



**THURSDAY, JUNE 20, 2024**  
**ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA**  
**REGULAR MEETING AT 12:00 PM**  
**33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & [MICROSOFT TEAMS](#) (HYBRID)**

*Please submit public comment to N.J. Johnson at [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov) or in writing to Scappoose City Hall (33568 E Columbia Ave; Scappoose, OR 97056) by June 19, 2024 at 5:00 pm. Public comment can also be made verbally at the beginning of scheduled meetings.*

*This meeting will be conducted in an accessible room. If special accommodations are needed, please contact City Recorder Susan M. Reeves at (503) 543-7146, ext. 224 in advance.  
TTY 1-503-378-5938*

**Topic**

- |           |   |                 |
|-----------|---|-----------------|
| <b>1.</b> | <b>Call to order</b>  | <b>12:00 pm</b> |
| 1.1.      | Approval of Agenda: June 20, 2024   |                 |
| 1.2.      | Approval of Minutes: March 21, 2024   |                 |
| 1.3.      | Public Comment  |                 |
| <b>2.</b> | <b>New Business</b>   | <b>12:05 pm</b> |
| 2.1.      | <b>Updates</b> Community Partners   |                 |
|           | <ul style="list-style-type: none"><li>• Columbia Economic Team</li><li>• Scappoose City Council</li><li>• Columbia County</li><li>• OMIC R&amp;D</li><li>• PCC OMIC</li><li>• Port of Columbia County</li><li>• Columbia River PUD</li><li>• Scappoose Public Library</li><li>• City of Scappoose</li></ul> |                 |
| 2.2.      | <b>Presentation</b> Shadley's Express Lane Espresso Urban Renewal Grant Application<br>Paul Siracusa  |                 |
| 2.3.      | <b>Presentation</b> The Lodge Food Carts Urban Renewal Grant Application  |                 |



# SCAPPOOSE *Oregon*

Nick Hurliman

2.4. **Vote** Urban Renewal Grant Program Funding Recommendation

2.5. **Presentation** Power Supply in Columbia County

Michael Sykes and Branden Staehely, Columbia River PUD

## 3. **Announcements**

**1:25 pm**

3.1. Next meetings

- July 18, 2024 at 12:00 pm
- August 15, 2024 at 12:00 pm
- September 19, 2024 at 12:00 pm

3.2. Scappoose Farmers' Market

- Every Saturday 9:00 am - 2:00 pm

## 4. **Adjourn**

**1:30 pm**



# SCAPPOOSE *Oregon*

THURSDAY, MARCH 21, 2024

## ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

REGULAR MEETING AT 12:00 PM

33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & MICROSOFT TEAMS (HYBRID)

*Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: <https://youtu.be/fQDHSnOqHxw>*

**Attendees:** Chair Christine Turner, Vice Chair Karl Fenstermaker, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member David Sideras, Councilor Jeannet Santiago, OMIC R&D Business Development Manager Josh Koch, Columbia River PUD Administration/Public Relations Manager Heidi Ralls, Scappoose Public Library Director Jeff Weiss, Associate Planner N.J. Johnson, Mayor Joe Backus, City Engineer Chris Negelspach, JJ Duehren, Casey Kellar, Byron Kellar, Michelle Liccardo

### **Committee Members Absent:**

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

The meeting was called to order at 12:00 pm by Chair Christine Turner.

##### **1.1 Meeting Agenda**

Paul: I'd like to add a discussion on power supply to the agenda. The City Council discussed this on Monday and I think it's important that we discuss it as the Economic Development Committee.

NJ: I'm going to say what I've said before but we put out the agenda to the public a week in advance so that the public knows what EDC is going to discuss on a particular day. We're consistently adding agenda items last minute, which goes against the spirit of this.

Jeannet: I agree with NJ. If you want to watch the City Council meeting, there's good information in there but there's nothing we can do about the power issue at this point.

Chair Christine Turner: Can we discuss it since we talked about it at the last meeting? It would be a continuation of that discussion.

NJ: You're going to be adding substantive discussion and you'd still need to introduce it as an agenda item. If the public wanted to know what the EDC had to say about the issues with power, they deserve notice that you're going to discuss it.

