



Economic Development Committee Meeting Minutes

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

July 21, 2022 12:00 Noon – 1:30 pm

Attendees: Brian Rosenthal; Len Waggoner; Christine Turner; Robby Backus, Brenda Michael, Casey Garrett, Jeff Weiss, Heidi Ralls, Nancy Ward, Josh Koch, Scott Burge, Laurie Oliver Joseph, Isaac Butman, Chris Negelspach, Paul Fidrych

Absent:

1. CALL TO ORDER

The meeting was called to order at 12:08 PM by Chair Christine Turner.

1.1 Meeting Agenda

Len made a motion to approve the July 21, 2022 meeting Agenda. Robby seconded. The motion passed unanimously.

1.2 Meeting Minutes

Brian made a motion to approve the May 19, 2022 meeting minutes. Len seconded. The motion passed unanimously.

1.3 Citizen Communication

2. Chair and Vice Chair Elections

Christine opened elections and nominated Brian as Vice Chair and Len as Chair. Robby seconded Brian as Vice Chair and Len as Chair. The vote passed unanimously.

3. Updates

3.1 City – Laurie stated the food cart pod will be heard by planning commission July 28, 2022.

This will be 11 food carts, and 2,100 sqft tap room. A preapplication for a 36 lot subdivision will be coming soon. A second submission from Health Smiles just came in. Phase 3 final plat in for final review for Columbia Commerce Center. Buxton application is nearing completion and will be ready for review soon. City submitted a grant to business Oregon for additional funding to cover analysis relating to updated floodplain mapping. The Mayor stated that Council approved \$9,000 for an afterschool program through YMCA. This should start up at the beginning of the school year.

3.2 CET – Christine reviewed the CET updates that she received from CET.

CET is promoting the City's Urban Renewal/Business Development Grant program, encouraging businesses to apply. Congresswoman Bonamicci's request for \$814,000 for planning and design for an Advanced & Additive Small Business Incubator at OMIC has been included in the approved sub-committee project list (House Appropriations Sub Committee). A vote could come as early as mid-August, but nothing certain yet. CET & OMIC have been discussing with city staff and the council the idea of the city engaging on that project with an upfront commitment of \$110,000 in ARPA funds to cover the city's SDCs. CET recently met with the city council and offered the position that while the discussion about creative ways



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for the city to support and help leverage getting the incubator established, in the much larger scheme of the full project cost as well as other priority needs for the city's remaining ARPA funds -- this shouldn't be considered an urgent request; there will be other opportunities to partner on the incubator. CET also partnered with OMIC on its application to be designated a Center of Innovative Excellence through Business Oregon, which would provide strategic planning and program funding beneficial to the incubator and other OMIC and PPC/OMIC initiatives. Dansons, perhaps the fastest growing pellet grill company with multiple brands has completed its purchase of the Armstrong property, also known as the St. Helens Manufacturing Complex, in St. Helens. Land use and permitting processes are underway. Pellet manufacturing in the first face of production development will employ approximately 50, and the company is looking to relocate its Puget Sound distribution facility to the site, as well, approximately doubling the job count. CET has been pleased to work with Dansons to bring them to Columbia County. It's a family-owned company with an excellent community ethic and reputation. CET currently is working on a major food growing company for the Rainier area. Still competing with three other locations in two states. The new Small Business Development Center (SBDC) and Director Jason Moon are up and operating, with more than two dozen clients already. Keep it Local is targeting September to roll out a new website with a comprehensive business directory, countywide. Additionally, a Digital Learning series -- from digital media basics to websites, marketing and other topics will begin this fall and continue through June of 2023.

- 3.3 County** – Columbia County Fair is on this weekend. Fairgrounds received a grant for a new building and reroofing. The hospital study starts in August to determine if there's a need for a certificate of need.
- 3.4 Library** – Summer reading program is going on so there is something going on every day. Movies in the park starts the first Friday in August. The Police Department will be doing burgers and hotdogs, and there is a new, larger screen. Jeff mentioned that Adventure Fest is coming and there are opportunities for Sponsorship and places for vendors. Consider supporting the community event and helping ensure that Scappoose can have a community event in the future.
- 3.5 OMIC** – Starting to see investment from companies and projects picking up. They have many projects starting with large manufacturing companies. OMIC is full on work through the end of the year. They are looking at increasing staff from 7 to 17. National Manufacturing Day is ___^{7th}, 2022. They will be inviting over 400 students this year to participate. Jeff asked how the internships are going. Josh replied that there are around 24 students (high school and college) participating this summer.
- 3.6 Port** – The Port held their first community conversation last night relating to Rail. The had four large presenters from the Rail Organizations that work in Columbia County. They will continue to have these conversations and asked if anyone had any ideas for meeting topics to please let her know. There is a new tenant at the airport, and they manufacture drones. There will be no testing in Columbia County.



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4. New Business

4.1 Downtown Overlay Streetlight Design – Chris presented about the current state of streetlights in Scappoose Downtown Core, and the possibilities and decisions that could be made by the Committee. He stated that there are some issues with the current lights in that you cannot place banners or hanging baskets on the current poles, and there is no power access on them currently. Isaac asked if the Committee would like to take up this issue and come up with a recommendation to Council about changing the standards. The Committee agreed to take this issue up. Chris stated that he will contact a vendor to come to the August Committee meeting and talk about what other communities are doing, what options are, to get the Committee thinking about what is possible, what they would like to see and starting a conversation about lighting.

4.2 Small Business Spotlight – Isaac reviewed the May Small Business Spotlight, which featured Amy Quarining LPC CADAC III, a licensed professional counselor who specializes in working with children and adolescents ages 2-18. Amy has been a therapist since 2008 and recently celebrated the one-year anniversary of opening her own practice here in Scappoose. Amy was inspired to relocate to Scappoose after working at Columbia County Mental Health for a decade and falling in love with the community. Throughout her career, Amy has approached her work with the belief that each person is equipped with the strengths, knowledge, wisdom, and internal resources to help facilitate change. She says that our thoughts, beliefs, and feelings play a strong role in how we approach situations in life. Counseling provides a safe environment to establish, learn, and then test new strategies while gaining insight and receiving feedback from a professional. Amy's credentials include a Bachelor of Science in psychology, a Master's in counseling psychology, a certification as a drug and alcohol counselor 3 (CDAC III), and 14 years of experience in the field. Amy is accepting new patients and works with a variety of insurance panels to make visits more affordable.

5. Announcements and Next Meetings

Len asked what people thought about bringing in business owners from the Community for conversations with them about economic development and their wants and needs. Christine stated that updates take a lot of Committee time. Brian stated the updates could be every other month to save committee time. The Mayor would like to see updates moved to the end and the business first.

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

6. Meeting Adjourned at 1:30 pm.

For questions about these minutes, contact Isaac Butman, 503.543.7184, 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