

NOEA/Col-Pac EDD Combined Meeting

September 8, 2016
Port of Tillamook Bay
Tillamook, Oregon

The following members and stakeholders attended:

Joyce Aho—Col-Pac/OR Employment Dept	Paula Miranda—Col-Pac/NWACT/Port St Helens
Michele Bradley—Col-Pac/Port of Tillamook	Bob Mushen—Col-Pac/NOEA/Port of Astoria
Stevie Burden—Col-Pac/NWACT/City of Wheeler	Diane Pohl—NOEA/Col-Pac/City of Clatskanie
Mike Cohen—Col-Pac/Tillamook Co/EDCTC	Jennifer Purcell—DEQ/RST
Susan Conn—Col-Pac/City of St Helens	Cheryl Scott—Col-Pac/Portland Community College
Chuck Daughtry—Col-Pac/CCET	John Serra—Representative Schrader's Office
Mark Ellsworth—Governor's Reg Solutions Team	Bob Terry—Col-Pac/Washington County
Brett Estes—Col-Pac/City of Astoria	Lianne Thompson—NOEA/Col-Pac/NWACT/ Clatsop County
Val Folkema—Col-Pac/NOEA/Tillamook Private Sector	John Walsh—Col-Pac/City of St Helens
Steve Heinrich—Col-Pac/City of Cornelius	Russ Warr—NOEA/Col-Pac/NWACT/City of Astoria
Dennie Houle—Business Oregon	Suzanne Weber—Col-Pac/NWACT/City-Tillamook
Stephanie Hurliman—Col-Pac/OR Employment	Paul Wyntergreen—Col-Pac/NWACT/City- Tillamook
Karen Kent—Col-Pac EDD	
Jim Knight—Col-Pac/Port of Astoria	
Kevin Leahy—Col-Pac/CEDR	

Excused: Representative Boone, Rob Drake, Connie Green, Tony Hyde, Senator Johnson, Mark Labhart, Van Moe, Peter Roscoe, Candace Stark

AGENDA ITEM-1 Welcome and Introductions

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

AGENDA ITEM-2 NOEA Business

- ✚ July 14, 2016 Minutes—Approved unanimously with one correction, page 2 first line, “downtown” should read “down turn.”. (RW/SB)
- ✚ August, 2016 Financial Statement—Approved unanimously. (VF/RW)

AGENDA ITEM-3 Col-Pac Business

- ✚ July 14, 2016 Minutes—Approved unanimously with one correction, page 2 first line, “downtown” should read “down turn.”. (MB/JA)
- ✚ August 2016 Financials and Consolidated Statement— Approved unanimously. (JA/MB) Col-Pac's bottom line continues to improve. The Loan Fund is performing well except for the start-up company, One Source Industries. Mary is working with legal counsel on securing the equipment collateral.
- ✚ 2016—2017 Budget Proposal—Proposed is approximately the same budget as the current year. Biggest difference is saving over \$16,000 in loan payments to USDA, when Col-Pac paid approximately \$280,000 back to USDA in loan principal. Credit to Karen for drafting the budget, which was approved unanimously (MB/SH).
- ✚ 2016—2017 USDA Loan Budget—Approved unanimously. (SB/JA)

AGENDA ITEM-4 2017—2018 Col-Pac Work Plan Update

(Attached)

Feedback on Col-Pac's CEDS Update:

- ✚ Port of Astoria—North Coast: On the cusp of how develop industrial land in properties in flood plains. CREST is evaluating whether the dikes can be moved in a few feet, which would allow more development. Credits from BPA can secure land for development behind the dikes, looking for the best opportunities to create industry/family wage jobs on the North Coast. Difficulty is also communicating dangers associated with a Cascadia subduction earthquake and the resulting tsunami. Regional solutions are needed for economic development given the geographic, seismic, workforce, housing, etc inter-relationships.

