



Economic Development Committee Meeting Minutes

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

October 20, 2016 from 12 Noon – 1:30pm

Attendees:

Committee Members – Len Waggoner, Brian Rosenthal, Brady Preheim, Natalie Sanders, Christine Prockish and George Hafeman

Port Liaison – Larry Ericksen

PUD Liaison – Libby Calnon (by conference call)

Scappoose City Employees – City Manager Michael Sykes, Program Analyst & Recording Secretary Alexandra Rains, Program Analyst Ben Tolles, City Planner Laurie Oliver

Other Visitors – Patrick Kessi, Pat Russell, Natasha Parvey, City Manager Steve Wheeler, Craig Marquardo, Megan Greisen

Absent:

County Liaison – Tony Hyde

Committee Members – Phil Griffin, Carmen Kulp, Kelly Marks (no longer a member as of 10/21/16)

1. CALL TO ORDER

- The meeting was called to order at 12:10 by Committee Chair Len Waggoner

2. No Introductions

3. Approved Meeting Minutes from September 15th session

4. Citizen Communications

- Natasha Parvey with Keep it Local Columbia County noted their upcoming event, Government Contracting Basics, and directed members to their website for any additional information.



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5. New Business

- Steve Wheeler, the City Manager of Hood River, presented on Urban Renewal Districts. He discussed the manner in which Urban Renewal Districts are used in Hood River, specifically, that they have established one (1) agency, and three (3) districts, Columbia Cascade, Waterfront and Heights. The Agency has a Council of 9 members, an Advisory Committee and an Urban Renewal Budget Committee. They contract with an engineering firm and others for technical assistance. Each District has a max number of indebtedness (meeting handouts provide exact numbers). Some important points which were discussed during the Q & A are as follows:
 - Urban Renewal Districts do not lower or raise taxes. For the taxing entities (particularly those that rely on property taxes), the revenue remains the same (stagnant) as any growth is redirected to the Urban Renewal District.
 - The state back fills funds lost by the school districts (although this is not the case for other taxing entities such as Fire Districts and other special districts)
 - The size of the City does not matter; Urban Renewal Districts can be tailored to work for any community
 - Urban Renewal Districts cannot be used for operational/maintenance costs, only capital improvements
 - Ends dates are required for Urban Renewal Districts but they can be extended (Steve Wheeler noted that often times determining an end date can be a difficult task)
 - Urban Renewal Districts allow funds and land to be used for a private development if a public purpose is established
 - Setting the boundary for an Urban Renewal District involves determining whether or not an area is “blighted” in the legal sense. This is more than just appearance
 - Urban Renewal Districts can be used to provide utilities to land which is not currently serviced and for undergrounding power lines



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- Once desired boundaries are identified and blight has been established, a report must be completed which lists the type of projects to be completed and their estimates costs
 - If an Urban Renewal Agency cannot repay their debt, they must renegotiate a payment plan
 - It would be important to determine what the up-front costs would be in starting an Urban Renewal District, hire experienced legal counsel and other consultants to provide technical expertise
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- Port Update provided by Larry Ericksen. He reported that the Port Commission is searching for a new Executive Director and will be forming an Advisory Committee to vet applicants (members from the EDC may be invited to serve on this). Additionally, they just launched a new website.
 - Chapman Landing update provided by Alex Rains and Michael Sykes. The purchase of the Bernet property, located between Chapman Landing and Dike Road was mentioned as well as, the City's efforts to acquire the Chapman Landing property from Columbia County. There is a tentative plan for some City employees and interested members of the Chapman Landing Ad Hoc Committee to attend a Columbia County Commission Meeting in the upcoming months. Finally, at the next meeting, the Committee hopes to host the directors of the Oregon Parks Department and the Oregon Marine Board to discuss grant options.
 - County/City update provided by Michael Sykes. He provided an update on the OMIC Project and noted the purchase of the John Jersey building by OIT. He also made mention of PCC's application to annex a parcel of land in the UGB on the east side of the airport (and then pursue development). In terms of the City's update, Michael spoke on the considerable residential growth, Cascades Tissue and the West Lane Frontage Improvement Project, which includes applications for both IOF and IFA grants.
 - No Sub-Committee update for Identification of Service Gaps.
 - Sub-Committee Update for Downtown Revitalization Committee provided by Brian Rosenthal. He covered the group's efforts on amending the downtown overlay and



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noted that updates should be available to share in the next few months. He also discussed the groups HWY Beautification efforts, specifically, the Sub-Committee's decision to change the scope of those beautification efforts to improving and extending the existing sidewalk (as opposed to a new path). The Sub-Committee still plans to pursue installation of a low fence between the HWY and train tracks.

- Discussion on the agenda for the next meeting centered on the following:
 - Revisit Action Items identified in January and discuss progress
 - Complete SWOT Analysis (if time allows) and determine new action items
 - Discuss the possibility of using an Urban Renewal District in Scappoose

The Committee determined they would like to see all of these items on the next agenda.

- According to the Bylaws of the Committee Chairs and Vice-Chairs are to be elected every 12 months. The Committee re-elected Len Waggoner as Chair and elected Brian Rosenthal as Vice Chair.

6. Next Meeting

- November 17th 2016
- Revisit Action Items Identified in January and discuss progress
- Complete SWOT Analysis and determine new action items
- Discuss the possible use of an Urban Renewal District in Scappoose

7. Meeting Adjourned at 1:30pm