Paul: This meeting occurred Monday so it's impossible for us to get the agenda item in within 7 days before this meeting.



Chair Christine Turner: I move to add a discussion on power to the proposed agenda.

Paul: I second.

Joe: You can discuss this today but it's not really going to do anything. Project Sprint is making a decision next week and if you invite someone from the Columbia River PUD, you'll be able to get a lot more out of the discussion.

Chair Christine Turner: I'd like to discuss it at this meeting and the next one.

*The motion passed unanimously.*

Vice Chair Karl Fenstermaker made a motion to approve the March 21, 2024 agenda with the proposed amendment. Sean seconded. The motion passed unanimously.

## **1.2 Meeting Minutes**

Sean made a motion to approve the February 15, 2024 minutes. Vice Chair Karl Fenstermaker seconded. The motion passed unanimously.

## **1.3 Public comment**

JJ: The Scappoose Earth Day event has all sponsors lined up. We're giving away an electric bike again. Sean is donating burgers and hot dogs, Fultano's will be donating pizza, and Fred Meyer will be donating breakfast for our volunteers. We will have live music. The Summer Festival is going very well too.

## **2. NEW BUSINESS**

### **2.1 Review Urban Renewal Grant Request: E Columbia Ave Sidewalk**

Chair Christine Turner: The Economic Development Committee will now begin reviewing an application for the Scappoose Urban Renewal Grant Program. Staff has deemed the application before us complete to be reviewed by our committee and the Urban Renewal Agency. This meeting today is strictly to allow the applicant to present their proposal and for us to ask questions of the applicant or City staff. When we meet in June, we will discuss the merits of this application and any others submitted during the same period and ultimately make a formal recommendation to the Urban Renewal Agency. For this meeting, we are just gathering information. Casey and Byron Kellar have submitted an Urban Renewal grant request for sidewalk improvements to their commercial rental property at 33611 and 33615 East Columbia Avenue. Their property currently hosts a hair salon, real estate agents, and a family therapy center as tenant businesses. Casey and Byron are requesting a grant of \$5,500. The quote provided by the contractor was for \$11,750 but \$750 of that is for City right-of-way permits, which is not a reimbursable expense under the Urban Renewal Grant Program guidelines, making \$11,000 the total eligible project cost. The applicant has committed to the one-





to-one matching requirement of the Grant Program. Before we begin the applicant's presentation, does anyone on the Economic Development Committee wish to declare a financial, business, or familial conflict of interest in their review of this application?

*No response.*

Chair Christine Turner: Has anyone had any communications with the applicant related to this project outside of Economic Development Committee meetings?

*No response.*

Chair Christine Turner: Thank you. We will now begin with the applicant's presentation.

*Technical difficulties delayed the applicant's presentation.*

Chair Christine Turner: While Casey and Byron get set up, I move to move into discussion on power supply.

Vice Chair Karl Fenstermaker: I second.

*The motion passed unanimously.*

## **2.2 Discuss Power Supply Issues**

Paul: The Columbia River PUD presented to the City Council at their March 18, 2024 meeting. We should all watch that. The biggest takeaway is that there are concerns about high usage users. I'd like to invite Ed Freeman to our next meeting to discuss this.

Chair Christine Turner: I agree.

Jeff: Keep in mind that with data centers popping up everywhere, this problem isn't unique to Scappoose or Columbia County.

## **2.1 Review Urban Renewal Grant Request: E Columbia Ave Sidewalk (continued)**

Casey: We weren't aware that the substation sidewalk improvements were going to extend to the corner of our property. Once that happened, it didn't look right and we wanted to find a way to extend the improvements. If we had the funding, we'd like to be part of the City's plans for the sidewalk. Mitch Wallace quoted us a really good price because he's the property behind us and when he develops his property for his construction office, he'll lump our improvements in with his at the same time so the project cost dramatically decreases.

Chair Christine Turner: Did you get more bids than one from Mitch Wallace? Usually, the City has to get three bids.

NJ: This is different because it's a private project funded by a public grant program.

Chair Christine Turner: Why did we make the corner handicap accessible but the sidewalk is gravel?



