



## **Economic Development Committee Meeting Minutes**

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

**May 19, 2022 12:00 Noon – 1:30 pm**

**Attendees:** Brian Rosenthal, EDC Member; Len Waggoner, EDC Member; Christine Turner, EDC Chair; Robby Backus, EDC Member; Brenda Michael, EDC Member; Casey Garrett, Columbia County Liaison; Jeff Weiss, Library Liaison; Heidi Ralls, CRPUD Liaison; Paul Vogel, CET Liaison; Alexandra Rains, City Manager; Laurie Oliver Joseph, City Planner; Isaac Butman, Assistant to the City Manager

**Absent:** Michael Leipzig, EDC Member; George Hafeman, EDC Member; Tina Amela, EDC Member; Mike Sykes, CRPUD Liaison; Nancy Ward, Port of Columbia County Liaison; Josh Koch, OMIC R&D Liaison; Scott Burge, Mayor; Josh Poling, City Council; Huell Whitehaus, Assistant to Public Works Director

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

The meeting was called to order at 12:02 PM by Chair Christine Turner.

#### **1.1 Meeting Agenda**

A member made a motion to approve the May 19, 2022 meeting Agenda. A member seconded. The motion passed unanimously.

#### **1.2 Meeting Minutes**

Brian made a motion to approve the March 17, 2022 meeting minutes. Len seconded. The motion passed unanimously.

### **2. Vice Chair Nominations and Elections**

**2.1** Christine Turner Nominated Brian for Vice Chair, second by Len. Unanimous.

### **3. Updates**

**3.1** City – Laurie stated that the 50 Year Plan work is ongoing. The review of the Draft HNA document has been completed. The next portion coming to the SAC is the Residential Land Needs Analysis. The portion relating to Economic Development is the Economic Opportunities Analysis, which will be coming in August. There could be a joint session with the SAC and EDC regarding the EOA. The food cart pod application will be deemed complete and go to Planning Commission shortly. The first two pieces of the Airpark Subdivision were finalized so there are a few lots that can currently be developed.

**3.2** CET – Paul gave an update. The small business incubator has been moved forward, and the total cost will be around \$11 Million; there is fundraising to be done. Now that two phases of the commerce center are complete, CET is going to be working with the developer around the parcels and developing them. Next Renewables work is moving forward, and the DEQ permit is expected in the summer, and land use decision have been made, the EIS from the Army Corps. Of Engineers has begun. The county-wide housing needs analysis is underway, and CET is glad to be working with the City on the 50-Year Plan. The PCC OMIC facility is now officially open.

**3.3** County – Casey Garrett gave an update. The Budget Committee just completed a proposed \$98 Million budget. Susie Dahl is filling the role of planning manager for the County, and the



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County is excited to welcome her in her new role. The goal of the planning department is to make the department work better for the public. Plans for the various components of the John Gumm building are moving along nicely.

**3.4** CRPUD – Heidi Ralls from the CRPUD stated that the economic development program for the expansion of existing industry is now open, and they would like to get the word out.

**3.5** Library – Jeff Weiss stated that school is getting out for the summer soon, and the library has activities for every day of the week set up. Movies in the Park will be all of August. The library is working with the school district to link the school tablets with the library's E-Library and working to help update the schools' collections.

## **4. New Business**

**4.1** Council Goal Review – Christine stated that at the 50-Year Plan meeting an opportunity was identified around marketing for the City. Laurie stated that the goal 1.3 is about identifying a scope of work to help the City through the process. Len stated that the largest corporations in the community (CalPortland, Cascade Tissue, Fred Meyer) are not in a relationship with EDC or the City, and it seems like this could be a great opportunity to partner for progress. We could go to these groups with a proposal about something that needs to be done and work on their buy in, what that project is, is unknown, but the point is that they could be sharing their success with the community through community projects.

**4.2** URA Grant Program – The criteria for the grant programs were completed, and there is quite a lot of flexibility built in for the Agency. Once some minor changes are made the program will go live. Christine Turner floated the idea of EDC helping to review the applications before they go to council.

Brian reviewed the Downtown Overlay document, stating that many improvements were made, and it is workable, but there could be more improvements made, especially connected with the new grant program. There are requirements for height, square footage of window area, awnings, building materials, and other smaller features for new buildings. Brian stated that in the Downtown Overlay there are classifications for required and desirable design elements, and that these could be included in the grant guidelines. Staff responded that Council did consider and were presented with options for directed and manicured grant programs, and they declined those in favor of more flexibility.

**4.3** Derelict Commercial Property – Christine Turner stated that she went to a CET meeting, and there was language presented from Astoria stating that a building has to be in good repair or be in process of being repaired and be rented or for rent at a certain rate, and if they are out of compliance the municipality can step in in some fashion. Brian stated that he is not aware of any buildings that this would apply to within city limits; they may not be in the best of shape, but that is not the same as derelict. Laurie asked if Christine Turner knows where that language resided in the municipal guidance.

**4.4** Chairs Discussion – Christine Turner met with another hotelier and showed them a few properties in town, and they seemed interested generally, but were worried about the train noise. Christine Turner asked about a quiet corridor, and if that was part of the rail corridor



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study. Staff replied that some sort of quiet zone is part of the study. Brian asked how tight the trip count is. Laurie stated that the cap is 1,000 trips per day. Laurie also stated that ODOT indicated that they would look at changes and proposals as they come because they do not want to hamper progress.

## **5. Announcements and Next Meetings**

The June meeting for EDC overlaps a Jury Trial in the meeting room. The Committee decided to cancel the June Meeting.

- August 18, 2022
- September 15, 2022
- October 20, 2022

## **6. Meeting Adjourned at 1:03 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