



# SCAPPOOSE

*Oregon*

MONDAY, JULY 15, 2024, 6:00 PM  
URBAN RENEWAL AGENCY MEETING  
COUNCIL CHAMBERS  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON 97056

ITEM AGENDA TOPIC	Action
Call to Order	
Roll Call	
Approval of the Agenda	
Public Comment	
<u>Approval Minutes</u>	
1. Consent Agenda ~ May 6, 2024 Urban Renewal Agency meeting minutes; and June 17, 2024 Urban Renewal Agency meeting minutes	Approval
<u>New Business</u>	
2. Grant Program Review Process Chair Backus	
3. Casey and Byron Kellar	
4. Shadley's Express Lane Espresso	
5. The Lodge Carts	
6. Grant Program Funding Update Associate Planner N.J. Johnson	
7. Vote on Grant Awards	
Adjournment	

This meeting will be conducted in an ADA accessible room. If special accommodations are needed, please contact City Recorder, Susan M. Reeves at (503) 543-7146, ext. 224 in advance.

TTY 1-503-378-5938



**SCAPPOOSE**  
*Oregon*

**MONDAY, JUNE 17, 2024, 6:30 PM  
URBAN RENEWAL AGENCY MEETING AGENDA  
COUNCIL CHAMBERS  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON 97056**

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: [www.youtube.com/watch?v=IhZtzIO20b8](https://www.youtube.com/watch?v=IhZtzIO20b8).

**Call to Order**

Agency Member Backus called the June 17, 2024 Urban Renewal Agency meeting to order at 6:30pm.

**Roll Call**

Agency Member Joseph A. Backus; Agency Member Kim Holmes; Agency Member Tyler Miller; Agency Member Marisa Jacobs; Agency Member Ty Bailey; Public Works Director Dave Sukau; City Recorder Susan M. Reeves; and Finance Administrator Carol Almer.

**Excused:** Agency Member Jeannet Santiago and Agency Member Andrew Lafrenz.

**Approval of the Agenda**

Agency Member Bailey moved, and Agency Member Holmes seconded the motion that the Urban Renewal Agency approve the agenda. Motion passed (5-0). Agency Member Backus, aye; Agency Member Holmes, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

**Public Comment**

There were no public comments.

**New Business**

**Election of Chair and Vice Chair**

Agency Member Bailey moved, and Agency Member Holmes seconded the motion to elect Agency Member Backus as Chair. Motion passed (5-0). Chair Backus, aye; Vice Chair Holmes, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

Chair Backus moved, and Agency Member Bailey seconded the motion to elect Agency Member Miller as Vice Chair. Motion passed (5-0). Chair Backus, aye; Agency Member Holmes, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

### **Consideration of the Fiscal Year 2024-2025 Budget**

#### **Resolution No. URA 2-2024: Hold a Public Hearing on the proposed Approval budget for the Fiscal Year 2024-2025, Making Appropriations, Imposing the Tax, and Categorizing the Tax**

Finance Administrator Carol Almer went over Resolution No. URA 2-2024 and the updates from the Budget Committee meeting.

#### **Public Hearing**

Chair Backus opened the public hearing at 6:39pm and closed it due to no one wanting to speak on this matter.

Agency Member Holmes moved, and Agency Member Bailey seconded the motion that the Urban Renewal Agency adopt Resolution No. URA 2-2024: Hold a Public Hearing on the proposed Approval budget for the Fiscal Year 2024-2025, Making Appropriations, Imposing the Tax, and Categorizing the Tax. Motion passed (5-0). Chair Backus, aye; Vice Chair Miller, aye; Agency Member Holmes, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

#### **Res No. URA 3-2024: A Resolution of the Scappoose Urban Renewal Agency dedicating \$500,000 per year for eight fiscal years starting in fiscal year 2026/2027 to repay a portion of the debt for the Wastewater Treatment improvements**

Public Works Director Dave Sukau went over Interim City Manager Lehman's letter. The Urban Renewal Agency took a courageous and important step when approving 2.1 million toward the Keys Reservoir. This is truly the purpose of Urban Renewal and saves your rate payers a considerable amount. You have the golden opportunity to do it again. The base line for revenue for the Urban Renewal Agency is \$500,000. This will increase by 3% per year and then increase with any development within the district. The improvements to the wastewater treatment plant (WWTP) are the largest public undertaking we believe the City has ever undertaken. It is much more than just improvements; it is very close to constructing a new treatment plant. The City is approved for a loan from the State DEQ and has been advised to apply for an amount that we are sure will cover the costs. They stated it is easier to have it approved now and use what you need than to go back and have the loan increased. Their interest rate is 1.88% + .5 for administration/loan fee for a total interest rate of 2.38%. The City intends to seek a loan of \$20 million. The bids we have are for 16.3 million and then there are

engineering, inspection and other costs that will need to be covered. The process is we would draw down the funds as needed and then start repayments six months after the end of the project. It is expected the first payment will be due by mid-2027. Interest is charged only on the borrowed funds and from the time they are borrowed. If all the 20 million is borrowed and paid back over 30 years the annual payment would be approximately \$970,000 per year. If the Urban Renewal Agency approves Resolution # URA 2-2024 allocating \$500,000 for 8 fiscal years for a total of \$4 million, starting in Fiscal year 2026/2027 the debt service can be handled by adding \$470,000 from wwtp revenues. As development occurs in the city Wastewater System Development Charges are collected and can be used to pay down this debt. There are no prepayment penalties. The approved current rate structure which calls for a 7% increase the next 2 fiscal years, will cover this amount without the need for further rate increase to fund this project until at least 2035. It also leaves some funds in the UR District for minor projects and for smaller improvements in the Wastewater system. The city has set up a system whereas the sewer rates are set each year to adjust for inflation in the operation of the system. Approval of this resolution will be used by the City to guarantee repayment of the DEQ loan and keep the Council from needing to increase sewer rates for this project.

Agency Member Holmes explained she has a concern with committing funds out for effectively ten years and locking future Agencies into a choice where you are allocating effectively most of the money coming in as things currently stand. She asked is five years typically the average or is ten?

Public Works Director Dave Sukau replied this is the first time the City of Scappoose has ever done this. He explained in the plan this is over a twenty-year span that this goes from start to finish. He feels it isn't based on the time, but the dollar amount that you're committing to.

The Agency and Staff discussed this topic more.

Agency Member Bailey moved, and Agency Member Jacobs seconded the motion to adopt Res No. URA 3-2024: A Resolution of the Scappoose Urban Renewal Agency dedicating \$500,000 per year for eight fiscal years starting in fiscal year 2026/2027 to repay a portion of the debt for the Wastewater Treatment improvements. Motion passed (5-0). Chair Backus, aye; Vice Chair Miller, aye; Agency Member Holmes, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

**Adjournment** ~ Chair Backus adjourned the Urban Renewal Agency meeting at 6:56 pm.

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Chair Joseph A. Backus

Attest:

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City Recorder Susan M. Reeves, MMC





# SCAPPOOSE *Oregon*

**MONDAY, MAY 6, 2024 (Immediately following the City Council meeting)  
URBAN RENEWAL AGENCY MEETING MINUTES  
COUNCIL CHAMBERS  
33568 EAST COLUMBIA AVENUE  
SCAPPOOSE, OREGON 97056**

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: [www.youtube.com/watch?v=--FGNPfnlms](http://www.youtube.com/watch?v=--FGNPfnlms).

## **Call to Order**

Chair Backus called the May 6, 2024 Urban Renewal Agency meeting to order at 8:31pm.

## **Roll Call**

Chair Joseph A. Backus; Vice Chair Kim Holmes; Agency Member Tyler Miller; Agency Member Marisa Jacobs; Agency Member Ty Bailey; Interim City Manager Larry Lehman; Public Works Director Dave Sukau; and City Recorder Susan M. Reeves.

