

Col-Pac EDD/NOEA Combined Meeting

January 14, 2016
Scappoose Fire Station
Scappoose, Oregon

The following members and stakeholders attended:

Michele Bradley—Col-Pac/Port of Tillamook	Paula Lichatowich—Col-Pac/Port of St Helens
Stevie Burden—Col-Pac/City of Wheeler	Brian Little—Columbia County Private Sector
Scott Burge—Col-Pac/City of Scappoose	Paula Miranda—Col-Pac/Port of St Helens
Mike Cohen—Col-Pac/Tillamook Co/EDCTC	Bob Mushen—Col-Pac/NOEA/Port of Astoria
Susan Conn—Col-Pac/City of St Helens	Diane Pohl—NOEA/Col-Pac/City of Clatskanie
Chuck Daughtry—Col-Pac/CCET	Alexandra Rains—Col-Pac/City of Scappoose
Rob Drake—Col-Pac/City of Cornelius	Cheryl Scott—Col-Pac/Portland Community College
Mark Ellsworth—Governor's Reg Solutions Team	John Serra—Congressman's Schrader's Office
Katie Gauthier—Senator Merkeley's Office	Orion Stand-Gravois—Col-Pac EDD
Steve Heinrich—Col-Pac/City of Cornelius	Candace Stark—NOEA/Tillamook Co Private Sector
Dennie Houle—Business Oregon	Mike Sykes—Col-Pac/City of Scappoose
Tony Hyde—NOEA/Col-Pac/Columbia County	Bob Terry—Col-Pac/Washington County
Karen Kent—Col-Pac EDD	Lianne Thompson—Col-Pac/Clatsop County
Jim Knight—Col-Pac/Port of Astoria	Russ Warr—NOEA/Col-Pac/City of Astoria
Mark Labhart—NOEA/Col-Pac/Tillamook County	Suzanne Weber—Col-Pac/City of Tillamook
Kevin Leahy—Col-Pac/Clatsop County/CEDR	Paul Wyntergreen—Col-Pac/City of Tillamook

Excused: Rachel Bornstein—Rep Witt's Office, Teri Branstitre, Val Folkema, Connie Green, Senator Johnson, Melanie Olson, Van Moe, Peter Roscoe, Patrick Trapp, Patrick Wingard

AGENDA ITEM-1 Welcome and Introductions

The meeting was called to order by Diane Pohl, NOEA Chair. Congratulations to Lianne on her marriage and to Tony on his new grand kids.

AGENDA ITEM-2 NOEA Business

- November 12, 2015 Minutes—Approved unanimously. (TH/LT)
- December 2015 Financial Statement—Approved unanimously. (LT/TH)

AGENDA ITEM-3 Col-Pac Business

- November 12, 2015 Minutes—Approved unanimously. (TH/MB)
- December 2015 Financials and Consolidated Statement—Approved unanimously. (RW/MB)
- Col-Pac USDA Loan Payoff—Mary reviewed a payoff financial analysis: The smallest of Col-Pac's outstanding loans to USDA is approximately \$280,000. Debt service on that loan over the next 5 years at \$16,980/year is approximately \$84,900. Interest earned on that \$280,000 at 6%, if the \$280,000 was fully loaned out only comes to \$44,800, leaving a net loss of \$40,100. If Col-Pac pays off the loan, between the Revolving Loan Fund (RLF) and Rural Business Enterprise (RBEG) Loan Fund, there will still be a balance of \$720,000 cash for lending. The Board unanimously approved paying off the loan (TH/LT)

AGENDA ITEM-4 EDA Partnership Planning Mid-Progress Report

Additions to the draft report included—Include the work being done on worker housing, as it is becoming a choke point for business expansion and recruitment. Include the business development that is occurring in Banks in anticipation of the new Salmonberry Trail to the Coast. Include the Ford Family Foundation \$10,000 grant to support the Agora platform implementation. In the write-up on Sustaining and Retaining NW Oregon Current Businesses—include supporting Larry's Steele's new wedding venue in Vernonia, Pelican Pub's expansion into the City of Tillamook, and work on the North Coast Business Park. Also, Portland Community College has served 31 workers in its welding program.

