



**SCAPPOOSE**  
*Oregon*

## **Economic Development Committee Meeting Minutes**

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

**December 16, 2021 12:00 Noon – 1:30 pm**

**Attendees:** Wela Negelspach, CET; Alexandra Rains, City Manager; Robby Backus, EDC Member; Jeannet Santiago, EDC Vice Chair; Nancy Ward, Port of Columbia County Liaison; Josh Koch, OMIC R&D Liaison; Heidi Ralls, CRPUD Liaison; Paul Vogel, CET Liaison; Michael Leipzig, EDC Member; Brian Rosenthal, EDC Member; Len Waggoner, EDC Member; Christine Turner, EDC Chair; George Hafeman, EDC Member; Mike Sykes, CRPUD Liaison; Jeff Weiss, Library Liaison; Laurie Oliver Joseph, City Planner; Isaac Butman, Assistant to the City Manager; Gina Cisco, Port of Columbia County; Amy Bynum, Port of Columbia County; Amanda Haner, PCC Liaison

**Absent:** Brenda Michael, EDC Member; Tina Amela, EDC Member; Casey Garrett, Columbia County Liaison

**Video Link:** <https://youtu.be/MZUhlP8uJrs>

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

The meeting was called to order at 12:09 PM by Chair Christine Turner.

#### **1.1 Meeting Agenda**

Brian made a motion to approve the December 16, 2021 meeting Agenda. Len seconded. The motion passed unanimously.

#### **1.2 Meeting Minutes**

George made a motion to approve the November 18, 2021 meeting Minutes. Brian seconded. The motion passed unanimously.

### **2. Old Business**

#### **2.1 Goal Setting Process**

Isaac reviewed the goal setting process. Each Fiscal Year, in preparation for creating the Budget, and to track progress towards completion of Council Goals, Council, Staff, and Committees review the last Fiscal Years Council Goals. Staff gives updates on progress towards meeting Council Goals, and Committees send a set of recommendations for future goals to Council. During their retreat Council uses these recommendations and Staff reports to create a new set of goals for the next fiscal year. Typically, Committees look at the last set of goals, progress towards those goals, and uses this information along with their specific knowledge of the topic area to craft a set of goal recommendations to be transmitted to City Council.

#### **2.2 Updates**

- 2.2.1** Jeff gave an update on the Library. The Library is going to be doing kids culture kits, and has a grant from the cultural coalition for this. Mike stated that the goal is to get the charging stations installed by Memorial Day, and the CRPUD is going to be putting some in St. Helens as well.



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- 2.2.2** Heide gave an update on the CRPUD. The PUD is working to change the economic development program to include enhancement of the community and reducing the grant amount from \$7,500 to \$5,000 among other changes.
- 2.2.3** Laurie gave an update on the City. There have been interesting developments, the largest of which is the first application for a food cart pod in the city by the totem pole for 12-13 food cart hookups and a taproom, along with an 8-lot subdivision which is going to Planning Commission. Work on the airpark is ongoing, and the City is beginning work on upgrading the Peace Candle. Dealers Market has applied for permits to upgrade and build new buildings on the lot. The City received a DLCD grant for an HNA/BLI, and the process to determine the 50-Year Plan consultant continues to move forward.
- 2.2.4** Paul Vogel gave an update on CET. CET is partnering with Columbia Pacific Development to do a HNA for the County since most of the communities are not large enough to be required to complete this kind of work for those communities and unincorporated lands as well. CET is working to review grant applications for small businesses and nonprofits. The CET Board of Directors approved CET to move forward with the small business development center and has hit the target startup budget.
- 2.2.5** Amanda Haner gave an update on PCC. Currently they are working on brining classes online and are prepared to start a pre-trade advanced manufacturing program. Amanda mentioned that PCC OMIC has a strong focus on helping students fit local career paths and making sure their programming fits the needs of local employers.
- 2.2.6** Josh gave an update on OMIC. OMIC R&D has been growing steadily and there is much ongoing construction. The facility is seeing a \$4 Million renovation, and things are about 3-months ahead of schedule. Work has begun on the new additive manufacturing center. The impact of COIVD saw OMIC changing its contracting protocols to be responsive to new and changing needs, and as a result, OMIC has seen growth in both contracts received and partner companies from all over, including 8-9 from Oregon.
- 2.2.7** Gina gave an update from the Port. The industrial lands inventory is moving along well. Local jurisdictions have responded to requests for data, which is now being sorted through to determine the most appropriate sites to include in the report. There are 32 sites in the County, 13 in Scappoose, and are working on a website where prospective tenants can see what is available for industrial development in Columbia County.