**Excused:** Agency Member Jeannet Santiago and Agency Member Andrew Lafrenz.

## **Approval of the Agenda**

Vice Chair Holmes moved, and Agency Member Bailey seconded the motion that the Urban Renewal Agency approve the agenda. Motion passed (5-0). Chair Backus, aye; Vice Chair Holmes, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

## **Public Comment**

There were no public comments.

## **Approval Minutes**

**April 15, 2024 Urban Renewal Agency meeting minutes**

Agency Member Jacobs moved, and Agency Member Bailey seconded the motion that the Urban Renewal Agency approve the April 15, 2024 Urban Renewal Agency meeting minutes. Motion passed (5-0). Chair Backus, aye; Vice Chair Holmes, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

## **Old Business**

### **URA Resolution 1-2024**

Interim City Manager Larry Lehman and Public Works Director Dave Sukau went over the staff report. On November 18<sup>th</sup>, 2019 the City of Scappoose adopted the Scappoose Urban Renewal Plan. This plan was drafted upon Capital Improvement Plans and project costs available at that time. Water infrastructure projects identified in the URP were based on a 1997 Water master Plan. In January of 2020, the city adopted a new Water System Master Plan. This new master plan identified the need for a new reservoir that would address several water storage concerns. Water reservoirs provide critical functions to a municipal water system varying from treatment processes, fire suppression and added capacity for growth. This project also addresses seismic resilience concerns of the existing reservoirs. In 2021, the city applied for and was awarded \$4,950,00 in ARPA funding towards the construction of a new reservoir at the Key Treatment Plant site. Engineering services for this project are approximately \$900,000 leaving the remaining balance available towards the construction. Engineer's estimates for the total project cost are approximately \$10,000,000. The Water Fund has \$2,000,000 available to contribute to this project. With the ARPA and City funds combined, the project is still short of being fully funded by approximately \$3,000,000. In review of the Urban Renewal Plan, updated Water System Master Plan and functionality of the city's water system, it is the staff's opinion that the Keys Water Plant reservoirs serve the Urban Renewal district and that projects identified at that facility should be included in the Urban Renewal Plan projects list. With the addition of this property into the Urban Renewal District, the district will contain 21% of the acreage within the city limits. This would allow 21% of the project to be funded by the URD. With the proposed 21% contribution towards this project, an estimated \$2,100,000 of budget shortfall could be eliminated. This reduction will reduce the potential debt the city will likely face to complete this project. Infrastructure loans potentially drive the need for utility rate increases as the lenders require documentation showing how repayment will be funded. It is also worth noting that the City has been awarded ARPA funds towards other projects identified within the Urban Renewal Plan and that the Plan's \$37,000,000 maximum indebtedness not being adjusted for the new projects at this time. Staff is recommending the Urban Renewal Agency make a minor amendment to the Scappoose Urban Renewal Plan with Resolution URA 1-2024 by adding the Keys Treatment Plant property into the Urban Renewal District boundary allowing eligible projects to be funded with URP funds and pay an estimated \$2,100,000 towards the new 3.0 MG reservoir.

Chair Backus stated looking through our Urban Renewal Plan we had identified some water projects. Have any of those been completed through ARPA funds or other funds that won't be

needing urban renewal now?

Public Works Director Dave Sukau explained in the current Urban Renewal plan, as former City Manager Sykes mentioned, there was no crystal ball at the time that the plan was drafted, so they used the data that they had in the 1997 plan. At the last Urban Renewal meeting, there was an expressed interest from the Agency for more information and more time to learn. He explained when he drafted this plan, he tried to give a little more of that context, dating back to how things were generated, the way they were and yes, there were two wells that were identified in that plan that are both being funded right now through ARPA as well as half of this reservoir project. He explained just with the budget shortfalls, we're trying to figure out the strategy to pay the remaining balance to keep this project on par. We obviously don't want to let this opportunity slip. This is a huge opportunity for this Community, and we need to do what we can to keep it moving forward. He explained projects identified on the plan are being funded in another way, and once again at the time that the plan was drafted, nobody knew what that was going to look like or we'd even seen the Federal money.

Interim City Manager Larry Lehman discussed the Agency possibly looking into renewal bonds, and then paying them off with future Urban Renewal dollars and how that could possibly help lower the amount of sewer rates and so forth.

Agency Holmes stated she does appreciate the creative thinking on how we get these projects done because she agrees this is a good opportunity for the Community and we need to figure out how to make it work. She explained in looking at the Urban Renewal Plan, she does agree that the water facility would be within scope of the original intent of the URA, so she doesn't have an issue with bringing that in. She does have an issue with putting the financing plan into place. She stated that is really going to lock is in to our current Urban renewal model and she doesn't know if Chief Pricher will be able to come up and speak to it. As she understands from the information shared, we may have a design flaw in our urban renewal structure. We have a lot of unimproved industrial land and as that land gets improved, that's where the big unpredictability is going to come for everybody who's drawing on dollars and that's what we saw with the Cascade Tissue property and that's what has put us into compression. So, she does think that's an issue that we need to look at and address, but she doesn't think it is an issue we need to look at and address now. She thinks we need to wait for a new city manager to come in. She thinks we need to see what might be on the horizon in terms of some relief for local governments, because there could be some State solutions. She stated we don't have a property that's eminently being developed, so she doesn't think we are at risk of having another big property come on to the tax rolls that are going to do what Cascade Tissue did. She thinks we have a little more time to think through what our options are. She would not feel comfortable committing the Urban Renewal dollars beyond a two-year period. She explained she does have concern, too, that we might not have the same amount of money coming in that we did previously, because Cascade Tissue has removed equipment.

Interim City Manager Larry Lehman explained Looking at that amount and so forth, we still think that we can this can be paid off in fiscal year 25/26.

Chair Backus explained he would like to focus on the reservoir and doing that and then propose maybe in July or August, we have staff from the County attend the meeting and we really do a deep dive on the Urban Renewal and ours specific since none of us were on the Agency when it was approved. He stated because it does sound like industrial property comes in at the same price as RMV, and RMV and assessed are the same and each time that happens yes, it is a big windfall of tax money, but that compression rose because of the max, the limit. He would like to learn more about that.

Interim City Manager Larry Lehman stated he would encourage the Agency to hold off on the discussion with the County until the tax statements come out and they have the figures to know if there will be compression next year or not. He doesn't think anyone knows.

Fire Chief Pricher stated Mr. Mayor, Council thank you for the opportunity to speak. He wanted to make just a couple points. We appreciate the opportunity to work with City Council on some of our challenges with this particular project. Being a part of future discussions with City staff, think with how this water tank project is going now we have a couple concerns that we'd like you to take under consideration and they mostly have to do with process. Generally speaking, look at the ORS when it talks about adding projects to an Urban Renewal District, you have to add the area in first and then you add the project and the way the resolution is written tonight you're doing both at the same time, which is kind of messy. He stated you might want to consider splitting that up so that you're saying we're doing a land first and then we're going to add the project. Generally that's how it's supposed to go. He stated with the speed at which this is going, while we understand it's important to jump on these dollars when they become available, he thinks because we're rushing, we're not actually looking at what Urban Renewal really is supposed to do with regard to how we're bringing in additional property and one of the things we want to identify is this cherry STEM edition it's so narrow that you can't really do anything else, and if part of Urban Renewal is supposed to be about improving services and access to, this Urban Renewal area, why aren't sidewalks being included in this because there are sections of sidewalks around the City property, and then there's gaps as you get down towards where the middle school is. He stated so if we're really looking at what we're supposed to do with Urban Renewal, why haven't those things been considered or at least brought to the Council? He stated we're concerned about process and the speed at which this is going, and again we appreciate the opportunity to continue the conversation on the compression issue because in our belief that should be taken care of before anything else gets taken care of. He stated we have been talking about this for a long time, and technically that was teed up, not too long ago, and then sort of pushed on the side. He stated thank you for your time.