Chris: When you do curb returns with ADA ramps on one corner, you should typically do the receiving side. On Casey's frontage, there were no sidewalks at all. We looked at doing the curb return but because the rest of their frontage was gravel, there would be a sidewalk gap between 4th Street and Highway 30. We spent some additional money to link the curb return on 3rd and Prairie with the sidewalk in front of the CenturyLink building.

Chair Christine Turner: This would not only create the sidewalk but also the path to their building, correct?

Chris: Correct.

Vice Chair Karl Fenstermaker: Is Mitch fine waiting for your grant to go through?

Casey: Yes, his project is actually behind ours.

NJ: Mitch will at some point apply for Site Development Review through the Planning Department. He's already had a pre-application conference with us.

Vice Chair Karl Fenstermaker: If Mitch gets his grant request in by June, we can review these two together in the same cycle.

NJ: He likely won't because Site Development Review takes longer than a few months.

Casey: Mitch is planning to start construction for his site in September.

NJ: Grant approvals are good for 12 months after their final review.

David: Would the City require a bond for this project?

Chris: A project of this scale wouldn't typically require a bond. We'll expect them to give us a 1-year warranty.

David: What standards would they have to follow?

Chris: The Scappoose Public Works Design Standards. We'll inspect all of that.

Chair Christine Turner: How will this be cohesive with the overall street? It feels like we're just putting a band aid on it.

Chris: CenturyLink does have a cohesive sidewalk. If you look at it carefully, there's a curblin about 4 feet from the sidewalk but it's been buried by paving overlay. We're shooting for that original alignment of all of E Columbia Avenue.

## **2.3 Discuss Opportunities Following Columbia Economic Team Tourism Brand**

Paul: I think we should ask CET how Scappoose and the other four cities fit into their tourism brand. Whatever we do, we should be unified with the other cities.

Vice Chair Karl Fenstermaker: I agree. If we're not in alignment, it'll go nowhere.



Chair Christine Turner: It is their brand but I want to ask CET how we can support that brand.

Paul: I think next steps should be bringing CET back and asking them these questions.

Vice Chair Karl Fenstermaker: I'd suggest asking them some questions in advance of the meeting. Let's start with letting them know we support the brand, we're excited about it, and we want to know how the cities can support it.

David: I'd add "How are you forecasting to make it cohesive among the five cities?"

## **2.4 Assign Sections of Economic Development Strategic Plan Research**

Vice Chair Karl Fenstermaker: We have the outline for the Strategic Plan Research document. We now need to decide how we want to divide up the work among people and over time.

Paul: I'd suggest we all take some time to bulk up this outline, send it back to you, and then we can go over it as a group. At that point, we start assigning sections to people based on knowledge.

Vice Chair Karl Fenstermaker: I like that.

NJ: I like that idea too. Could we start assigning sections in this meeting?

Paul: Not right now. Let's give Karl the information over email before the next meeting. NJ, if we have a question on any information, can we direct it to you?

NJ: Yes.

Joe: Please also copy Jeannet.

## **3. ANNOUNCEMENTS AND NEXT MEETINGS**

- Annual Town Meeting
  - April 6, 2024 at 9:00 am at Scappoose High School
- Jeff Merkley Town Hall
  - April 6, 2024 (time unknown)
- Next meetings
  - April 18, 2024 at 12:00 pm (canceled)
  - May 16, 2024 at 12:00 pm
  - June 20, 2024 at 12:00 pm
- Tomorrow is the final day to apply for the open City Council meeting.
- The Community Enhancement Program grants are open now.

## **4. Meeting adjourned at 1:11 pm.**



# Urban Renewal Grant Application

## Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543 - 7184 | [www.scappoose.gov](http://www.scappoose.gov)

### APPLICANT INFORMATION

Applicant name: Paul Siracusa Submission date: \_\_\_\_\_

Applicant residence (check most relevant):  
☐ Scappoose City Limits or UGB ☐ Columbia County  
☐ Oregon ☒ Outside Oregon

Applicant relationship to project: owner

Applicant mailing address: 7720 NE Hwy 99 Suite D #363 Vancouver, WA 98665

Applicant phone number: 503-887-6866 Applicant email: paul5595@gmail.com

### BUSINESS INFORMATION

Business name: Shadley's Express Lane Espresso

Business address: 33455 NW Prairie Street, Scappoose, OR

Property owner name: Paul Siracusa Filoli Investment, LLC

Property owner email: as above paul5595@gmail.com

Year building was built: 1965 Year of most recent exterior improvements: 2022

Business description (goods and/or services provided): Drive up offering a variety of drinks hot and cold as well as some quick food and bakery items.