AGENDA ITEM-5 CEDS Updating

The Board discussed how to blend all prioritized projects from local jurisdictions to develop a collective, regional strategy, not just a laundry list of projects. Born out of grass roots economic development councils. Not a duplication. Essential redundancy, cooperative not competing. State is looking to us to designate where their efforts are best spent, instead of being in a separate silo. Amalgamating all state agencies work together is more important than the funds associated with Regional Solutions.

Columbia county will be holding a county-wide meeting. Focus on manufacturing jobs.

CEDS projects. Tillamook worked on list last month. Took March 2014 list to all stakeholders. 50% different with updates. New to the list: Available housing for workers, community-specific projects.

Housing: Legislative hearing yesterday, housing industry/lobbying are agreeing to discuss legal changes at the special session. Scappoose, biggest problem is lack of inventory. 75% of available land inventory is in flood plain. Developers need incentives to overcome barriers. Enough momentum at Legislature to get something done.

Clatsop County—Coast Guard is on their Housing advisory committee. Reached out to HUD and the regional representative will be coming to Clatsop County to talk about tools to assist in providing more housing. North Coast Business park involves local, state, regional and fed partners. Seafood processors are facing wastewater treatment issues that could affect viability. SBDC served 150 clients.

Columbia County—Port, Scappoose and St Helens have provided lists of their needed business development. Pulling together a team, focus on manufacturing, expansion and recruitment. The County has several different tax incentives that can be used. Bringing all stakeholders together, expanding to include more private sector industry, PCC role is expanding, PGE and utilities in Columbia County, railroad are also involved. Working with the OMEP on manufacturing processes. The Regional Solutions Team is coming to Scappoose on January 26th to discuss the state's requirements when development involves building a new large facility.

Washington County—Mary will work with Rob Drake and Jeff King. Banks to get the development needs of Cornelius, Forest Grove and western Washington County included.

AGENDA ITEM-6 2016 Col-Pac Officer Nominating Committee

Michele, Diane, Kevin, Teri Branstitre will come up with a slate of officers for the 2016 Col-Pac Officers.

AGENDA ITEM-7 Member Updates

- ✚ Business Oregon—Starting process to hire a new Director, new IFA Director, and to fill several slots open on Commission. There are several other open Agency Director slots.
- ✚ Astoria—Working on housing availability. Looking at housing ordinances, sub-standard lots, infill housing. 17 acres short to have enough property to build. Nothing for sale or rent. Working with Heather Hansen with Clatsop County to answer those questions. Working with the downtown development district to explore new retail opportunities. Forming a task force with the local building community to look at zoning and streamlining the permitting process.
- ✚ Port of Astoria—Getting 6 or 7 more cruise ship, now up to 25 ships. Working with operators to get them to stay the night or an extra 12 hours. Sea lions are returning to the river. Economic issue for the Port, and affects the rest of the community. Population is up to 10,000 on the docks. To protect the port's docks will cost hundreds of thousands of dollars. All can do legally is keep them off the docks. Will require an act of Congress to affect how deal with sea lions. Total population is over 300,000. Can't chase them away. Stack 3 high. Had over 2,400 in East Mooring basin.
- ✚ Tillamook SBDC. Thanks to Col-Pac on funding for promotion of Community Public Offerings. Have a number of clients, two workshops scheduled, one of which will be offered in Spanish. Next week, EDCTC will be having a day long work planning session for the EDC. Organization has had a lot of turnover in the last 5 years, now in a position to move forward.
- ✚ Tillamook County. BSA is looking to lease a portion of their property to a golf course developer. Current zoning allows a golf course. No permit filed with county to date. Will be holding public meetings in the valley.

