



SCAPPOOSE
Oregon

Economic Development Committee Meeting Minutes

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

January 17, 2019, 12:00 pm – 1:30 pm

Attendees:

Brian Rosenthal, Susie Wilson, Christine Collins, Alex Tardif, Scott Burge, Marty Baldwin, George Hafeman, Len Waggoner, Chuck Daughtry, Brady Preheim, Michael Sykes, Laurie Oliver, Alex Rains

Absent:

Phil Griffin

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 November 15th were approved as presented.
 - 1.3 Citizen Communication – none.

2. **New Business**

2.1 Updates

County – Alex Tardif provided the County's update and began by noting that he felt 2019 would be a great and productive year. The County is currently working with CCET on Tourism and they've contracted with ECONW to complete an analysis of expenses and revenue, produce revenue generating ideas and then they plan to have those reviewed by an advisory committee to make final recommendations. Alex also noted the County's focus on strategic planning with the board in 2019, they will determine their goals and top three priorities and budget to those priorities. Additionally, Alex mentioned his efforts to develop a youth drop in center, which would be an after-school program modeled after an example in Coos County, and a farmer's co-op for small niche farmers, they would produce product to sell. Finally, Alex noted that a revised agreement was sent to the City for the transfer of Chapman Landing, it was his hope that this would be wrapped up by the end of the month.

Port – Larry Ericksen started off by mentioning the Rail Meeting the Port hosted that morning (1/17) and noted that all major users of the rail and impacted City's were invited to attend. The purpose of the meeting was to discuss completing a brand new rail study to cover everything from Scappoose to Port Westward. The Port, users and some City's will tentatively come together to help fund the study, and then decide how to move forward. Larry said that they are fast approaching a crisis on the rail and that its absolutely necessary to get ahead of this now. The OMID Board is discussing the possibility of 5,000 – 6,000 people coming to work in the



OMIC and that it will cause an explosive situation in terms of population and local employment, so we need to address any issues with the railroad sooner rather than later. The Port is and will continue to take the lead on these efforts. The Port will continue to work with the City and put pressure on the railroad to help with requested repairs.

General Discussion: At this point, George Hafeman asked Larry how one works with the railroad, given their existing status and authority? Larry responded that they are a business and, like any other business, they respond to finances and will play ball if you come with those aspects in mind. The Port will continue to push for safety improvements so they can continue and grow their operations. They are much closer to capacity on the rail then you can imagine. Rail and related businesses want to grow. Alex Tardif asked that a request be made for passenger travel lanes. Larry said that these changes are expensive and might be slow, but that the Port is pushing this forward. Chuck Daughtry noted that ODOT Rail owns the ROW that G&W is using.

Larry continued the Port update by mentioning that the Port is negotiating to purchase the Oregon Aero building. Their biggest concern was that they might overpay for the building, however, they have addressed all those issues and are making a good deal. They will be leasing the building back to Oregon Aero, allowing the business to preserve 60 jobs. The Port is receiving 6 months of lease payments up front. Now if their business folds, the Port is up first for repayment. The Port wants to support the company.

General Discussion: The Committee noted that they would be interested in touring Oregon Aero's facilities, and a general consensus was reached that the Committee would like to make a point of touring local facilities once every quarter or so. The City's support staff will look into scheduling tours. Possible locations discussed were Oregon Aero, OMIC, Cascades, Debban Air, Wesco and Michael Curry.

Larry then finished his update by noting that Debban Air is moving forward and plans to add 14 jobs to the community.

CCET – Chuck Daughtry provided the CCET update, he began by mentioning that Oregon Aero needs help moving from an R&D facility only to some sort of production, selecting product and marketing that product. He noted that they have 1000 different products, for instance, they'd like to manufacture their own foam. Anything we can do to help support them would be great, Chuck underscored. He also noted that the company is considering transferring some of their positions from Salem to Scappoose as they currently have underutilized space. Chuck then shared a "flythrough" OMID/AECOM video showing the conceptual appearance of the City's industrial area at full build out. He noted that they are still early in the process and are working to define the project, additionally, they are having difficulty defining what an Innovation District is in practice. Ultimately, the Innovation District would be a recruitment tool of sorts, that leverages OMIC, so, CCET is writing a scope for a project manager to run this process, local jurisdictions will need to be heavily involved with this, and funding will come from Business



Oregon. Chuck noted that the CZ Trail and Chapman Landing could potentially be added to the video.

