



## **Economic Development Committee Meeting Minutes**

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

**July 15, 2021 12:00 Noon – 1:30 pm**

**Attendees:** Brian Rosenthal, Len Waggoner, Jeannet Santiago, Michael Liepzig, Christine Turner, Susie Wilson, Brenda Michael, Tina Amela, Casey Garrett, Jeff Weiss, Mike Sykes, Paul Vogel, Alex Rains, Huell White, Laurie Oliver-Joseph, Isaac Butman, Robby Backus,

**Absent:** George Hafeman, Heidi Ralls, Larry Ericksen, Josh Poling

### **1. CALL TO ORDER**

The meeting was called to order at 12:06 PM by Chair Brian Rosenthal.

#### **1.1 Agenda**

A member made a motion to approve the July 15, 2021 meeting Agenda. Another member seconded. The motion passed unanimously.

#### **1.2 Meeting minutes**

A member made a motion to approve the April 15, 2021 meeting Minutes. Len seconded. The motion passed unanimously.

Heidi emailed a minor textual correction, stating that the PUD is converting 13,000 feet of overhead line to underground line.

### **2. New Business**

#### **2.1 Chair and Vice Chair Elections**

Brian stated he and Len will not be putting their names in for the positions. Brian asked if there were nominations. Christine mentioned she would like to Chair. Jeannet mentioned she would like to be Vice-Chair. Len motioned that Christine be appointed to Chair, Brenda second, the motion passed unanimously. A member motioned that Jeannet be appointed Vice-Chair, Susie seconded, the motion passed unanimously.

#### **2.2 Updates**

##### **2.2.1 County**

Casey stated that John Gumm School's purchase closing date is August 2, 2021, and it will become County property. He also stated that the CZ Trail Highway 30 crossing has gone through a process exploring what to do with that area, and the County would like to see something more visually pleasing than basic Jersey Barriers, and opened the discussion to members to weigh in on.

Jeff stated Michael Curry was interested in doing an archway across the Trail there. Casey replied there is no deadline, but cost may be a consideration, and stated that momentum seems to be dwindling so if something is going to happen, the time to do something is now.

Brenda stated she might know someone who may be interested. Casey stated that next week there will be a trail meeting on Thursday, and that would be a great time to come and make a public comment.



Casey stated that the fair is running now, and while it is light on attendance, it is the first fair the current Fair Board has done, and with the Covid situation pressuring the event, it is quite impressive. The Fair runs through Sunday.

The American Rescue Plan has the County generating a prioritized list of improvements, but there is room for others who might want to partner with the County to make contact. The County will start its prioritization and fund allocation process next week. The general idea is to invest in capital multi-use spaces that will be useful into the future.

The rezone at Port Westward Industrial Park was approved yesterday, which will add a large amount of new industrial area for the County. This project will create 240 new jobs during the two years of project implementation. Brian stated that Next Energy Group Inc. decided not to use the Enterprise Zone in that area so the County can take full advantage of the opportunity out there. This is an example of how development can be done right.

## **2.2.2 City**

Laurie stated that she received a site development review application for OMIC's 2<sup>nd</sup> building and it is currently under review. Dealers Market in the City is remodeling, and this is also under review. The City received the Peace Candle Easement allowing preservation of the Candle for the future. Phase 4 of the Dutch Canyon development has been approved. In August there will be a hearing to rezone Chapman Landing. Work is ongoing on the wetlands remapping.

Alex stated that Senator Johnson has been working with the City to secure more ARP money for infrastructure, and this has been successfully, with the City receiving around \$13 Million extra.

Huell stated that the Virosteck family completed the art installation at the Skate Park. The City is still working on the bid package for the North Portland Road sidewalk infill project.

Laurie stated that the City issued the building permits for the apartments around the Peace Candle.

One member asked if the pool discussion was coming back. Alex stated that Council will be hearing a report on the Pool Cost Survey but have yet to make any decisions.

Susie stated that she lives at Spring Lake, and people there don't get the Newsletter, and is wondering if there is a way for renters and others who don't pay a Water Bill directly can get the City Newsletter. Huell replied that Staff will make note of this and look into this issue.

Mike asked about the Stormwater Master Plan. Huell stated that is still progressing, and it looks like it will be complete sometime in the Fall. Alex stated that things are going well with this, and this will roll right into the SDC and Rate Studies as a final piece to the work. The process is taking a little longer than hoped, but progress is being made and it has been a good undertaking.



## 2.2.3 CCET

Paul stated on behalf of the Port that a contract was signed recently for an industrial lands inventory to get a current snapshot of what industrial lands are available. In June CCET expanded their Board membership, and Mike Sykes now holds a seat on the Board. The new CCET website is live and is kicking off CCETs rebranding as Columbia Economic Team to reduce confusion about CCET not being part of the County government. There are a number of projects underway in the area, a few of which are in Scappoose.

One of the largest is a project that could bring as many as 900 new aviation manufacturing jobs to the County. Next Renewables is working on the permitting process and into the 10% design phase, which is a critical step in the process. There will be public hearings on these permits, and if anyone wants to show up and support this business at the hearings that would be great.

The Small Business Resource Center still is receiving attention and development of this resource is ongoing. Some funding is underway but the Budget for the resource center is still short by around \$150,000, and this Phase 1 is imperative to the future success of the resource center. The resource center will not be announced and fully implemented until it is fully funded. Paul stated he has spoken with multiple Cities about supporting this entity on behalf of small businesses.