- ✦ Port of Tillamook Bay—Received two \$500,000 IFA grants to update the Unmanned Aerial Vehicle area. Closing out FEMA projects. Only 2 left, Southern Flow corridor and hoop houses. Cruise ships in Astoria come down to Air Museum, which is great revenue generator. Been approached by the Joseph rail riders to pedal ride the tracks along the coast. Working with local cities along Tillamook coast.
- ✦ RST—Next meeting in Scappoose. Have projects with most stakeholders.
- ✦ John Serra—Looking to reaching out and meeting with local stakeholders
- ✦ Katie Gautier—Federal appropriation process will be starting up and want to support funding programs important to region.
- ✦ City of St Helens—Looking at a waterfront plan for both the veneer and white paper properties. Including a revamped transportation corridor. Housing for the homeless is a big issue.
- ✦ Brian Little—Continue to work with Port and PGE on the Innovation Works project. Assisting with gathering emergency kits and disaster planning. Staying involved with the Keep it Local program.
- ✦ Wheeler—Still digging out from the flood, with only 1 lane open on Hwy 101. Will require a \$1.7 million to get water distribution to grade, but can't protect from stormwater flooding. Can't use docks without dredging. New trust deed holder for Botts Marsh, will be sold on April 17th. Plan is to preserve the marsh, give the city a park, develop a boutique fishing resort.
- ✦ Tillamook—Pelican is in their 3rd phase of development. Instrumental to continued business growth. DeGarde Brewing open a tasting room. Pacific Restaurant is reopening in old 2nd St market. Negotiating with Lightwave to get fiber optics into downtown streets. Continuing Main St planning. Replacing water lines, putting into street before paving. \$27 million Hwy 101/6 project is starting, also a \$2 million sewer project.
- ✦ Port of St Helens—Finalizing the Airport Master Plan, which will fit in well with the business expansions happening out there. Recruiting more manufacturing in St Helens and Scappoose. Improving buildings in St Helens. Finished dredging the marina. Working with NW Innovation Works at Port Westward. Improvements to the dock and Hermo Rd are continuing. Port has established a fund to support stakeholder projects that match the Port's mission. Welcome to Paulette, new commissioner.
- ✦ Columbia County Economic Team—Keep it Local program appreciates the support from Congresswoman Bonamici and Col-Pac. Have hired a contractor to run the program and are looking to raise match. Working through 4 local chambers. Objective is to let folks better know the local business community.
- ✦ Cornelius—Just received a \$500,000 grant for the library project. EDC conducted a business SWAT analysis. Local business community likes how they are being treated, but would like to hear more information about Cornelius.
- ✦ Scappoose—ED committee is prepping to prepare strategic plan. Finished SWAT. UGB approved. Voter changed charter so that annexations don't have to go out for a vote. Part time business person directing visitors to local businesses.
- ✦ Clatsop County—SBDC had another record year. \$3 million of capital for clients. High School job fair, sending all sophomores and juniors to the fair on April 5th. Looking to bring in more business development in Astoria. Ongoing job search for new college president.
- ✦ Clatsop County—Cannon Beach has also brought together folks to work on housing. Working on getting a new county manager. Looking to see if can set up manufacturing of large wood modular housing for workforce housing.
- ✦ Port of Tillamook Bay—Getting in good shape financially.
- ✦ Columbia County—Dodged bullet in terms of flooding, other than a couple of areas. Won't get a private FEMA designation, but will get it for the public infrastructure damage.
- ✦ Coil-Pac founded 22 years ago. This EDA district has done a lot.
- ✦ Western WA—Speed of growth is a challenge, particularly in area of housing. Lack of land inside UGB makes it difficult for affordable housing, although have a couple projects being built. Schools cannot be built fast enough.
- ✦ Garibaldi—Repair of the south jetty and dredging are the key issues. If it's not safe to come across bar, then doesn't make sense to have an operating marina.

Mark Labhart President

Recorded: Mary McArthur, Executive Director