- ✦ Clatsop County (Liane): Potential to have a factory that would build modular housing out of cross laminated timber (CLT). There is an Oregon Wood Products working group, statewide, see links between using advanced wood products, reducing carbon and supporting rural environments. Assets: trees, livability. Need to find land for primary processors, value added manufacturing such as modular housing. New technology that is economically sustainable, create jobs and main livability. Also need transportation, water, waste water to meet in-migration. Long term complex issues. Careful management of forests, vs huge losses from fires, property.
- ✦ Columbia County: Chuck has done an inventory of sustainable yield within 100 miles of Clatskanie.
- ✦ Wheeler (Burden): Like multi-prong approach: housing, good use of resources, sustainable, living wage jobs, improving infrastructure, environmental and sustainability.
- ✦ NW Oregon Manufacturing Cluster: Have a lot of manufacturers in construction industry. US Gypsum, Armstrong, Magruder and wool insulation. Include in the discussions. People have jobs, places to live, new businesses.
- ✦ Economic Resiliency: 30% chance will happen in next 50 years. However, important not to become paralyzed by the potential of an earthquake, rather integrate resiliency into the region's economic development efforts. Not minimize risk, get ready for, but don't let hamper moving forward. Look for a comprehensive program. Retrofit housing for earthquake and tsunami/flooding will provide construction work.
- ✦ CEDR has a business resiliency plan.
- ✦ Oregon Resiliency Plan—Incorporate into CEDS updating.
- ✦ Institutionalize how the region works together and does business. Population growth requires planning. Resilient communities are needed for generations to come. Wheeler is redoing their Comp Plan to incorporate support of agriculture land. Hwy 101 can't take more cars for tourism. Take a more future focus. Need a ground up, long term, integrated approach.
- ✦ Data assessment. Assess capacity to meet need. Strategic plans and data. (Stevie will assist).
- ✦ Can't be a one size fits all. Blueprint that has flexibility for local communities to implement their own custom strategies. Blend past, present and future.
- ✦ History of North Coast economy, strategic plans for now, and then take out to the local communities for going forward. Col-Pac look for communalities. Business continuity planning, resiliency. Create a repository for some of those resources. At a transition point. Integrate shifts in leadership. Honor leadership, create a legacy by memorializing history.
- ✦ Educate public, have business community support. Expect to stay involved.

AGENDA ITEM-5 Member Updates

- ✦ CEDR—Started Small Business Management Program. 37 years. 12 businesses. Represent Clatsop County for STEM program, K-12 programs. 26th Annual Leadership Tour for Forestry Industry on October 5th. CREST coming to speak.
- ✦ John Serra—Schrader on recess.
- ✦ Port of Astoria—Working with Col-Pac on Strategic Business Plan.
- ✦ St Helens—Lot of activity on EPA funded redevelopment of waterfront. Lot of public involvement. One of sub-projects is repurposing of wastewater plant for potential repository of non-hazardous dredging sediment. Could fill hole in central area. Bracing for huge increase in tourism for Halloween event. Economic impacts are huge. Also getting spin-off from Scappoose development.
- ✦ Cornelius—Getting closer to getting a new library. 300 new housing units going. Slow but steady growth.
- ✦ Workforce—Sector strategies in the five counties. Implementing in sewing job training in Scappoose area. Looking to hire a number of people. Looking to start first training this spring. Looking for funding for sewing machines. Would like to start a health care training program. National Manufacturing Day is Oct 7, which will include tours by high school senior in manufacturing sites. New workforce partners in youth and displaced adults. Working closely with businesses on housing. Tillamook School District has hired 23 new teachers, finding housing is a big challenge.
- ✦ POTB—100% leased out in industrial park. About \$750,000 into IFA grant for Near Space. Digester is getting mothballed, although a couple of groups are exploring potentially using it.
- ✦ DEQ—DeGarde Brewing is remodeling a space in downtown Tillamook and mitigating an underground storage tank. Work on the Salmonberry Trail continues with Tillamook County managing an EPA grant. Open house September 28th on Phase 1 assessment, and which properties are proposed for Phase II. Met last week with the City of Warrenton and Pacific Seafood on the rebuild.
- ✦ Tillamook—Hwys 101/6 intersection work has started. Robey's wonderful addition to community. Updating parks and new dock. Sewer and water work. Working with Adventist Health to create a wellness trail from the clinic to the college.