Agency Member Miller asked in terms of the process concern, what would you expect to change if we did it in two parts versus like we're doing tonight, which is doing it in one?

Fire Chief Pricher replied basically you are identifying a property change or a boundary change first, and then you were bringing a project in second. He thinks for the Agency, in order to make this clean, they really should change the boundary first and then bring the project in because

the way it looks, you guys are green lighting the project before you have even brought it into the Urban Renewal District.

Chair Backus asked about having two resolutions in case there are any changes.

Interim City Manager Larry Lehman replied he thought it would be cleaner and clearer if they brought them in together to know exactly what's happening.

Chair Backus talked about the compression concern.

Fire Chief Pricher talked about the largest property in the District isn't paying for the fire services.

Agency Member Holmes stated she would like to propose one alternative scenario for the Agency to entertain instead of funding the full 21%, because she stills does have a concern that we may be locking ourselves into this structure for longer than two to and 1/2 fiscal cycles. So she would feel comfortable bringing it in, awarding the current funds that are in there, the \$1.2 million and then that still gives us the freedom to look at this and make some modifications if needed. She explained she would maybe propose an amendment to the resolution that we fund maybe 12% of the Urban Renewal funds for some flexibility.

Public Works Director Dave Sukau explained just to stay on topic here a little bit. When you read through the City's website on Urban Renewal, there's great information on there, but this project is the epitome of what that talks about. This particular reservoir serves 100% of this City currently, it's not exclusive to anywhere. It serves the Urban Renewal District, 100% of which is 21% of the City. The applicability that the 2% is there and it's ironic to get pushed back from our biggest water user the Fire Department for a project that serves their purposes. He is really confused as to why we're getting off topic and he is fearful that it's because of the compression misguided frustrations here. This project has a purpose, this plan has a purpose, it's a funding mechanism for this, and this is, to him, a clear cut and dry deal. He stated for some reason the \$2.1 million isn't there, we're going to adjust, we're going to borrow, we're going to do what we need to. This is just asking that you make it the 21% applicability. We don't even know if it's \$10 million yet, until the numbers come in, this is an engineer's estimate. All we're asking for is, is the committal to the 21% ultimately, which we're estimating at \$2.1 million.

The Agency and Staff had more discussion on this matter.

Agency Member Miller moved, and Agency Member Bailey seconded the motion to extend the meeting past 9:00pm. Motion passed (5-0). Chair Backus, aye; Vice Chair Holmes, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye.

The Agency and Staff continued to have more discussion on this matter.

Agency Member Jacobs moved, and Agency Member Bailey seconded the motion that the Urban Renewal Agency make a minor amendment to the Scappoose Urban Renewal Plan with Resolution No. URA 1-2024 by adding the Keys Treatment Plant into the Urban Renewal Boundary, allowing eligible projects to be funded with the URP funds and paying estimate \$2,100,000 towards the new 3.0 MG Reservoir.

Chair Backus asked if you could cap it instead of saying “estimated”?

Interim City Manager Larry Lehman replied you could put the term maximum in there.

Public Works Director Dave Sukau stated the 21% is what they are asking for. He stated if you want to cap it, imagine you have that luxury. He stated just know that every dollar we don’t raise in some other manner, we will have to borrow which will impact rates.

Agency Member Miller explained he is okay with it in the fact that we can, if it does take longer than what we're talking about and does impact the taxing districts, the special districts beyond what we're comfortable with going forward, then we can find another way of paying it off, whether that be raising the rates or any other alternative funding that may be out there.

Motion passed (4-1). Chair Backus, aye; Agency Member Miller, aye; Agency Member Jacobs, aye; and Agency Member Bailey, aye. Vice Chair Holmes, nay.

### **Adjournment**

Chair Backus adjourned the Urban Renewal Agency meeting at 9:13 pm.

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Chair Joseph A. Backus

Attest:

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City Recorder Susan M. Reeves, MMC

**NW Mutual LLC – request for Property improvement funding.**

**Reason:** Due to the city's recent improvement of the sidewalk, it shows our concrete in front in need of repair and update. This also left a gap of gravel between the walk from one of the buildings to the new sidewalk which would look much better improved (customers now walk from concrete, through gravel to concrete. Thus, improving existing storefront areas currently in gravel or badly pitted concrete to enhance entrance to reflect the upgrade desired in the urban renewal district.

**Color to be used:** Regular color of concrete, which will match it to the fresh concrete pour from city recently in front of part of the existing property.

**Timing:** We are ready to go as soon as a funding match is approved for half of job, and as soon as the concrete provider can pull permits and schedule into his work schedule.

We have included the concrete companies quote along with picture of building front with arrows to gravel and old concrete areas intended for improvement and beautification.

**Please contact the concrete contractor** if you want to walk the front of property for clarification.

**This project cannot happen without this help.** As owners, we think this will help the look of the front of 3 different businesses who are licensed and in compliance with the city as provided in their lease.

We are asking on behalf of our business renters.

We believe this project is within the city's goals to upgrade and beautify this area.

**We are prepared to pay the difference (half of the quote).**

**Please Consider this request.**

Respectfully,

Byron and Casey Kellar - NW Mutual LLC (Northwest Mutual LLC)





## Urban Renewal Grant Application

Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543 - 7184 | [www.scappoose.gov](http://www.scappoose.gov)

### APPLICANT INFORMATION

Applicant name: CASEY BYRON KELLAR Submission date: JAN 2, 2024

Applicant residence (check most relevant): ☒ Scappoose City Limits or UGB ☐ Columbia County  
☒ Oregon ☒ Outside Oregon

Applicant relationship to project: OWNERS

Applicant mailing address: 51684 SE 5<sup>TH</sup> SCAPPOOSE OR 97056

Applicant phone number: 503-502-0737 Applicant email: CK1725@GMAIL.COM

### BUSINESS INFORMATION

Business name: Northwest Mutual LLC

Business address: 33611 E Columbia Ave SCAPPOOSE OR 97056

Property owner name: NW Mutual LLC.

Property owner email: CK1725@EMAIL.COM

Year building was built: \_\_\_\_\_ Year of most recent exterior improvements: Fresh paint last yr

Business description (goods and/or services provided): RENTS to LOCAL BUSINESSES  
CURRENTLY; HAIR SALON, R.E. AGENTS, THERAPY CENTER

Business days and hours of operation: VARIED

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): SEE ABOVE

Age of business: 2-15 YRS Number of employees: 4 AGENTS - 3 TRAINERS + 1 THERAPIST

Does your business have other locations outside of Scappoose? If so, approximately how many? —

Is your business located in the City's Downtown Overlay? (Boundary map attached) ☒ Yes ☐ No

Has your business received an Urban Renewal grant in the current fiscal year? ☐ Yes ☒ No



PROJECT INFORMATION

Description of proposed project: IMPROVE/REPLACE FAILING  
CONCRETE + ADD TO NEW CITY FENCED  
SIDEWALK

Anticipated project start date: SOON AFTER Anticipated project completion date: WITHIN 2-3 MOS. LATER  
APPROVAL PROCESS

Estimated total project cost: \$11,000 Grant request amount: \$5,500

Specific element(s) of the project seeking funding: CONCRETE WORK

Source(s) of matching funds and overall project funds: PERSONAL FUNDS BY OWNERS/  
BOARD MEMBERS.

Have you received the necessary approvals and permits from the Community Development Department (Planning, Engineering, and Building)?<sup>1</sup> ☐ Yes ☐ No

If no, what approvals or permits are still needed?<sup>1</sup> CONCRETE COMPANY  
TO PULL PERMITS IF FUNDING APPROVED  
SEE QUOTE ATTACHED

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543 - 7184.

