



Economic Development Committee Meeting Minutes

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

August 20th, 2020 12:00 Noon – 1:30 pm

Meeting held virtually via telephone and web conference

Attendees:

Len Waggoner, Brian Rosenthal, Alex Tardif, Laurie Oliver, Huell White, Alex Rains, Shawna Sykes, Jeff Weiss, Michael Sykes, Christine Turner, Michael Leipzig, Larry Ericksen, Paul Vogel, Marty Baldwin, Jeanette Santiago

Absent:

Scott Burge, George Hafeman, Heidi Ralls

1. CALL TO ORDER

The meeting was called to order at 12:00 by Chair Brian Rosenthal.

1.1 Meeting minutes

Marty made a motion to approve the July 16th meeting minutes. Christine seconded. Motion passed unanimously.

1.3 Citizen Communication

None

2. New Business

2.1 Committee Membership Update

Alex Rains stated that Mayor Burge had approved the Committee's request to remove Phil Griffin from the Committee due to non-attendance. Brady Preheim was not reappointed. The City has put out an advertisement for the vacancy left by Brady. Both Len Waggoner and George Hafeman were reappointed by Mayor Burge.

2.2 Coronavirus Relief Fund Grants

Rains mentioned that under the CARES Act, the City has received \$213,000. City staff consulted with City Council who proposed to allocate \$25,000 for Scappoose School District, \$25,000 for the Senior Center, \$75,000 in grants to small businesses, \$58,000 for IT/AV needs to increase virtual meeting/ remote work capacity, and \$30,000 for PPE related costs. Members asked specifically about the small business grants, the details of which will be finalized with Council. Tardif asked if there was a way to match some of the funds to be given out by the City – not



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something the City has considered yet, as it would depend on the US Treasury Department's guidelines on the CRF funds. Tardif mentioned that there is an effort by local governments to advocate for a larger share of the relief funds received by the State.

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

Port of Columbia County – Larry Ericksen discussed the new real estate development employee that has been hired. New buildings are being constructed by tenants at the Airpark. The Port has received approximately \$30,000 in CRF funds. There will potentially be a new hangar/facility at the Airpark for a new tenant that manufactures electric aircraft. The Port needs to hold public hearings on the rail study, which is currently delaying the completion of the study. Michael Sykes expressed concern on behalf of the City for the delay as the rail study has been important to Scappoose. NEXT Renewables is moving along in the permitting process and are ready to start exporting diesel in December (not by rail). The Port's Board voted unanimously to suspend property tax collection for this fiscal year. Larry stated that the Board's ultimate goal is to move away from property tax revenue entirely. Brian Rosenthal expressed concern as to where the market for renewable diesel is. Larry stated that this fuel is headed almost entirely to Port Richmond in the Bay Area – which can only receive fuel by sea.

City Update – One of the ongoing challenges for the City is the adjustment to operations during the COVID-19 pandemic and spreading around relief resources as much as possible. Rains mentioned that she will discuss with Mayor Burge about getting someone from the Economic Development Committee to join the review committee for the CRF small business grant funds that the City will manage. Development projects are continuing to move forward for the time being. Laurie Oliver mentioned that the 80-unit apartment complex for the Peace Candle property and a small apartment complex off of Callahan are proceeding.

Columbia County – Tardif stated that the County is gearing up to spend their allocation of CRF funds and recommended that the Committee stay up-to-date on what the County is spending their funds on.

CCET – Paul Vogel sent out the grant award letters this week for the joint initiative of the County and matching State funds to provide relief grants to small businesses. 52 applicants from around the County were awarded. There is supposed to be another round of grant funding – however, CCET is still working on putting that funding opportunity together. It will be late in August or September before CCET receives the rules/guidance for the CRF funding allocations. Currently, CCET is managing five (5) industrial applications of companies interested in being sited in the County. CCET is coordinating with local small businesses to assist them in staying open and compliant with Oregon Health Authority (OHA) guidelines. CCET is interested in what effect COVID is having on the ability for families to provide for childcare and work.

2.4 West Columbia Traffic Study



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Brian and Len have been doing some work / thinking on this. Brian stated that the potential economic development threat to having a real downtown is the small one-way on West Columbia Ave. Brian advocated for a two-way conversion so that the East and West side could be better connected, however, he conceded that this may not really be feasible for the City at this juncture. Len mentioned that NW/SW 1st St. is a commercial zone, but access to it is highly restrictive. Huell and Michael Sykes mentioned that ODOT Rail, ODOT Highway, and the Railroad had met recently about the rail crossings at both Maple and Columbia – however, it is likely that any improvements to the crossings would be several years out at best. As far as funding for a study is concerned, Michael Sykes did mention that this project was identified and included on the project list for Urban Renewal funding. Huell mentioned that staff would connect with ODOT Region 2 and discuss the feasibility of changes to W Columbia Ave's traffic layout.

3. Announcements and Next Meetings

- August 20, 2020
- September 17, 2020
- October 15, 2020

4. Meeting Adjourned at 1:00 pm.