



**SCAPPOOSE**  
*Oregon*

## **Economic Development Committee Meeting Minutes**

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

**October 18, 2018, 12:00 pm – 1:15 pm**

### **Attendees:**

Brian Rosenthal, Susie Wilson, Larry Ericksen, Marty Baldwin, George Hafeman, Len Waggoner, Alex Tardif, Christine Collins, Phil Griffin, Brady Preheim, Senator Johnson, Huell White, Michael Sykes, Alex Rains.

### **Absent:**

Chris Holden, Scott Burge

1. **CALL TO ORDER** - The meeting was called to order at 12:10 by Committee Chair Len Waggoner

1.1 Introductions – none.

1.2 Meeting minutes from September 20<sup>th</sup> were approved.

1.3 Citizen Communication – none.

\*Len Waggoner made a quick announcement – he’s urging elected officials to look at home occupancy rules. He noted that Counties may enforce these with their own discretion and that it’s good for entrepreneurs. He went on to explain that we should support starting businesses in homes so they can work as cheap incubators, allow home occupancy rules to have 1 business and apprentice. Class II home occupancy – 7 employees max.

2. **New Business**

#### **2.1 Innovation District Discussion**

##### **Senator Johnson:**

The Senator provided quick updates on OMIC, the Charles T. Parker Way Project, particularly that Scott Parker has allowed traffic through his property while its being constructed, and on Manufacturing Day which took place on October 5<sup>th</sup> and went really well. Additionally, the CZ Road Extension is underway and PCC is purchasing a piece of property on the west side of the airport, an Oregon Aero parcel and they are finalizing that decision in their board meeting today. That being said, the Senator said she is working with the City, Regional Solutions, etc. to address funding that was tied to PCC location on east side. She also noted that If they continue to waiver the County should consider working with another community college. OSG is working on their site in the Parker Pit, for now they are located temporarily in the OMIC building. OMIC has 20 industrial members, lots of projects and more machinery is being added.

Innovation District: CCET has hired AECOM, who also completed work for the AMRC Scotland campus’ marketing materials, etc. AECOM will look at everything holistically to design an



Innovation District, to help us determine where things should go, by using drone flights over the property. Some members of the EDC were named on a list that was given to AECOM to discuss the project (Sykes, Tardif). None of this is meant to tell anyone what to do with their property, how they should market it, etc. Parking for the district is something certainly worth thinking about. The marketing materials will provide a virtual reality to give a sense of possibility. There will be a stylized fly in, view of the site and then it will drop to ground level and add conceptual cars, buildings, etc. Japan is interested in what we are doing. Financial assistance is being sought out to fund a truck to take information about OMIC around the state and spread the message of manufacturing and the promise of OMIC to all Oregonians. Very few landowners to notify about the drone activity. The Senator stressed that this is not corporate welfare, they are paying to be here and be involved in this project.

#### Questions:

1. Is there a funding Target? *CCET and private owners are paying for AECOM's services which total \$30,000*
2. OMIC Truck? *The estimate cost is \$500,000, hoping to get money from interested investors*
3. Korean delegation? *Yes, Betsy met with them. They just signed a lease with the Port. They are manufacturing magnetic bumpers. Located on Port Ave.*

Cornelius Pass: Senator Johnson then moved on from the Innovation District discussion to the issue of Cornelius Pass and Multnomah County's plan to close it for 4 months during the Spring of 2019. She noted that improvements are definitely needed, but she is concerned because she's been told that 7% of Intel's workforce comes from this side of Corn Pass, which would create significant issues for anyone commuting to work. The schedule was laid out a few months ago and Columbia County was not sufficiently notified about this plan. The Senator noted she would like to convene a County to County meeting with any interested Cities and figure out how to deal with this. An estimated 14,000 vehicles transit Corn Pass every day, its closure will greatly exacerbate the traffic elsewhere. We need to have more conversations about this, constituents are going to be very upset. I don't understand why the closure needs to take 4 months. Additionally, the plan includes a new light at Newberry and the local residents are very upset. There is no active rail going through Cornelius Pass. The Senator suggested phased meetings, government to government, and then opening them up to the public. Senator Johnson offered to set this up. Homeowners living off of Cornelius Pass want fixes to the road but they don't want to give up any property that might be necessary to fix corners, etc. The road is an economic impediment. Stay in the loop via OLIS, Oregon Legislative Information System.

The conclude, a question was asked about the viability of the all wood apartment building/structure that was proposed to be built in NW Portland – *will the state reactivate this project?* The Senator noted that they wanted \$2 million from the state, it was very expensive per square foot and a similar building in Canada failed.



#### County Update – Alex Tardif

Commissioner Tardif began by noting that the City would be assuming ownership of Chapman Landing as long as the terms of the contract were agreeable. The agreement will be coming to the City soon and transfer could happen as early as December 2018. The Tourism steering committee is a very robust group and picking up a lot of steam. They received funds from travel Portland and are moving on to asset mapping, working on a robust tourism plan and looking for ways to capture tourism dollars. Tardif noted that there would be hearings on ADU's in the UGB, he thought the County should mimic the City's ordinances regarding this subject. The County is working on allowing ADU's in the UGB to help address housing needs. They will make certain its attainable housing, not just for use as AirBnB's. He asked the Committee to please provide comments if possible, the work session is taking place on November 7<sup>th</sup> and the closing hearing on November 27<sup>th</sup>. Senator Johnson noted that TRT Money for work force housing might be a possibility in the not too distant future. Housing must once again be seen as necessary shelter vs just a financial investment, there is a need to go back to an affordable housing model. The artificiality of constrained UGB's makes things more expensive.

#### City Update – Michael Sykes

Michael began by mentioning that progress was being made on the CTP Way Project, the CZ Extension Road, Chief Concomly Park and the Scappoose Creek Trail Master Plan Project. He noted that Urban Renewal is moving forward following approval from the Council at their last meeting and that the EDC will serve as the TAC, like they did during the feasibility study. The first meeting is tentatively set for December 13<sup>th</sup>.

#### PCC Update – None

#### OMIC Update – None

### **2.2 Food Cart Ordinance**

George spoke with Laurie about this and feels it will work out well with the proposed code. Christine mentioned that the City needs more food options.

### **3. Announcements and Next Meetings**

November 15, 2018

December 13<sup>th</sup> 2018 – Urban Renewal Plan TAC Meeting

### **4. Meeting Adjourned at 1:15 pm.**