The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

*"Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city."*

How would the proposed project increase economic activity?<sup>2</sup> THE ADDS NEEDED  
BEAUTIFICATION + FUNCTION TO EXISTING  
BUSINESS IN KEEPING WITH CITY RENEWAL GOALS

How would the proposed project promote economic tourism?<sup>2</sup> \_\_\_\_\_

How would the proposed project create local jobs?<sup>2</sup> DESIREABLE LOCATION  
+ UPGRADED AREA PROMOTES GROWTH OF  
LOCAL BUSINESSES

How would the proposed project attract new investment?<sup>2</sup> \_\_\_\_\_

How would the proposed project inspire community pride?<sup>2</sup> BEAUTIFICATION AND  
IMPROVED FUNCTION OF AN AREA WHERE THE  
PEOPLE OF THE COMMUNITY FREQUENT FOR SERVICES

How would the proposed project improve the visual appearance of the area?<sup>2</sup> \_\_\_\_\_  
NEW CONCRETE TO CONNECT WITH CITY IMPROVEMENTS  
AND UPGRADE OVERALL AREA IN FRONT OF  
3 BUSINESSES

<sup>2</sup> Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.

**PROPERTY OWNER AUTHORIZATION**

I, Byron/CASEY Kellan for NW Mutual LLC, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 3364 + 33615 E. Columbia AVE, Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize NW Mutual LLC on behalf of the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Owner Name (printed): Byron + Casey Kellan for NW Mutual LLC

Owner Signature: [Signature] Date: June 5, 2024

**STATEMENT OF UNDERSTANDING**

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement, and any work deviating from approved work must be pre-approved by the City of Scappoose to be eligible for reimbursement.

Applicant Name (printed): Byron + Casey Kellan for NW Mutual LLC

Applicant Signature: [Signature] Date: June 5, 2024

**CERTIFICATION BY APPLICANT**

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): Byron + Casey Kellan

Applicant Signature: [Signature] Date: June 5, 2024

## SUBMITTAL CHECKLIST

- ☒ Application form with all prompts completed (including signatures)
- ☐ Copy of Scappoose Business License (if already an existing business in Scappoose)
- ☒ Design/plans/imagery of proposed improvements
- ☒ Detailed written description of materials, colors, and other design features to be used in the project
- ☒ Materials board that visually conveys the materials, colors and other design features to be used in the project
- ☒ Construction schedule for project - *AS SOON AS APPROVED + concrete Co. schedule*
- ☒ Detailed project budget with line-item expenses seeking grant reimbursement and overall project cost
- ☐ Attachment of written responses (if prompts do not provide sufficient space)
- ☒ One (1) hard copy of all materials (drop-off or mailing guidelines below)
- ☒ Digital copy of all materials (email or flash drive guidelines below)
- ☐ Other materials/information requested by the City

## SUBMISSION INSTRUCTIONS

One (1) paper copy and a digital copy are required.

### Paper Copy (drop-off or by mail):

Attn: N.J. Johnson  
Scappoose City Hall  
33568 E Columbia Ave  
Scappoose, OR 97056

### Digital Copy:

Email to [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)

or

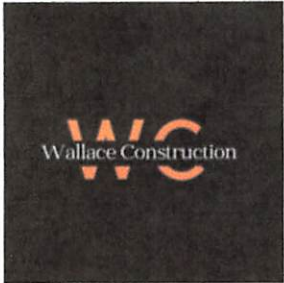
Provide thumb drive with paper submission to address above

## PROGRAM CONTACT

N.J. Johnson, Associate Planner  
(503) 543 - 7184, ext. 403  
[njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)

Wallace Construction Company

52124 SE Sauer Ct  
Scappoose, OR 97056 US  
+1 9168344800  
mitch@wallaceconstructioncompany.com



Estimate

ADDRESS	SHIP TO	ESTIMATE	1082
CKC Property Management	CKC Property Management	DATE	12/27/2023
33968 SE Vine Street	33968 SE Vine Street	EXPIRATION	01/27/2024
Scappoose, OR 97056	Scappoose, OR 97056	DATE	
United States	United States		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Sidewalk remove and replacement on Columbia Ave. Sawcut at joint near power pole, connect to new, existing sidewalk, one sidewalk square in front of place of business -- connect to existing sidewalk. Include wing from existing concrete per job walk.	1	8,500.00	8,500.00
	Services	Minor ROW permit, minimal traffic control (per Mitch Wallace talk with city), and sketch of work to be completed (required by City).	1	750.00	750.00
	Additional Work Required By City	We will need to go to City planned Curb line to match the newer installed concrete.  WCC will work this project in conjunction with our HQ office project on neighboring lot.	1	2,500.00	2,500.00

TOTAL \$11,750.00

Accepted By  
  
Accepted Date





CITY OF SCAPPOOSE  
2022  
Business License

**License Issued To:**

Northwest Mutual Equity LLC  
33968 SE Vine Street  
Scappoose, OR 97056

THIS IS A BUSINESS LICENSE ISSUED UNDER THE PROVISIONS OF CHAPTER 5 OF THE CITY OF SCAPPOOSE MUNICIPAL CODE. THE LICENSEE IS RESPONSIBLE FOR COMPLIANCE WITH ALL OTHER ORDINANCES OF THE CITY OF SCAPPOOSE, INCLUDING ZONING AND BUILDING CODES.

License Number	0066
Date Issued	12/12/2021
Expiration Date	12/31/2022

**Location of rentals:**

33611 E COLUMBIA AVENUE  
33615 E COLUMBIA AVENUE  
SCAPPOOSE, OR 97056

City Recorder  
City of Scappoose  
33568 E. Columbia Avenue  
Scappoose, Oregon 97056

This license must be displayed conspicuously at the location of business, and is not transferable or assignable.









small strip of gravel HERE to  
CONNECT with SIDE WALK  
+ WALKWAY  
to REAL ESTATE  
OFFICE.





## Urban Renewal Grant Application

### Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543 - 7184 | [www.scappoose.gov](http://www.scappoose.gov)

### APPLICANT INFORMATION

Applicant name: Paul Siracusa Submission date: \_\_\_\_\_

Applicant residence (check most relevant):  
☐ Scappoose City Limits or UGB ☐ Columbia County  
☐ Oregon ☒ Outside Oregon

Applicant relationship to project: owner

Applicant mailing address: 7720 NE Hwy 99 Suite D #363 Vancouver, WA 98665

Applicant phone number: 503-887-6866 Applicant email: paul5595@gmail.com

### BUSINESS INFORMATION

Business name: Shadley's Express Lane Espresso

Business address: 33455 NW Prairie Street, Scappoose, OR

Property owner name: Paul Siracusa Filoli Investment, LLC

Property owner email: as above paul5595@gmail.com

Year building was built: 1965 Year of most recent exterior improvements: 2022

Business description (goods and/or services provided): Drive up offering a variety of drinks hot and cold as well as some quick food and bakery items.

Business days and hours of operation: 7 days M-F 5am-6pm, Sat 7am-5pm, Sun 8am-3pm

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): sole proprietorship

Age of business: 1 year (prior owner - mother owned business for a decade +) Number of employees: 3

Does your business have other locations outside of Scappoose? If so, approximately how many? NO

Is your business located in the City's Downtown Overlay? (Boundary map attached) ☒ Yes ☐ No

Has your business received an Urban Renewal grant in the current fiscal year? ☐ Yes ☒ No

## PROJECT INFORMATION

Description of proposed project: \_\_\_\_\_

1. Repair & improve sidewalk by installing a 24' driveway on Prairie Street into property.

2. Repair & resurface parking lot.  
See photos

Anticipated project start date: \_\_\_\_\_ Anticipated project completion date: 6/1/2026

Estimated total project cost: ~~\$90,000~~ \$75,141 Grant request amount: ~~\$45,000~~ \$37,570.50

Specific element(s) of the project seeking funding: as above

See Wallace Construction proposal/estimate  
See following pages.

