

Col-Pac EDD/NOEA Combined Meeting

November 12, 2015

Port of Tillamook Bay Officers Mess Hall

Tillamook, Oregon

The following members participated:

Deborah Boone—Oregon State Legislature
Teri Branstitre—Col-Pac/City of Banks
Michele Bradley—Col-Pac/Port of Tillamook
Stevie Burden—Col-Pac/City of Wheeler
Mike Cohen—Col-Pac/Tillamook Co/EDCTC
Chuck Daughtry—Col-Pac/CCET
Rob Drake—Col-Pac/City of Cornelius
Brett Estes—Col-Pac/City of Astoria
Fritz Graham—Senator Wyden’s Office
Steve Heinrich—Col-Pac/City of Cornelius
Dennie Houle—Business Oregon
Tony Hyde—NOEA/Col-Pac/Columbia County
Karen Kent—Col-Pac EDD
Kyle Kearns—NW Regional Solutions Team
Mark Labhart—NOEA/Col-Pac/Tillamook County
Kevin Leahy—Col-Pac/Clatsop County/CEDR

Karin Miller—Pacific NW Works
Van Moe—Col-Pac/NOEA/Tillamook Private Sector
Brian Little—Columbia County Private Sector
Bob Mushen—Col-Pac/NOEA/Port of Astoria
Diane Pohl—NOEA/Col-Pac/City of Clatskanie
Jennifer Purcell—Regional Solutions/DEQ
Peter Roscoe—Col-Pac/Clatsop Private Sector
Cheryl Scott—Col-Pac/Portland Community College
Orion Stand-Gravois—Col-Pac EDD
Candace Stark—NOEA/Tillamook Co Private Sector
John Serra—Congressman Schrader’s Office
Bob Terry—Col-Pac/Washington County
Lianne Thompson—Col-Pac/Clatsop County
Patrick Trapp—Col-Pac/Port of St Helens
Russ Warr—NOEA/Col-Pac/City of Astoria
Suzanne Weber—Col-Pac/City of Tillamook

Excused: Mike Avent, Susan Conn, Mark Ellsworth, Val Folkema, Senator Johnson

AGENDA ITEM-1 Welcome and Introductions

The meeting was called to order by Diane Pohl, NOEA Chair. Welcome to new NOEA board member, Candace Stark, Tillamook County Alternate, and John Serra with the office of Congressman Kurt Schrader.

AGENDA ITEM-2 NOEA Business

- ✚ September 10, 2015 Minutes—Approved unanimously. (TH/VM)
- ✚ October 2015 Financial Statement—Approved unanimously. (VM/TH)

AGENDA ITEM-3 Col-Pac Business

- ✚ September 10, 2015 Minutes—Approved unanimously. (TH/VM)
- ✚ October 2015 Financials and Consolidated Statement—Approved unanimously. (TH/MB) Discussion on whether to pay off another one of the USDA loans, to lessen the debt service in the Revolving Loan Fund. Lack of market demand of secondary lending such as Col-Pac’s has meant Col-Pac is carrying a large cash balance in the bank, that is earning little interest. Col-Pac’s loans with USDA are at a 1% interest rate, well above what the cash balances are earning. Mary will bring an analysis and proposal to the next board meeting.

AGENDA ITEM-4 Agora Platform Implementation

Mary reviewed the Agora electronic project/funder platform. Col-Pac has entered into a two year contract with the Mid-Columbia Economic Development District to be a pilot region to further test the viability and usefulness of the Agora platform. Col-Pac will receive \$30,000 over the two year testing period. Orion, Karen and Mary went up to The Dalles for a training earlier this month. Public and non-profit entities will be trained to input their projects into the system starting after the first of 2016. Regions are being encouraged to prioritize or “tag” the highest priority projects for their area.

Tony expressed concern that NW Oregon’s CEDS doesn’t turn into a capital improvement list, that it is important to look at the strategies needed for sustained economic development. Other expressed concern about managing expectations—that listing a project on the platform doesn’t necessarily mean there will be match up with funding or that only the highest priority projects will get funded. Role of Col-Pac is to aggregate top priorities, look for regional solutions, eg, housing and workforce.