- ✚ Astoria—Will be seeing some changes on City Council, including Russ Warr leaving. Strategic planning on pause until get 3 new councilors. This Fall will start economic development work on the west end of town, partner with Port. New distillery. Will be receiving TGM grant for west end. Enhancing the visual quality of gateway. Looking at business mix, zoning. Urban development just approved a façade improvement program. Columbia Memorial Hospital/OHSU cancer facility broke ground. Part of recology/high school swap. Provide quite a few different services locally.
- ✚ Port of St Helens—Paula back from Olympics. Just completed Airport master plan at Scappoose Airport. Working in partnership with some of the developers. Getting a lot of business interest. Finished dredging marina and was well used this Summer. Been renovating buildings in St Helens. Got a grant to McNulty property re-certified. New tenant at West Oregon Wood Products plant. Continue re-zoning at Port Westward. 700 acres to be rezoned. Pat is also going to retire, in April.
- ✚ EDCTC—Will have funded 7 new loans this calendar year which will bring total to 10. Represents leveraging of \$2 million other investment. Will have more money on street than in bank account. Have applied for \$185,000 USDA grant Rural Micro Enterprise Assistance Program. \$150,000 for loans and \$35,000 for technical assistance. Published an Annual report for EDC. Launched new membership model. Anticipation of August 2017 total eclipse in the southern half of Tillamook County. SBDC—Received a grant for testing of a prototype entrepreneur program for seniors, where start up a business while still in high school. Partners in Rural Innovation Facility going up across from the college. Will be moving in January. Will also include OSU extension and Tillamook Tourism.
- ✚ PCC—Closing in on the land for a 25,000 sf facility in Scappoose to open in 2018. Looking for a temporary facility to open in 2017. Greg Meyer will be the director of the new training facility.
- ✚ Wheeler—Post office has re-opened. Still have stream culvert that needs to be replaced. Been struggling to get the attention of potential funders. Hwy 101 is critically impacted by the storm water drainage issue.
- ✚ Garibaldi—Has added \$10 million in new infrastructure. New interest and new leases. Tillamook Lodging Tax (TLT) funded an event tent that has already held multiple events, a precursor to a permanent facility. TLT also financed a new launch fee building, and a new bus stop at Port.
- ✚ Bay City—Exploring ways to get safe pedestrian crossing on Hwy 101
- ✚ Water Redevelopment Act—Permanent set aside of \$10 billion for small ports. All Congressional delegation worked on. Needed in Garibaldi is getting the marina dredged. Hoping to get done south jetty done by 2018.
- ✚ Clatskanie—Going to have 3 new council members. Main push for next year will be on the tournament ball fields for local kids. Challenge working around wetlands. Believe can get done for \$1.2 million. Little League field is up for sale. Looking for grants to fund.

Diane Pohl, NOEA Chair

Lianne Thompson, Col-Pac Vice-President

Recorded: Mary McArthur, Executive Director

Col-Pac 2016—2017 Work Program

Program	Work Activities	Schedule
Business Development Technical Assistance	1. <u>Oregon Manufacturing Innovation Center/Applied Manufacturing Facility</u> <ul style="list-style-type: none"> ▪ Assist with securing financing for needed facility and infrastructure improvements, specifically EDA funding 	EDA Grant Submittal by 1/31/17
	2. <u>Port of Astoria</u> <ul style="list-style-type: none"> ➤ Update the Astoria Regional Airport and Clatsop County North Coast Business Park Strategic Plans ➤ Update the Port of Astoria's Comprehensive Strategic Plan ➤ Secure refinancing of a deed-restricted parcel of land at the Airport 	EDA Grant Submitted July 2016 Complete by Spring 2017 Complete by 1/31/17 Complete by 1/31/17
	3. <u>Port of Garibaldi</u> <ul style="list-style-type: none"> ➤ Provide technical assistance to businesses looking to expand/start-up at the Port ➤ Assist with securing financing, as needed, for new business development 	Connected Tillamook Bay Seafoods with RDI Wealth Works Program Assist Tillamook Bay Seafoods secure \$20,000 RDI grant Next phase of RDI WealthWorks program to start 9/22 /16 in Garibaldi
	4. <u>Invest Locally/Keep it Local Initiative (Col-Pac Providing USDA RBDG Funding)</u> <ul style="list-style-type: none"> ➤ Secure financing for a minimum of five (5) local businesses ➤ Increase the number of participating businesses in the Keep It Local program by 10% ➤ Increase revenues for Keep it Local participating businesses by 5% 	Community Public Offering training for a fish processor in Garibaldi is currently underway, with goal to complete by July 2017 Columbia County's Keep It Local program is on schedule to meet participation and revenue targets by July 2017
Infrastructure Development Technical Assistance	1. <u>Workforce Housing</u> <ul style="list-style-type: none"> ▪ Provide informational and advisory regional coordination 	Facilitated Clatsop County discussion regarding CEDR Workforce Housing priorities (July 2016)
	2. <u>Transportation Funding</u> <ul style="list-style-type: none"> ▪ Provide leadership helping the Oregon Legislature develop a long-term funding mechanism 	Facilitated NW Oregon's priority list of needed transportation projects (July 2016)