Source(s) of matching funds and overall project funds: cash

Have you received the necessary approvals and permits from the Community Development Department (Planning, Engineering, and Building)?<sup>1</sup> ☐ Yes ☒ No

If no, what approvals or permits are still needed?<sup>1</sup> RIGHT-OF-WAY CONSTRUCTION  
PERMIT

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543 - 7184.

The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

*"Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city."*

How would the proposed project **increase economic activity**?<sup>2</sup> Better access will  
promote more cars buying coffee, improve aesthetics

How would the proposed project **promote economic tourism**?<sup>2</sup> \_\_\_\_\_

How would the proposed project **create local jobs**?<sup>2</sup> increased business = more  
local employees

How would the proposed project **attract new investment**?<sup>2</sup> Improved appearance,  
performance, and safety of sidewalk and parking lot.

How would the proposed project **inspire community pride**?<sup>2</sup> Highly visible  
LOCATION ON HIGHWAY 30

How would the proposed project **improve the visual appearance** of the area?<sup>2</sup> Both repairs  
to sidewalk and parking area could only improve  
visual and safety of humans and vehicles.

<sup>2</sup> Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.



## PROPERTY OWNER AUTHORIZATION

I, Paul Siracusa, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 33455 NW Prairie Street; Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize FILOLI INVESTMENTS, LLC, the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Owner Name (printed): Paul Siracusa

Owner Signature: P. Siracusa Date: May 28, 2024

## STATEMENT OF UNDERSTANDING

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement, and any work deviating from approved work must be pre-approved by the City of Scappoose to be eligible for reimbursement.

Applicant Name (printed): PAUL SIRACUSA

Applicant Signature: P. Siracusa Date: May 28, 2024

## CERTIFICATION BY APPLICANT

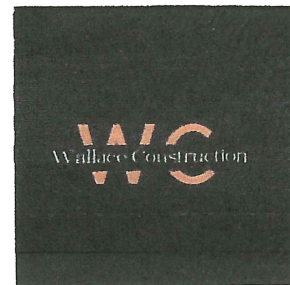
The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): PAUL SIRACUSA

Applicant Signature: P. Siracusa Date: May 28, 2024

## Wallace Construction Company

52124 SE Sauer Ct  
Scappoose, OR 97056 US  
+1 9168344800  
mitch@wallaceconstructioncompany.com



## Estimate

ADDRESS  
Paul Siracusa  
33455 NW Prairie  
Scappoose, OR 97056

SHIP TO  
Paul Siracusa  
33455 NW Prairie  
Scappoose, OR 97056

ESTIMATE 1133  
DATE 04/16/2024  
EXPIRATION 05/14/2024  
DATE

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Remove and Demo Existing Sidewalk	remove approx. 900 sqft of sidewalk and driveway concrete	1	4,500.00	4,500.00
	Install City Driveway	install city driveway	1	6,500.00	6,500.00
	Install City Sidewalk	install city sidewalk per ADA standards	1	15,000.00	15,000.00
	Adder for Traffic Control	if city requires traffic control please include this in pricing. Please note it will cost additional if city requires multiple drafts. \$500 per new draft.	1	3,500.00	3,500.00
	Adder for surveyor	if city requires us to survey please include this in pricing	1	4,500.00	4,500.00
	Adder for Engineering	if city requires civil drawing and plans, and you want WCC to manage please include this line item.	1	6,500.00	6,500.00
	Adder for demo of asphalt	Roughly 5000 sqaure feet of asphalt demo please include	1	6,500.00	6,500.00
	Adder for gravel	Adder for gravel sub base if needed per city specifications	1	9,641.00	9,641.00
	Adder for asphalt pavement 3" thick		1	25,000.00	25,000.00

TOTAL

**\$81,641.00**

Accepted By

Accepted Date



**SCAPPOOSE**  
*Oregon*

**CITY OF SCAPPOOSE  
2024  
Business License**

**License Issued To:**

Shadley Shack

THIS IS A BUSINESS LICENSE ISSUED UNDER THE PROVISIONS OF CHAPTER 5 OF THE CITY OF SCAPPOOSE MUNICIPAL CODE. THE LICENSEE IS RESPONSIBLE FOR COMPLIANCE WITH ALL OTHER ORDINANCES OF THE CITY OF SCAPPOOSE, INCLUDING ZONING AND BUILDING CODES.

License Number	2089
Date Issued	11/6/2023
Expiration Date	12/31/2024

**Location of Business:**

33455 NW Prairie Street  
Scappoose, OR 97056

City Recorder  
City of Scappoose  
33568 East Columbia Avenue  
Scappoose, Oregon 97056

This license must be displayed conspicuously at the location of business, and is not transferable or assignable.

# AMENDED ANNUAL REPORT



Corporation Division  
[sos.oregon.gov/business](http://sos.oregon.gov/business)

**E-FILED**  
Mar 05, 2024  
**OREGON SECRETARY OF STATE**

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**REGISTRY NUMBER**

76288498

**REGISTRATION DATE**

04/06/2011

**BUSINESS NAME**

FILOLI INVESTMENTS, LLC

**BUSINESS ACTIVITY**

REAL ESTATE INVESTMENT

**MAILING ADDRESS**

7720 NORTHEAST HIGHWAY 99 SUITE D #363  
VANCOUVER WA 98665 USA

**TYPE**

DOMESTIC LIMITED LIABILITY COMPANY

**PRIMARY PLACE OF BUSINESS**

33455 NW PRAIRIE ST  
SCAPPOOSE OR 97056 USA

**JURISDICTION**

OREGON

**REGISTERED AGENT**

104765797 - DCA ADMINISTRATIVE SERVICES, LLC

851 SW SIXTH AVE STE 1500  
PORTLAND OR 97204 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

**MEMBER**

PAUL J SIRACUSA

7720 NE HIGHWAY 99  
STE D # 363  
VANCOUVER WA 98665 USA

**FILOLI INVESTMENTS, LLC  
ASSIGNMENT OF LLC MEMBERSHIP INTEREST**

I, PAUL J. SIRACUSA, hereby assign and transfer to PAUL J. SIRACUSA and EILEEN B. HOCHBERG, TRUSTEES OF THE SIRACUSA-HOCHBERG JOINT TRUST U/A/D May 9, 2023 all of my right, title and interest in my membership interest in Filoli Investments, LLC, an Oregon limited liability company (the "LLC"), with full power to cause the transfer of such interest on the books of the LLC.

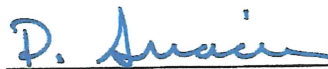
It is my intent that the membership interests of the LLC shall hereafter be subject to administration of the Joint Trust as part of my separate share of the Joint Trust.

DATED: May 9, 2023.


  
\_\_\_\_\_  
PAUL J. SIRACUSA

The undersigned, PAUL J. SIRACUSA and EILEEN B. HOCHBERG, TRUSTEES OF THE SIRACUSA-HOCHBERG JOINT TRUST U/A/D May 9, 2023, hereby accepts the transfer of the membership interest of the LLC into the Trustees name to be administered as part of PAUL J. SIRACUSA's separate share thereof.