Discussion on whether there is a need for uniformity on how counties pick their highest priorities, but the net result was that each county could do what works best for their entities. Mary handed out the most current list of counties/cities/ports project list included in the 2011–2015 CEDS. At the March 2016 Col-Pac meeting, counties will bring their updated list of needs, issues, and projects. Counties, cities, ports will tag their priorities. Inclusion on these lists should require a compelling need, not every small project needs to go onto platform. An update how the project lists are coming will be on the January Meeting agenda.

AGENDA ITEM-5 2015–2016 Col-Pac Work Plan Update

- ✚ Availability of Affordable Workforce Housing. Identified as a significant issue in Clatsop and Tillamook counties, efforts are underway to address. Col-Pac and Clatsop Economic Development Resources (CEDR) co-sponsored a meeting last month in Astoria, attended by over 35 participants, including the county, cities, Coast Guard, NW Housing Authority, Governor's Office, Regional Solutions Team, private developers, banks, and Providence Medical Center. Tillamook County has also established a group that is meeting, and will be coordinating with the Clatsop County efforts. Four sub-committees established to look at supply(land availability is an issue)/demand, development costs, housing alternatives, and other examples/best practices.

The magnitude of the lack of housing on economic development was discussed—There is a significant shortage is of rental property. Need housing for all segments: Little available to rent for \$600, \$800, \$1200/month. In Tillamook going after some grant money and creamery is putting forward \$50,000 to do an assessment of workforce housing. Affordable housing does not mean low income housing. Boone—Working on energy efficient housing incentives for developers. Encouraging alternative transportation options. Called the Ramona. Nice looking furnished apartments. Peter—Tom Kemper is doing that type of development in Redmond. RST helping to fund affordable workforce housing in the mid-Columbia region. Be careful about using available instead of affordable? Fritz—Nine years ago when first started, available housing was one of highest issues. As economy improves, there is an increasing need for available workforce housing.

Board members suggested other models for affordable housing, eg, Community Housing Fund. Talk to Rob Drake. Mary will bring an update next board meeting. Be sure to define affordable housing, renting, owning, or some combination.

- ✚ Invest Locally Initiative—Three workshops have been held, one in Clatsop County and two in Tillamook County. Tillamook County will be providing specialized business counsel on community public offerings to interested clients. Columbia County's Buy Local campaign has been implemented, including development of graphics and marketing.
- ✚ WealthWorksNW Small Commercial Fishing Initiative—The dynamics of the industry is being profiled, including supply/demand. Looking at opportunities to partner with other port development efforts.

AGENDA ITEM-6 Member Updates

- ✚ Clatskanie has completed renovation of their new Cultural Center. IOOF been transformed with \$3.1 million funding. Community is using the theater for movies, made a jewel from a blight building, all without tax payer funding.
- ✚ Columbia County—Marijuana legal matters has been time-consuming, figuring out implementation regulations. Held first hearing, which was the largest attended ever.
- ✚ Boone—Reminded the group about the State's seismic grant program, funded at \$30 million for upgrading schools and public buildings. City Halls might qualify. Also, off shore wave and tidal energy might be an alternative source of energy in the event of catastrophe. A British company is looking a building components in Oregon, may have some opportunities along the Coast, including possibly Lektro. Oregon Wave Energy Trust is organizing a tour. Net Energy Trust project looking at getting everything renewable. Collecting information on net zero projects, including Ramona and project in Gresham.
- ✚ Clatsop County—Would like to see cross-laminate manufacturing to build affordable housing. Have an interim county manager, Rich Mays. Working on Housing sub-committee.
- ✚ Port of Astoria—For first time in a while, the Port is on firm financial ground. Engaging on a couple of riverfront projects: Riverfront Inn is being updated, and a developer may want to build at Marriott. Getting 2 to 3 more cruise ships every year.
- ✚ Clatsop County Private Sector—Growing wild rice, while doable, does not look like it is economically feasible at this time. History Channel is going to be doing a 4 hour show on Astoria,