The Keep it Local program which is a promotional program for small businesses that coordinates with chambers of commerce throughout the area has a new leader, Sierra, who has a background in marketing, so expect some exciting new changes coming soon.

Mike asked how the Committee could support the Next Renewables project. Brian asked if the plan was still to have the raw materials brought in by barge. Paul stated that to his knowledge, barges still seem to be the plan, and they are cognizant of the impacts that rail or road traffic of the magnitude they need to bring in would have on the region. Paul stated that any support coming out of the Committee would be much appreciated, but that any language at this point might be premature as Next is working on their messaging around the permits.

Len asked if mobilizing a temporary mass transit system would be prudent if the peak employees during construction would be 3,000 individuals. Paul stated that this has been considered as 3,000 individuals moving along the roads could be a big impact.

## 2.3 Scappoose 100 Event Update

Mike stated that the event planning has been a lot of fun, and there are so many talented people on the Committee that have raised a huge amount of sponsorship and support. The event will be held over two days, over two parks, and may be the largest event the City has seen. There are multiple smaller events, a race, a parade, axe throwing, a history tent, just a huge event that will have large economic impacts throughout the community.

Christine stated that during Rainer Days the city was packed and that this event will likely be the same.



## **2.4 EDC Review of Small Business Spotlight item**

Laurie stated she had an idea to highlight different businesses each month in the City Newsletter, so Staff developed a basic template and questions, and a list of things that a sub-committee could work through.

Brian stated that for selecting businesses, the City could look back 6 months and ask the new businesses (via business licenses) if they would like to be part of this and add new businesses as they pull business licenses. New businesses probably need the help more than established businesses. Brian also stated that basic home occupations should probably be excluded. Laurie stated that if they were well established with a website and larger business that maybe they should be included.

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

### **3.1 Discussion about EDC meeting schedule**

Huell stated that the Committee has been on a quarterly basis and the committee is at a point where they can talk about how they would like to move forward now that Covid has relaxed.

Len stated that he's not sure that the Committee is as functional, useful, or practical as there is not much citizen engagement with the group; it is great as an information clearing house, but it may not be the most effective way to do this. Brian stated that currently there are no projects and that as an advisory committee there may not be much work for the group at this time and stated that he's not sure that this is the best format for the City to get their needs met relating to citizen input. Brian stated that this should be a discussion about this as the Committee may be best used as a special committee rather than a standing Committee.

Jeannet stated that quarterly could be good, and that there could always be special meetings in between, and what she has heard in the meetings is that there is great growth and potential, but that worker engagement and retention is an issue, and asked how as a committee they can support other organizations to address the workforce issue; what is the EDC going to do to support our local businesses, and how do we do this as a group while we meet and while we don't.

Susie stated that every quarter meetings may cause the group to loose momentum and engagement. Brian asked what she is suggesting. Susie stated she would like monthly meetings to keep up on what has been happening. Jeannet agreed with Susie. Tina stated she agrees with Susie, and stated she feels that the group needs to meet to have the impact on the Community that the group wants as quarterly meetings allow too much time, and often opportunities are missed because of the lack of a chance to coordinate.

Christine stated she would like to have monthly meetings because too many different things would go by between meetings, and the committee couldn't be effective without that information.

Jeff stated that he thinks that there needs to be representation from PCC and OMIC moving forward. Brian stated that the purpose of the Committee was to help Council by coordinating and doing outreach with the community and citizens, and it may not be prudent for PCC and OMIC to sit on the Committee. Jeff stated that the way development is heading in the area is for more technological advancement and having them as a liaison would be important. Mike stated that Andrew would be a great liaison.



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Jeff stated that the Committee set goals for the year, but they have not been addressed, and that meetings at noon on a weekday might not be conducive to citizen engagement. Huell replied that the middle of the day is difficult to meet for citizens for various reasons, as is the evening. Huell stated that the hybrid format makes things more accessible. In terms of staffing the meeting might need to be shifted to a different day of the month to avoid other evening meetings. Alex stated that the issue is not overtime, but simply a lack of staff time.

Tina asked if Staff could convey points to Committee members to convey on to the public at meetings. Mike replied that as a policy suggesting body, typically staff is involved so that they can speak to the policies being made/to be made directly. Christine stated that a conversation about having a different time hadn't really been brought up until now.

Alex stated that evening meetings do not necessarily bring citizens in, as the Parks Committee does not see increased participation. Brian stated that the hybrid model should be kept moving forward, as should the meeting time as it works for Committee members. Mike stated that this group has been important to the community and has championed great change in the community and it should keep working to a shared goal of making these changes into the future.

Jeannet stated that what Mike stated was what she thought the purpose of the Committee was. Brian stated that he was just stating that the original reason for the Committee was to bring in more citizen input to the City through the Committee.

Brian stated that it sounds like monthly meetings are preferred and would like staff's input on the next meeting date. Alex stated that the Grabhorn and 100 Year event Committee wrap up in August, and that the reason the next meeting date is in August. Brian motioned for next meeting September and return to monthly meetings. Jeannet seconded. Unanimous.

- September 16, 2021

#### **4. Meeting Adjourned at 1:26 pm.**

For questions about these minutes, contact Isaac Butman, 503.543.7184, [ibutman@cityofscappoose.org](mailto:ibutman@cityofscappoose.org)  
The EDC conducts its meetings in an ADA accessible room. If special accommodations are needed, please contact City Recorder Susan Reeves at 503.543.7146, ext. 224 TTY 503.378.5938