## **2.3 Goal Setting and Recommendations**

Christine opened a discussion on goal setting. Christine mentioned that there were two written comments from Committee Members that couldn't be at the meeting today. The Committee reviewed the Committee recommendation from last year, Council goals from last year, and talked about what happened in the last year to make progress on the goals.

Christine mentioned that she had spoken with the Mayor and there was talk about a storefront improvement program, Mike responded that this is in the Urban Renewal Districts plans, and part of the question is about when the appropriate time for that program is. Laurie stated that there were two different grants, one is relating to new



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development that needs help with infrastructure costs, and one relates to existing businesses that could use to do storefront improvements.

Other items for considerations include the committee's involvement with the 50-Year Plan Technical Advisory Committee, Council had asked the Committee to help with city promotional videos. Additional suggestions include the committee acting more like a Chamber of Commerce for Scappoose, helping to recruit businesses to Scappoose. Another suggestion was that the Committee could act as a marketing organization for the brand of Scappoose.

Jeff stated that a common theme he saw from members was intelligent growth; in terms of population, jobs and businesses they'd like to attract, and amenities they'd like to see, and could be a good theme to take up going forward. Mike stated that Scappoose developed a vision statement that could help with this conversation and talked about the committee acting as a collective voice.

Christine offered to write on the white board. Brian stated that visa-vis the storefront program, he wants to be careful about how the City gets involved with storefront improvements, and stated that simple things like getting power outlets on power poles could be a simple way to help business owners, without creating dependence. Alex stated that the grants being contemplated are pretty minor, and small, so not near enough to create dependence. Another mechanism to prevent this would be matching requirements. Christine stated that as a recruitment tool these kinds of grants can be helpful to recruiting new businesses to the Community as it helps the perception of the community as a whole. Len stated that there are a variety of negative perceptions that come from the downtown buildings, including a lack of parking among other things. Brian stated that size and scope of the program could have an impact on how the grant program is used and if dependence is created.

Isaac stated that if these kinds of discussions are the types of discussions that the committee wants to be having, then that is something that the Committee could build a goal around, so that throughout the year, that discussion could be had and suggestions developed for how the City and Council could approach these topics. Alex stated that one of the goals could be to support and advise Council on Urban Renewal or serve on the TAC for the 50-Year Plan or explore what acting like a Chamber of Commerce would look like. These things would take some time and work, but all create an opportunity for progress by the Committee. Based on what the discussion is today, there are a number of overarching themes that the Committee could be involved with, that don't need the details hammered out yet, but that could be presented as Goals to the Council. The details would be able to be developed later, but the expertise of the Committee could be applied in a variety of ways in the next year.

Isaac displayed a list of potential goals on the projector screen:

- 50-Year TAC, including the EOA
- Main Street Program
- Urban Renewal
- Chamber of Commerce



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- Marketing organization
  - City Promotional Videos
- Leveraging outdoor recreation into economic development opportunities
- Business Attractor
- OMIC/PCC/OMIC R&D as economic development engines
  - Continue to support these, and other industrial properties
- Economic Accelerator Program

Len stated that he would like to find a way to capture the folks who are leaving the community for work, to give them the types of jobs they want in this community. Jeannet stated like an accelerator program, something that OMIC and PCC could be leveraged into.

Brian stated that perhaps instead of many goals that state “support ...” the Committee recommend one goal of “Support” followed by a bulleted list. Isaac stated that one of the reasons to have multiple goals and goals that are aspirational is that without specifics and lofty goals, direction can be hard to come by, for example, the 50-Year Plan was a lofty goal for many years, and now its becoming reality. Through the goal recommendations, the Committee helps advise and guide Council, who in turn directs staff to work towards those goals, making real changes.

Brian mentioned that he would like to talk about how to promote a hotel or motel in the community, perhaps through SDC reduction advised by EDC.

It was decided to continue talking about Goals at the next meeting.

### **3. New Business**

#### **3.1 February Meeting**

The February meeting time conflicts with another meeting in Council Chambers and needed to be moved. The Committee agreed to move the February meeting to February 24, 2022.

#### **3.2 Team Agreement**

Christine stated that the Committee needs to readopt the Team Agreement. Christine read the agreement for the Committee. No comments were made to adjust the agreement.

### **4. Announcements and Next Meetings**

- January 20, 2022
- February 24, 2022
- March 17, 2022

### **5. Meeting Adjourned at 1:45 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