



SCAPPOOSE
Oregon

Economic Development Committee Meeting Minutes

Scappoose City Hall, 33568 E Columbia Ave., Scappoose, OR 97056

September 20, 2018 12:00 pm – 1:30 pm

Attendees:

Susie Wilson, Michael Sykes, Alex Tardif, Len Waggoner, Brady Preheim, Paula Miranda, Alexandra Rains, Scott Burge, Christine Collins, George Hafeman, Marty Baldwin, Larry Ericksen, Huell White

Absent:

Phil Griffin, Brian Rosenthal, Chris Holden

1. **CALL TO ORDER** - The meeting was called to order at 12:05 by Committee Chair Len Waggoner
 - 1.1 Introductions – Marty Baldwin, the Committee’s newest member and Huell White, the City’s new intern.
 - 1.2 Meeting minutes from July 19th were approved.
 - 1.3 Citizen Communication – none.

2. **New Business**

2.1 Updates:

Port Update – Larry Ericksen and Paula Miranda

Larry began by noting that several months back the decision was made to rename and rebrand the Port, in order to make it more inclusive of the entire county and easier to market outside of the region. They landed on the new name, Port of Columbia County, and are working to redo their logo, website, etc. Larry then noted that the Port recently signed an option agreement with Next Energy, a company that converts oils (both vegetable and animal) into renewable diesel. Product for this industry would come to Port Westward by ship only and not rail. It’s estimated this company would add a couple hundred jobs and 1.1 billion of tax value to the county. Next Energy has agreed to put the money they retain from the Enterprise Zone benefits immediately back into the community as they don’t need the tax break; they’ve stated this publicly. Larry continued by stating that this is a really positive move for the County in terms of being green and sustainable, the product would normally be discarded but now it’s a new usable product. The jobs being added will pay \$50K plus per year. The Port has completed all necessary due diligence on the company. In terms of timing the Port is waiting on completion of the rezone and Next Energy would like to open their site July of 2021, it’s a very aggressive schedule but they are working on it. The Company needs to complete their due diligence on the property, the Port is vetting the company and the process too. The site will be 80 acres total. There will be a mix of tanks and process buildings, the size of the buildings is unknown at this time.



Larry and Paula delivered the remainder of the update together:

There was mention of the Port's 1400 square foot building in St. Helens, which is being rented by the company manufacturing magnetic bumpers. Debban Air is getting back on track, there were administrative rules that hampered this business and others like it but Senator Johnson worked to change those rules so they can move forward. The Port is upsizing a sewer line in the City, and the City will take over ownership (maintenance and operation) at the conclusion of the project. Paula noted that the land swap with Ed Freeman is moving forward, appraisals have been completed, the Commissioners approved the exchange agreements, and they were sent to the FAA for their approval. The FAA has previously expressed that they like the concept. This exchange will help facilitate Airpark's development of their property. They are continuing conversations with the State about funding for spec buildings, they seem to be interested.

County Update – Alex Tardif

Alex began by mentioning the kick off meeting for the Tourism Steering Committee, which is expected to help increase tourism in the County. The Committee has representatives from all corners of the County, all cities, small businesses, Wauna Credit Union, members of CCET, etc. Alex emphasized that the Steering Committee would prove to be a great opportunity for the County.

General Discussion: Scott Burge noted that an existing senate bill has placed a statewide tax of 1.8% on all transient lodging, and that the money can be used to help with tourism efforts. There have been no organized tourism efforts to date, although these new efforts are working to change this. There is a lot of momentum in the County.

Alex resumed the County update by adding that there is interest in looking to add a transient tax at the County level. Furthermore, they are exploring the idea of adding camp sites at Prescott Beach, and investing funds into the CZ Trail. The County is moving forward with strategic planning and Commissioners will rotate through the Tourism Steering Committee and will work to gather community buy in. On an unrelated note, Alex mentioned that the EM Watts improvements and improvement of ADA ramps on sidewalks in Scappoose was ongoing. Finally, he mentioned that the Chapman Landing agreement is currently with their attorney and it should be delivered to the City soon (although no exact date was available). The alternate route/bypass has been a concern, so that was part of the hold up in the transfer of the property and that has been cleared up.

City Update – Mayor Burge and Michael Sykes

The Mayor began by noting that the Food Cart Ordinance is moving forward. The code will give the City sufficient control over how these develop and are permitted in the City. There are certain triggers that will force them to go through Planning Commission. They would be allowed in commercial and expanded commercial. Nothing is set in stone yet.



General Discussion: George Hafeman noted that he didn't care for the fact that food carts don't have a public restroom. The Mayor responded that the code will address many issues, including access to bathrooms, requirements around paved surfaces and parking. Alex Tardif asked about how Portland addresses the issue of restrooms. The Mayor mentioned that in Portland all restrooms must have hot running water to wash your hands (eliminating the possibility of using port-o-potties) and the sink can't be located in the kitchen. There was then general interest expressed in having the City Planner, Laurie Oliver, present at the next Committee meeting on this subject.

Michael Sykes then continued the update by first mentioning that the CTP Way Project is underway, TFT moved on site the week prior. An early grading permit was issued for the CZ Road Extension Project, Chief Concomly Park is well underway, and the creek restoration project is complete which makes the creek more accessible and limits flooding.

The Mayor then mentioned that CCET contracted with AECOM for the Innovation District video, which will give people an idea of what the OMIC site could look like at full build out. The contract is \$30,000 total, CCET has \$15,000 to put towards the project and it is working to put together the remaining funding.

PCC Update – None

OMIC Update – None

2.2 Main Street Program Update

Alex Rains began by stating that City Staff was concerned about the time commitment associated with the Main Street Program should the City continue to participate at the Exploring Level. The Main Street approach is complex and requires a lot of time and effort from the Committee. Additionally, she noted that there was a good chance that Urban Renewal would accomplish a lot of the same goals and have a better chance of success as it would be led by a consultant team and have a City Staff member dedicated to the project.

General Discussion: Susie Wilson referred back to her experience with the Main Street Program in St. Helens and mentioned that their process failed miserably because they were not able to put the time and effort in that would have been necessary to make it a success. She then recommended looking at Albany as an example of the Main Street Program. There were questions about the Bus Tour and Alex Rains noted that the City could not afford to send the Committee to the entire event but would forward the information over to anyone who might be interested in attending on their own. Marty Baldwin inquired as to whether there might be any before and after photos available with any of the Cities who participate in the program. In general, the Committee seemed to agree that Urban Renewal was the preferable program to participate in should the Council approve moving forward with that project.



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2.3 Committee Appointments

EDC Members were alerted to their terms of reappointment.

2.4 Urban Renewal Update

Alex spoke about ECONW's proposal and the Urban Renewal Framework, as well as the possibility of working with ZGF. There were not definitive answers at that time, City Staff was still waiting on information from ZGF. This will go before Council on October 15th.

2.5 Bylaws Amendments

There was a motion to approve as modified by Brady Preheim, Christine Collins seconded, and the remainder of the Committee members voted all in favor.

3. Announcements and Next Meetings

October 18, 2018 – Presentation by Senator Johnson on proposed Innovation District

November 1, 2018 – Main Street Open House (tentative)

November 15, 2018

4. Meeting Adjourned at 1:30pm.