- ✦ EDC Tillamook County—Going through a transition. Nan is Interim Director. Depends on lottery dollars which have diminished. Budget reduced by 33%. However, SBDC will be receiving additional funding (through State Legislature which means can hire own director. October 25<sup>th</sup> will be having a planning meeting to look at the future of the EDCTC. Suggestions: Get a strategic plan developed, or hold a strategic planning session. Hosting a Governor’s Marketplace event, education introduction to connect new businesses who want to contract with Business Oregon. Nan will send press release to Mary to send out. Director position being advertised. Tillamook County Tourism is pulling together a culinary tourism event through Travel Oregon. Food Festival next September at the Port of Garibaldi. A movie may be filmed at the Port of Garibaldi.

AGENDA ITEM-5 Member Updates

- ✦ Port of St Helens—Doug mentioned he is enjoying time have been in Columbia County. Looking forward to working with all the NW Oregon partners.
- ✦ City of St Helens—As grow economy and populations, need for services grows as well. Looking at starting a Park District. Looking for a model. Seaside has a parks district. Tillamook is working on doing the same thing, collaborating with YMCA. St Helens current parks district only manages the pool. Nehalem Parks and Recreation may be a model. Go on SDAO website.  
Coming into the spirit of Halloween time, which is gathering a lot of national attention. Nexus is the Goonies movie which has a cult following. Will be doing a special tribute to Debbie Reynolds. Has a significant economic impact on retailers. City’s waterfront has 3 parcels. Working on lagoon and central piece. Have a developer looking at a 75 room hotel combined with connections to the waterfront park. Paving a lot of street down there.
- ✦ Peter Roscoe—Going to be the Astoria Highschool golf coach. Looking forward to it.

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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