- ✦ Ford Family—Last leadership class being held in Columbia County, as TFFF moves into a community based change investment model. Ford, along with Col-Pac, is helping underwrite costs of the Buy Local campaign. In June 2016, a century ride will be held.
- ✦ Tillamook County EDC—Changing loans into a micro loan program. Looking a priorities of EDC going forward. SBDC—State network just went through its 5 year re-accreditation process. Good for another 5 years.
- ✦ City of Tillamook—Continuing to work on Hoquartan project, housing, tourism, brewing. Dutch Mill has been redone as a 50's restaurant. Robby's furniture looking to expand. Working on Hwy 101/6 new interchange and cross town connections.
- ✦ Western WA County—Nike going to be adding another 12,000 workers. Will be moving an east coast operation to WA County. Growth vs non-growth an issue in western WA.
- ✦ Cornelius—Recently received \$185,000 in grants to do their Economic Opportunity Analysis (EOA) and update the Transportation Systems Plan (TSP)
- ✦ Columbia Co—Finalized Scappoose USB LUBA is huge deal for the city and county. Looking at a potential \$100 m business expansion. Immediately.
- ✦ PCC—Still have not settled on a location although still plan to open in the Fall 2017. Cheryl will be doing all the hiring. Hoping for a final decision by December.
- ✦ Wheeler—Updating Comp Plan, including adding an economic development committee. Waiting to get legal issues dealt with on Botts Marsh. Working with DEQ on Brownsfield. Wet season is creating some issues on hillside.
- ✦ DEQ—Salmonberry Trail management. Brownsfield grant is accessing 41 sites along the trail.
- ✦ Port of Tillamook Bay—Code amendment project. Marijuana manufacturers are interested in coming to Port, but Commission not interested. Two grants to support the Near Space hub. Involved in all the Salmonberry Trail activity.
- ✦ Wyden—Working o keeping the US Coast Guard on the North Coast, and on affordable higher education . Transportation bill is viewable online. Draft recreation bill which affect all counties. Bill streamlining tax code for small brewers, hard cider.
- ✦ Schrader. New coastal field representative replacing Megan. Looking forward to working with everyone.
- ✦ RARE—Still new to the area, working with RST. Salmonberry—coordinating with all jurisdictions in Tillamook County, to go over their codes, see how that all matches up. Coordinating public meetings.
- ✦ Workforce—Very impressed with new Clatskanie building. Still in first year of 5 county Workforce Investment board. Working on process for getting funding through the system. Hired a new board director. Employment Department has hired a new senior employment person—Stephanie Hurliman.
- ✦ Clatsop County/CEDR—Prefer term availability housing. Pleased with accreditation process, first time unconditional accreditation has been awarded. Having south stakeholder meetings to help increase enrollment, potentially in tourism. Working on Downtown Astoria business recruitment and looking to fill store front vacancies. In midst of private sector membership drive, have 60 to date.
- ✦ Astoria—Have had a task force working on housing. Likely will need to amend code to make infill housing easier. Look at incremental improvements, development on smaller plats, adding accessory housing. Looking at demand for housing, and neighborhood livability vis-a-vis higher density.
- ✦ Candyce Stark—Found meeting to be very informational, looking forward to becoming more involved.
- ✦ Port of St Helens—Agree that the final LUBA decision in Scappoose was huge. Significant customer base to go into the airport. Finished dredging of marina, 3 year process but 3 weeks to complete. Looking at business park development in St Helens. Working on dock at Port Westward, to finish March 2017. The Port has an Intergovernmental partnership to assist projects—\$150,000 awarded to projects.
- ✦ Business Oregon—Continued to do business visits, about one-third of which are resulting in expansions.
- ✦ Banks—Just finalized economic development commission. Will be starting up. Finished bike/ped trail which will connect with the Salmonberry Trail. Downtown revitalization is expected from the trail and will need to look at parking.

Mark Labhart President

Recorded: Mary McArthur, Executive Director