5/9/2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
PAUL J. SIRACUSA, TRUSTEE OF THE  
SIRACUSA-HOCHBERG JOINT TRUST

5/9/2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
EILEEN B. HOCHBERG, TRUSTEE OF  
THE SIRACUSA-HOCHBERG JOINT  
TRUST





### Legend

- Streets
- Water
- Sanitary Sewer
- Storm Drainage
- Rivers
- City Limits Boundary
- Taxlots Boundary



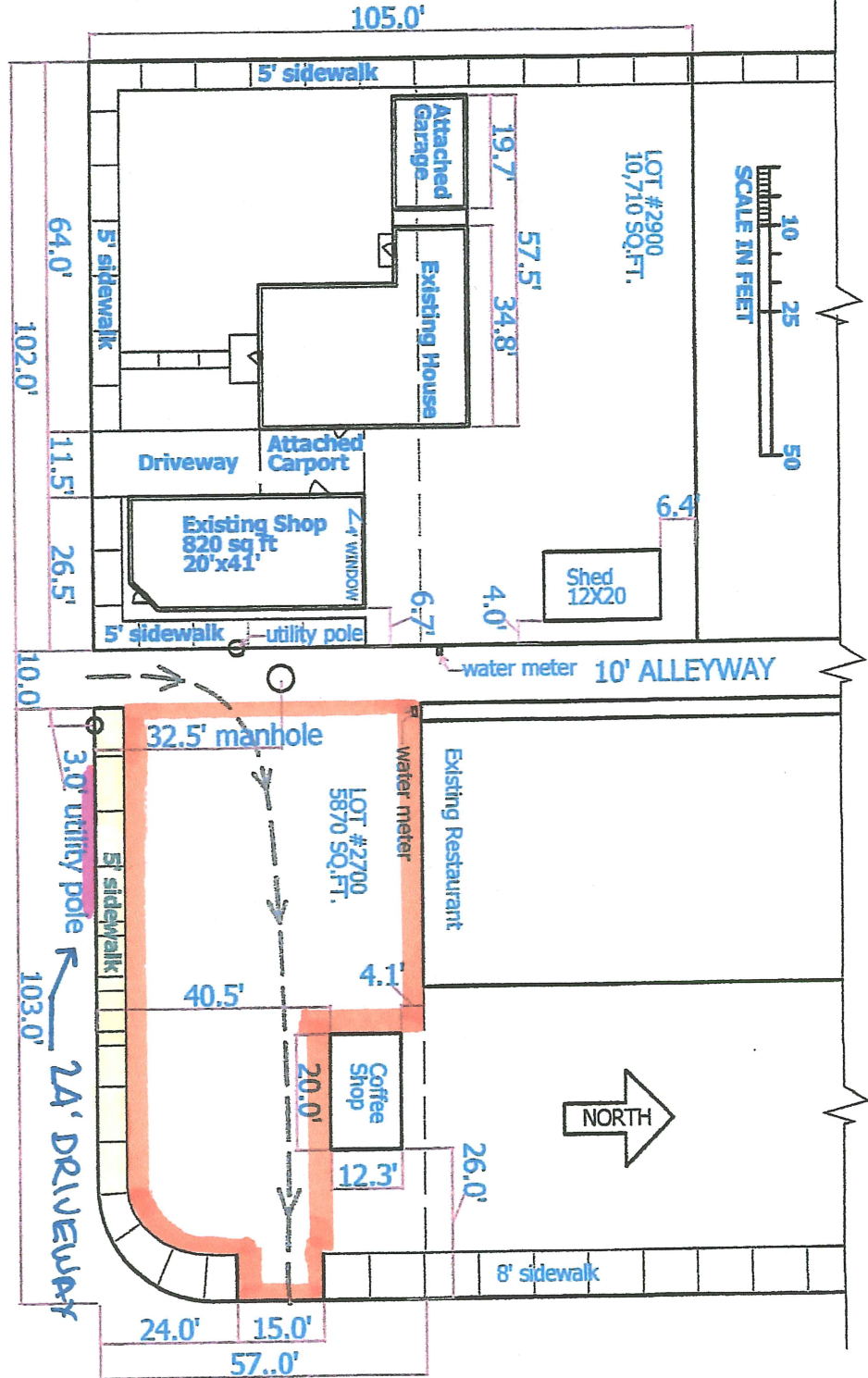
0 37.5 75 Feet



1ST STREET

PRAIRIE ST.

COLUMBIA RIVER HIGHWAY

















## Urban Renewal Grant Application

### Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543 - 7184 | [www.scappoose.gov](http://www.scappoose.gov)

#### APPLICANT INFORMATION

Applicant name: CCPOD, LLC Submission date: 3/4/2024

Applicant residence (check most relevant): ☐ Scappoose City Limits or UGB ☐ Columbia County  
☐ Oregon ☐ Outside Oregon

Applicant relationship to project: Owner

Applicant mailing address: 51915 Columbia River Hwy, Scappoose, OR 97056

Applicant phone number: 503-543-1223 Applicant email: nick@hurlimancpa.com

#### BUSINESS INFORMATION

Business name: CCPOD, LLC

Business address: 51875 SW Old Portland Rd, Scappoose, OR 97056

Property owner name: Nick Hurliman, Jeff Schultz, Matt McHugh

Property owner email: nick@hurlimancpa.com, jeff@schultzfs.com, matt@cascadiahomeloans.com

Year building was built: 2024 Year of most recent exterior improvements: 2024

Business description (goods and/or services provided): Food cart pod leasing to 11 individually owned food carts with full bar. Providing a community space for food and activities.

Business days and hours of operation: 7-days a week, 11-8:00

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): LLC

Age of business: 5 years - previous property Number of employees: 5 now - expected 35 once complete

Does your business have other locations outside of Scappoose? If so, approximately how many? Yes, on in St. Helens

Is your business located in the City's Downtown Overlay? (Boundary map attached) ☐ Yes ☒ No

Has your business received an Urban Renewal grant in the current fiscal year? ☐ Yes ☒ No

## PROJECT INFORMATION

Description of proposed project: Food cart pod operating 7-days a week with 11 differing cuisine options  
Pod will be a community gathering place, offering 23-taps as well as a full bar. Daily activities  
include live music, karaoke league, cornhole league, trivia nights. Indoor and outdoor seating options.

Anticipated project start date: 12/2020 Anticipated project completion date: 4/15/2024

Estimated total project cost: ~~\$2,200,000~~ \$96,416.68 Grant request amount: ~~50,000~~ \$48,208.34

Specific element(s) of the project seeking funding: Looking to put the finishing touches on the project to make  
great first impression on opening day. We are wanting to add outdoor heating, indoor/outdoor  
speaker system, allowing for live music to be played through the property, fire pits and retractable  
walls for outdoor seating structure to block wind/rain/sun, making it a more usable space year round.

Source(s) of matching funds and overall project funds: Personal savings/debt of all three owners.

Have you received the necessary approvals and permits from the Community Development Department (Planning,  
Engineering, and Building)?<sup>1</sup> ☒ Yes ☐ No

If no, what approvals or permits are still needed?<sup>1</sup>

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543 - 7184.



The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

*"Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city."*

How would the proposed project **increase economic activity**?<sup>2</sup> We are bringing in 12 new businesses to our pod (11 carts and bar) as well as developing a \$2.2m project on a lot that had a home with an approximate value of \$400k

How would the proposed project **promote economic tourism**?<sup>2</sup> This space will be a community draw as well as offer a great space for visitors to dine. Events will bring in various participants from outside area. A good space to visit after hiking, cycling, kayaking and enjoying the activities our area provides.

How would the proposed project **create local jobs**?<sup>2</sup> This project brings in 11 new carts, with about half locally owned and the other half from outside our community. All 11 carts plus the bar/property maintenance and upkeep will provide many new jobs for our community. We anticipate creating 30-40 new jobs.

How would the proposed project **attract new investment**?<sup>2</sup> The goal for sucessful food carts is to establish a good following, which could lead to opening up new brick and mortar restaurants. This space will create a meeting place for business owners and community

How would the proposed project **inspire community pride**?<sup>2</sup> We are across the street from the highschool and we will be encouraging patrons to wear their school colors to recieve a discount. This will be a place where the community and families will want to meet and hang out before and after games.

How would the proposed project **improve the visual appearance** of the area?<sup>2</sup> This will be a clean and visually pleasing project, going above and beyond what is required by the city code. Taking property previously with overgrown landscaping and rundown home to new building, outbuildings with new lanscaping.

---

<sup>2</sup> Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.

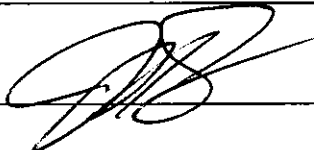


## PROPERTY OWNER AUTHORIZATION

I, Jeff Schultz, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 51875 SW Old Portland Rd, Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize CCPOD, LLC, the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.