City – Michael quickly listed off some of the City’s ongoing projects including Urban Renewal, the Annual Town Meeting (taking place on 2.9.19), the City’s first meeting on Affordable Housing with City Council, the Dutch Canyon Well Project, and reviewing and updating annual staff goals and Committee goals. He noted that City Council would be reviewing all goals recommended by staff and City Committees when determining the final list for 2019-2020.

2.2 Debrief of First TAC Meeting

Alex Rains noted that the first Urban Renewal TAC Meeting had taken place in December, ECONW offered a quick recap of their Urban Renewal 101 presentation and then spoke about goals for the district and possible project types. ZGF went over a preliminary list of opportunities that could be included in their Urban Design Framework. Alex then mentioned some of the topics that would be covered at the next TAC scheduled for February, including more refined financial projections and project lists.

General Discussion: Larry Ericksen said that Urban Renewal isn’t “revenue neutral” as there may be indirect tax increases. Brady Preheim noted that the Fire District gets “a ton” of tax revenue, more than any other entity other than the schools. They get 17% of the total taxes. It was also discussed that the City would be the biggest contributor to the district at ~\$3 per 1000 of assessed value. George Hafeman then asked about the length of trains coming through the City, what about fire and police being located on one side of the tracks only? Both Alex Rains and Larry Ericksen explained the fire district and police department had requested a better notification system for upcoming trains and that the railroad has agreed to provide that information. Len Waggoner then presented a hypothetical situation in order to illustrate some points about Urban Renewal, the example is attached.

2.3 Review of Goal Setting Session Part I

Alex Rains provided a brief re-cap of the Committee’s first goal setting session from November and went over the list of draft goals:

1. Support efforts to develop OMIC and PCC
2. Serve as Technical Advisory Committee during the City’s Urban Renewal Plan Process
3. Focus on infrastructure needs of recently annexed land (strive for shovel ready status)
4. Support Community Events and Increase Community Engagement – accomplish through the dedication of EDC funds
5. Explore the potential of a regional water and wastewater plan



6. Bring back the Sauerkraut Festival or some other “signature event” in the community. Efforts for this goal to be led by the Committee more directly. Possible examples of this goal: marathon, something related to Hood to Coast.

2.4 Goal Setting Session Part II

The Committee debated the draft list developed during the first goal setting session. First, there was a question regarding whether or not goal #5 should remain part of the list. Michael explained that the City is 80% of the way through our water master plan and we’ve looked at connecting to St. Helens, as well as many other options and there is no simple, easy solution. That being said, the City plans to add wells for the next 10 years or so. There are other options to consider according to the plan, the creeks, a ranney well, and connecting to St. Helens. Both options covering the creeks and St. Helens are looking fairly cost prohibitive. The Master Plan should be done this summer. Ultimately, the consensus seemed to be that this goal would stay on the list for now, and review of the Master Plan would take place upon its completion this Summer.

Suggested additions to the list included updates to the City’s land use code for Expanded Commercial and Commercial to allow brewpubs, microbreweries, etc. and supporting a legislative tweak to DEQ funding for sewer plants so they take into consideration the population of a City as well as median income. Explore legislative grant funds for sewer infrastructure needs for Cities with 10,000 population or less.

Mention was made of a small grant business program, but, given the City’s limited funding, this was left off the list and will be included in the City’s Urban Renewal Plan (should Council approve formation of a district).

The Committee also noted that they would like to create a sub-committee to focus on events. The Mayor works on Wings and Wheels and could provide considerable assistance.

The Committee approved the goals with the changes outlined above. The final list is as follows:

1. Support efforts to develop OMIC and PCC
2. Serve as Technical Advisory Committee during the City’s Urban Renewal Plan Process
3. Focus on infrastructure needs of recently annexed land (strive for shovel ready status)
4. Support Community Events and Increase Community Engagement – accomplish through the dedication of EDC funds
5. Explore the potential of a regional water and wastewater plan
6. Bring back the Sauerkraut Festival or some other “signature event” in the community – efforts for this goal to be led by the Committee Directly
7. Update City’s Land Use code for EC and C zones to allow brewpubs, microbreweries and other uses outright



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8. Support legislative change to DEQ funding for Wastewater Plants so they take into consideration the population of a City as well as median income.

Chair Len Waggoner revisited Citizen Communication as two audience members had joined the meeting mid-way through, they introduced themselves as Lincoln, who is a fellow realtor with Susie Wilson and has applied to join the Committee and Ralph who was an interested community member.

3. Announcements and Next Meetings

- February 21st, 2019 – Urban Renewal Plan TAC Meeting
- March 21st, 2019
- April 18th, 2019 – Third TAC Meeting (final session)

4. Meeting Adjourned at 1:30 pm.