



Economic Development Committee Meeting Minutes

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

February 20, 2020 12:00 Noon – 1:30 pm

Attendees:

Jeannet Santiago, Len Waggoner, Brian Rosenthal, Marty Baldwin, Alex Tardif, Jeff Weiss, Michael Sykes, Heidi Ralls, George Hafeman, Larry Ericksen, Christine Collins, Brady Preheim, Chrissy Marquardt, Susie Wilson, Alex Rains, Huell White

Absent:

Phil Griffin, Scott Burge, Chuck Daughtry, Laurie Oliver

1. **CALL TO ORDER** - The meeting was called to order at 12:02 by Chair Jeannet Santiago

1.1 Introductions

None

1.2 Meeting minutes

Brian motioned to approve the minutes, seconded by Brady. The January 16th meeting minutes were approved unanimously.

1.3 Citizen Communication

Michael Leipzig of Columbia Financial Services attended the session. No comment provided.

2. **New Business**

2.1 Goal Setting – Continue drafting 2020-2021 Goals

Jeannet started the Committee's business with the continuation of the goal setting session started during the January meeting.

Len brought up OMIC and OMID and how large their group of partner organizations and companies is. Larry asked the Committee what the goal to 'support OMIC and PCC' looks like. Larry added that the Port is ready to offer up industrial lands and support incoming businesses. Alex Rains discussed how OMID and CCET are primarily focused on marketing, while the actual technical work (such as permitting) is already being done by the City. Brian addressed the attendees, asking what the Committee can do to support OMID/OMIC/PCC. Alex Tardif stated that the EDC can provide that support through a public presence, showing up to various meetings, and providing input politically.



Michael emphasized the need for marketing materials available at the City and the Chamber. Furthermore, he stated that there must be a unified approach to marketing that encompasses all the available industrial property. Michael added that the \$12 million that Freeman has spent on readying the industrial lands is a testament to the site's attractiveness. Alex Tardif responded that if the City could provide an inventory list, the EDC, through its connections and partnerships, could begin to develop a marketing plan. Jeannet stated that the EDC is an extension of the City in terms of supporting OMID/OMIC/PCC. City staff remarked that the Committee is an advisory body to City Council. As such, EDC may use its discretion in making recommendations to Council.

The Committee chose to eliminate last year's goal relating to Urban Renewal, as the Agency has now been established. Attendees reiterated the importance of Goal 3 from last year about striving to make the available industrial land 'shovel-ready,' to which Michael mentioned the water and wastewater upgrades that the City will be making over the next 15 years.

The Committee decided to retain last year's goal about supporting community events and increasing community engagement. The Committee chose to add mention of planning for the Scappoose Centennial Celebration in July 2021 and 'support for Chamber' to the goal.

Brady advocated for exploring a regional plan/study for water and wastewater over a 30-year perspective. Len discussed the amount of water that the Drainage District has stored but not discharged into the Channel, in addition to their water rights. City staff emphasized that the City is currently working with a consultant to explore future water source options. Michael also mentioned the long-term debt obligations that the City currently has for paying for *past* water/wastewater needs. Brian motioned to remove that goal from the new year's list and was seconded by Christine. Motion to remove the goal passed with only one member opposed.

The Committee engaged in a discussion of micro-facilities, and ultimately amended the language of the goal to read "[e]xplore/update City's land use development code for LI, EC, and C zones to allow brewpubs, microbreweries, micro-distilleries, and micro-wineries outright." Furthermore, several members advocated for intersection improvements along HWY 30. Brian advocated for a feasibility study for switching W. Columbia Ave. from a one-way to two-way street.

The EDC 2020 – 2021 Goal Recommendations are as follows:

1. Support efforts to develop OMIC/PCC
2. Focus on infrastructure needs of recently annexed land
3. Support community events and increase community engagement – Support Sauerkraut Festival, Chamber
4. Explore/Update City's land use development code for LI, EC, and C zones to allow brewpubs, microbreweries, micro-distilleries, and micro-wineries outright
5. Scappoose Centennial Celebration 2021
6. Feasibility study for W Columbia Ave., consider adding to TSP



7. Support light and intersection improvements at Wikstrom Rd. & HWY 30 intersection

2.2 Updates – County, City, Port, CRPUD, Chamber

Alex Tardif delivered a brief update on behalf of the County. The Commission voted officially to oppose the so-called “Cap and Trade Bill” that is in the state legislature. Additionally, Tardif mentioned that affordable housing is a top goal of the Commission for the coming year. On that point, the County is working on adding Accessory Dwelling Unit (ADU) provisions to the County’s land use development code in an effort to remove barriers for residents that would like to construct ADUs on their property.

A discussion about Varsity Grill’s imminent closing arose. Tardif commented that there was nothing added to the new goal list about supporting and promoting local businesses. Chrissy mentioned the small business workshop series that the Chamber is hosting. Chrissy added that the fee to attend is negligible and that attendance has exceeded expectations.

3. Announcements and Next Meetings

- March 19, 2020
- April 16, 2020
- May 21, 2020

4. Meeting Adjourned at 1:30 pm.