Owner Name (printed): Jeff Schultz

Owner Signature:  Date: 3/4/2024

## STATEMENT OF UNDERSTANDING

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement, and any work deviating from approved work must be pre-approved by the City of Scappoose to be eligible for reimbursement.

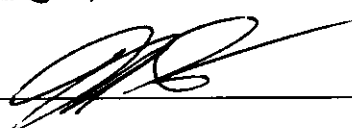
Applicant Name (printed): Jeff Schultz

Applicant Signature:  Date: 3/4/2024

## CERTIFICATION BY APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): Jeff Schultz

Applicant Signature:  Date: 3/4/2024

## SUBMITTAL CHECKLIST

- ☒ Application form with all prompts completed (including signatures)
- ☐ Copy of Scappoose Business License (if already an existing business in Scappoose)
- ☐ Design/plans/imagery of proposed improvements
- ☐ Detailed written description of materials, colors, and other design features to be used in the project
- ☐ Materials board that visually conveys the materials, colors and other design features to be used in the project
- ☐ Construction schedule for project
- ☒ Detailed project budget with line-item expenses seeking grant reimbursement and overall project cost
- ☐ Attachment of written responses (if prompts do not provide sufficient space)
- ☐ One (1) hard copy of all materials (drop-off or mailing guidelines below)
- ☐ Digital copy of all materials (email or flash drive guidelines below)
- ☐ Other materials/information requested by the City

## SUBMISSION INSTRUCTIONS

One (1) paper copy **and** a digital copy are required.

### Paper Copy (drop-off or by mail):

Attn: N.J. Johnson  
Scappoose City Hall  
33568 E Columbia Ave  
Scappoose, OR 97056

### Digital Copy:

Email to [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)

or

Provide thumb drive with paper submission to address above

## PROGRAM CONTACT

N.J. Johnson, Associate Planner  
(503) 543 - 7184, ext. 403  
[njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)

- Outdoor Sound System/Stage:
  - Sweetwater Quote for Sound System/Control Board/Zones (see Quote for \$11,221.05)



- - Outdoor mixer/Speakers for Stage / Supporting Equipment for Outdoor Music (See Quote for \$4,971.83)

**Bose L1 Pro16 Portable Line Array PA System with Subwoofer**

Portable PA System with Compact 16 x 2-inch Loudspeaker Line Array, Integrated Subwoofer, Built-in 3-channel Mixer with ToneMatch Preset:

★★★★☆ 36 reviews | [Write your review](#) | Item ID: L1Pro16



## Mackie ProFX16v3 16-channel Mixer with USB and Effects

16-channel Compact Mixer with Built-in Effects and USB

★★★★★ 31 reviews | [Write your review](#) | Item ID: ProFX16v3



○ Stage \$6,027.80

[Home](#) > [Portable Stages](#) > [ProFlex Staging](#) > [ProFlex Stage Kits](#) >

## ProFlex 12'x16' Indoor/Outdoor Portable Stage

★★★★★ 3 Ratings | SKU: PF192I-QLTL1



- Can be set up over slope or curb using adjustable-height legs
- Durable enough for dancing & jumping
- Water-resistant finish
- 10-year warranty

### In Stock - CA

This item is in stock and ships from our California warehouse. Usually leaves our warehouse the same or next business day, but may take longer during periods of high demand.

### Height:

16"-24" Adjustable (Round Legs) / \$6,027.80

Retail: \$9,798.99

**\$6,027.80**

You Save \$3,771.19(38.5%)

Quantity:

[+ Add to Cart](#)

[Request a Quote](#)

[Estimate Shipping](#)

This item includes  
**FREE SHIPPING!**

- 
- 2 Robert Gordon Radiant Tube Heater (attached), installed \$20,456



MODEL  
CTH2V







- • 2 Fire Pits, 90"L x 38w" x 16h" installed, including commercial 2 hour timer, emergency stop, electronic ignition, natural gas connections and electrical wiring. \$20,800



- • 2 Motorized screens (attached) for the covered area (south and west sides), including wood panels to fill in gaps at the columns from the ceiling to the top of the bases. The screens run via tracts on the columns so that they are good for windy conditions, as well as shade/protection from sun and rain. \$32,940





○





○



Music Instruments & Pro Audio  
5501 US HWY 30 W  
Fort Wayne, IN 46818  
(800) 222-4700  
Sweetwater.com

**Quote Number** 9824306  
**Quote Date** 6/10/24  
**Delivery Method** FedEx Ground (Business)  
**Customer Number** 11690481

**Quote To:** Nicholas Hurliman  
52613 Northeast 2nd St  
Scappoose, OR 97056

**Ship to:** Nicholas Hurliman  
Hurliman Cpa  
51915 Columbia River Hwy  
Scappoose, OR 97056

Qty.	Item	Description	Retail Price	Your Price	Total
1	GMixer1818	Gator 18x18 Padded Mixer Bag	\$114.99	\$66.99	\$66.99
1	ProFX16v3	Mackie 16-ch ProFX Mixer w/USB & FX	\$549.99	\$494.99	\$494.99
1	L1Pro16	Bose L1 Pro Portable PA System	\$1,899.00	\$1,899.00	\$1,899.00
1	SM57	Shure Dynamic Inst Mic	\$129.00	\$99.00	\$99.00
2	SM58S	Shure Dynamic Vocal Mic w/ Switch	\$141.00	\$109.00	\$218.00
4	XLR20GB	Gator 20' XLRf-XLRm Backline Cable	\$49.99	\$27.99	\$111.96
4	QTR20	Pro Co 20' QTSM-QTSM Excellines Inst Cable	\$22.99	\$22.99	\$91.96
4	KM21090	K&M 210/9 Mic Std w/Tele Boom, Blk	\$127.99	\$101.99	\$407.96
1	L1Pro16Slip	Bose L1 Pro16 Slip Cover	\$55.00	\$55.00	\$55.00
3	TFX122MAN	Turbosound 1100W 12" 2-way Active Stage Monitor	\$469.00	\$469.00	\$1,407.00
3	BP30	Pro Co 30' QTRSM-QTRSM Cable	\$54.95	\$39.99	\$119.97

Subtotal:	\$4,971.83
Shipping & Handling:	\$202.52
Free Shipping Promo:	-\$202.52
Tax:	\$0.00
Total:	\$4,971.83

**Your Sales Engineer Is Isaac Alvarez:**

Dear Nicholas,

Thank you for the opportunity to build this quote for you. Let me know if there is anything you need to discuss.

If you ever have any questions or concerns, please do not hesitate to contact me at (800) 222-4700 x3683 or isaac\_alvarez@sweetwater.com.

24-hour support is also available at Sweetwater.com/ SweetCare, or with our in-house SweetCare Center by phone at (800) 222-4700 (M - F 9am - 6pm, Sat 9am - 5pm).

**Sweetwater's Return Guidelines:**

It's our goal to earn your trust and create a relationship with you for the long term by standing behind what we sell. We promise to deal with you fairly and reasonably; we hope you will be fair and reasonable with us as well. So, if for some reason you are not satisfied with your purchase, we will gladly accept your timely return of eligible items.

To make a return, simply contact your Sales Engineer to start the process.

For additional information on returns, please visit Sweetwater.com/help.