Program	Work Activities	Schedule
		Facilitating presentation of NW Oregon transportation issues/projects to Interim Transportation Legislative Committee (September 2016)
Update NW Oregon's Comprehensive Economic Development Strategy	3. <u>Agora Electronic Platform Matching Projects with Potential Funding Resources</u> <ul style="list-style-type: none"> ▪ Populate platform with a minimum of one project per NW Oregon jurisdiction ▪ Match funding for a minimum of 2 projects 	Complete by June 2017 Complete by June 2017
	4. <u>Provide Grant Writing/Management/Strategic Planning Technical Support</u> <ul style="list-style-type: none"> ➢ Assist with a minimum of 5 projects 	Providing the City of Vernonia Senior Center/Food Bank grant management services Providing the community of OTIS grant management services for their water tank replacement Facilitated Port of St Helens Visioning Workshop (August 2016)
	1. <u>Broaden the CEDS Committee</u> <ul style="list-style-type: none"> ▪ Include new public and private sector leadership, Regional Solutions team members and Oregon Resiliency Plan participants 	To date: Regional Solutions Team members included. Discussion: Replacing Col-Pac leadership
	2. <u>Conduct/Participate in Workshops to Determine NW Oregon's Economic Resiliency</u> <ul style="list-style-type: none"> ▪ Identify diversity of jobs for residents with varied skill sets and income levels ▪ Analyze dependency of NW Oregon economy on external markets ▪ Identify degree of business continuity planning in the event of a natural or economic disaster 	Progress reports at Col-Pac Board meetings Complete by June 2017
	3. <u>Establish a Central Resource for Matching Priority Projects with Potential Funding Resources</u> <ul style="list-style-type: none"> ▪ Institutionalize the Agora platform 	Complete by June 2017
	4. <u>CEDS Goal 1: Sustain and Retain NW Oregon's Current Businesses.</u> Annual goal is a minimum of 8 business expansions. Lead: County Economic	Ongoing

Program	Work Activities	Schedule
Implement NW Oregon's CEDS	Development Councils. Col-Pac role: Ongoing technical assistance to the county efforts	
	5. <u>CEDS Goal 2: Develop Public Services Infrastructure to Support Business Development.</u> Annual goal is a minimum of 4 applications awarded funding, including at least one projects that provides enhanced resilience to climate change-induced natural disasters. Lead: Public entities. Col-Pac role: Ongoing advisory, grant writing oversight, project management as needed	Ongoing
	6. <u>CEDS Goal 3: Diversify and Expand NW Oregon's Regional Economy.</u> Annual goal is enhance/further develop a minimum of 3 of the district's collaborative development activities. Lead: Col-Pac.	Ongoing
	7. <u>CEDS Goal 4: Support the Region's Efforts to Provide Trained Workers for Existing and Future Needs of Business.</u> Annual goal is having a minimum of 5 businesses participate in workforce training and/or certification programs. Lead: County Economic Development Councils and Pacific NW Works county offices. Col-Pac role: Ongoing technical assistance to the county efforts.	Ongoing
	8. <u>CEDS Goal 5: Support the Region's Transportation System.</u> In addition to staffing the NW Oregon Area Commission on Transportation and NW Oregon Connector Transit Alliance, Col-Pac will provide grant management technical assistance as needed. Provide leadership helping the State of Oregon develop a long-term transportation funding mechanism.	Ongoing
	9. <u>CEDS Goal 6: Maintain a High Level of Economic Development Cooperation, Coordination and Communication among NW Oregon Organizations and Leaders.</u> Col-Pac will continue to produce quarterly newsletters, and newspaper columns in the local media	Ongoing