# Sweetwater®

Music Instruments & Pro Audio  
5501 US HWY 30 W  
Fort Wayne, IN 46818  
(800) 222-4700  
Sweetwater.com

**Quote Number** 9401624  
**Quote Date** 1/2/24  
**Delivery Method** FedEx Ground (Business)  
**Customer Number** 11690481

**Quote To:** Nicholas Hurliman  
52613 Northeast 2nd St  
Scappoose, OR 97056

**Ship to:** Nicholas Hurliman  
Hurliman Cpa  
51915 Columbia River Hwy  
Scappoose, OR 97056

Qty.	Item	Description	Retail Price	Your Price	Total
		Hanging speakers -----			
7	C67PTWh	JBL 6.5" 120° Pendant Spkr, Wht <a href="http://www.sweetwater.com/store/detail/C67PTWh/">http://www.sweetwater.com/store/detail/C67PTWh/</a>	\$840.18	\$670.00	\$4,690.00
2	C60PSWh	JBL 8" 150W Pendant Sub, Wht (pr) <a href="http://www.sweetwater.com/store/detail/C60PSWh/">http://www.sweetwater.com/store/detail/C60PSWh/</a>	\$1,025.52	\$814.00	\$1,628.00
		Rack -----			
1	GPro6U13	Gator 6U Shallow G-Pro Rack Case <a href="http://www.sweetwater.com/store/detail/GPro6U13/">http://www.sweetwater.com/store/detail/GPro6U13/</a>	\$369.99	\$195.85	\$195.85
1	MZ123BT	TASCAM 3 Mic + 2 Line 3-zone Rkmt Mixer w/BT <a href="http://www.sweetwater.com/store/detail/MZ123BT/">http://www.sweetwater.com/store/detail/MZ123BT/</a>	\$799.00	\$599.00	\$599.00
1	CDI2000	Crown 800W 70V CDi Power Amp <a href="http://www.sweetwater.com/store/detail/CDI2000/">http://www.sweetwater.com/store/detail/CDI2000/</a>	\$1,926.24	\$1,926.24	\$1,926.24
1	CSA1300Z	JBL 1 Ch 300W 70V/100V CS Power Amp <a href="http://www.sweetwater.com/store/detail/CSA1300Z/">http://www.sweetwater.com/store/detail/CSA1300Z/</a>	\$837.92	\$720.00	\$720.00
		Outdoor -----			
1	Control28-1BK	JBL 8" 70V/8Ω In/Outdoor Ctrl 28 Spkrs, Blk (pr)k <a href="http://www.sweetwater.com/store/detail/Control28-1BK/">http://www.sweetwater.com/store/detail/Control28-1BK/</a>	\$778.42	\$630.00	\$630.00
2	CM16-2BK-500	Pro Co Spkr Wire Install 16ga 2cond 500' <a href="http://www.sweetwater.com/store/detail/CM16-2BK-500/">http://www.sweetwater.com/store/detail/CM16-2BK-500/</a>		\$359.99	\$719.98
1	224SBK-250	Pro Co Mic Wire 24ga 2cond DynaMike 250' <a href="http://www.sweetwater.com/store/detail/224SBK-250/">http://www.sweetwater.com/store/detail/224SBK-250/</a>	\$146.95	\$92.99	\$92.99
1	WP1013	Pro Co Wall Plate 1g, 2x XLR F Latching <a href="http://www.sweetwater.com/store/detail/WP1013/">http://www.sweetwater.com/store/detail/WP1013/</a>	\$28.95	\$18.99	\$18.99

Total Confidence Coverage

Sweetwater Free Shipping Promotion

Continued on page 2...





Music Instruments & Pro Audio  
5501 US HWY 30 W  
Fort Wayne, IN 46818  
(800) 222-4700  
Sweetwater.com

**Quote Number** 9401624  
**Quote Date** 1/2/24  
**Delivery Method** FedEx Ground (Business)  
**Customer Number** 11690481

**Quote To:** Nicholas Hurliman  
52613 Northeast 2nd St  
Scappoose, OR 97056

**Ship to:** Nicholas Hurliman  
Hurliman Cpa  
51915 Columbia River Hwy  
Scappoose, OR 97056

Qty.	Item	Description	Retail Price	Your Price	Total
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Items listed on previous page

Subtotal:	\$11,221.05
Shipping & Handling:	\$348.04
Free Shipping Promo:	-\$348.04
Tax:	\$0.00
Total:	\$11,221.05

**Your Sales Engineer Is Isaac Alvarez:**

Dear Nicholas,

Thank you for the opportunity to build this quote for you. Let me know if there is anything you need to discuss.

If you ever have any questions or concerns, please do not hesitate to contact me at (800) 222-4700 x3683 or isaac\_alvarez@sweetwater.com.

24-hour support is also available at Sweetwater.com/SweetCare, or with our in-house SweetCare Center by phone at (800) 222-4700 (M - F 9am - 6pm, Sat 9am - 5pm).

**Sweetwater's Return Guidelines:**

It's our goal to earn your trust and create a relationship with you for the long term by standing behind what we sell. We promise to deal with you fairly and reasonably; we hope you will be fair and reasonable with us as well. So, if for some reason you are not satisfied with your purchase, we will gladly accept your timely return of eligible items.

To make a return, simply contact your Sales Engineer to start the process.

For additional information on returns, please visit Sweetwater.com/help.



**To:** Scappoose Urban Renewal Agency  
**From:** N.J. Johnson, Associate Planner, City of Scappoose  
**Date:** July 9, 2024  
**Subject:** July 2024 Urban Renewal Grant Program Awarding

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As of July 1, 2024, there is \$107,292 allocated to the Urban Renewal Grant Program. This will increase next on July 1, 2025. Within the current fiscal year, the Urban Renewal Agency (URA) will have the opportunity to award grants again in November 2024 and March 2025.

In summary, the requested amounts for the current grant cycle are as follows:

1. Casey and Byron Kellar: \$5,500
2. Shadley's Express Lane Espresso: \$37,570.50
3. The Lodge Carts: \$48,208.34

### **Casey and Byron Kellar**

Casey and Byron Kellar (NW Mutual LLC) own property at 33611 E Columbia Avenue, which currently hosts a hair salon, real estate office, and family therapy center. The Kellars are requesting \$5,500 for an \$11,000 sidewalk project that would extend the new sidewalk from the recent Columbia River PUD substation sidewalk project. The Economic Development Committee (EDC) is recommending a full award of this request with the condition that adequate stormwater management be provided. Staff concurs with EDC's recommendation and adds that this project will be completed in cooperation with the City Engineer and Public Works Director, in accordance with the Public Works Design Standards.

### **Shadley's Express Lane Espresso**

Paul Siracusa (Filoli Investment, LLC) owns and leases the property that hosts Shadley's Express Lane Espresso at 33455 NW Prairie Street. Mr. Siracusa is requesting \$37,570.50 for a \$75,141 project that would replace the sidewalk, add a new commercial driveway, and replace the asphalt in the interior lot. EDC is recommending awarding Mr. Siracusa \$17,000, which would cover the improvements to the sidewalk and driveway but not the interior lot. Staff concurs with EDC's recommendation given that the sidewalk and driveway would add connectivity, access, and aesthetic value but improving the lot does not significantly boost the appearance of the area.

### **The Lodge Carts**

Nick Hurliman, Jeff Shultz, and Matt McHugh (CCPOD, LLC) own The Lodge Carts at 51875 Columbia River Highway. CCPOD, LLC is requesting \$48,208.34 for a \$96,416.68 project that



would add enhancements to the outdoor atmosphere including speaker system, heating, fire pits, retractable walls, and a stage. The EDC recommends that CCPOD, LLC be awarded \$37,098 and that the equipment items that could easily be removed from the business if they were to leave the city or the Urban Renewal District not be reimbursed. Staff concurs with EDC's recommendation, adding that "Nonpermanent equipment that does not stay with the building" is listed as an ineligible project in the Urban Renewal Grant Program Guidelines. Additionally, exterior patio improvements that allow for outdoor seating/dining is listed as a project of primary preference in the Grant Program Guidelines.

#### **End Fund Balance**

If the URA were to adopt the recommendations of EDC and staff, the cumulative award would be \$59,598 and \$47,694 would remain in the Grant Program fund.

Please contact Associate Planner N.J. Johnson [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov) for any questions regarding this memorandum.