Business days and hours of operation: 7 days M-F 5am-6pm, Sat 7am-5pm, Sun 8am-3pm

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): sole proprietorship

Age of business: 1 year (prior owner - mother owned business for a decade +) Number of employees: 3

Does your business have other locations outside of Scappoose? If so, approximately how many? NO

Is your business located in the City's Downtown Overlay? (Boundary map attached) ☒ Yes ☐ No

Has your business received an Urban Renewal grant in the current fiscal year? ☐ Yes ☒ No

## PROJECT INFORMATION

Description of proposed project: \_\_\_\_\_

1. Repair & improve sidewalk by installing a 24' driveway on Prairie Street into property.

2. Repair & resurface parking lot.  
See photos

Anticipated project start date: \_\_\_\_\_ Anticipated project completion date: 6/1/2026

Estimated total project cost: ~~\$90,000~~ \$75,141 Grant request amount: ~~\$45,000~~ \$37,570.50

Specific element(s) of the project seeking funding: as above

See Wallace Construction proposal/estimate  
See following pages.

Source(s) of matching funds and overall project funds: cash

Have you received the necessary approvals and permits from the Community Development Department (Planning, Engineering, and Building)?<sup>1</sup> ☐ Yes ☒ No

If no, what approvals or permits are still needed?<sup>1</sup> RIGHT-OF-WAY CONSTRUCTION  
PERMIT

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543 - 7184.



The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

*"Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city."*

How would the proposed project **increase economic activity**?<sup>2</sup> Better access will  
promote more cars buying coffee, improve aesthetics

How would the proposed project **promote economic tourism**?<sup>2</sup> \_\_\_\_\_

How would the proposed project **create local jobs**?<sup>2</sup> increased business = more  
local employees

How would the proposed project **attract new investment**?<sup>2</sup> Improved appearance,  
performance, and safety of sidewalk and parking lot.

How would the proposed project **inspire community pride**?<sup>2</sup> Highly visible  
LOCATION ON HIGHWAY 30

How would the proposed project **improve the visual appearance** of the area?<sup>2</sup> Both repairs  
to sidewalk and parking area could only improve  
visual and safety of humans and vehicles.

<sup>2</sup> Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.

## PROPERTY OWNER AUTHORIZATION

I, Paul Siracusa, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 33455 NW Prairie Street; Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize FILOLI INVESTMENTS, LLC, the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Owner Name (printed): Paul Siracusa

Owner Signature: P. Siracusa Date: May 28, 2024

## STATEMENT OF UNDERSTANDING

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement, and any work deviating from approved work must be pre-approved by the City of Scappoose to be eligible for reimbursement.

Applicant Name (printed): PAUL SIRACUSA

Applicant Signature: P. Siracusa Date: May 28, 2024

## CERTIFICATION BY APPLICANT

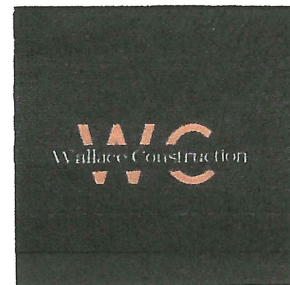
The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): PAUL SIRACUSA

Applicant Signature: P. Siracusa Date: May 28, 2024

## Wallace Construction Company

52124 SE Sauer Ct  
Scappoose, OR 97056 US  
+1 9168344800  
mitch@wallaceconstructioncompany.com



## Estimate

### ADDRESS

Paul Siracusa  
33455 NW Prairie  
Scappoose, OR 97056

### SHIP TO

Paul Siracusa  
33455 NW Prairie  
Scappoose, OR 97056

### ESTIMATE

1133

### DATE

04/16/2024

### EXPIRATION

05/14/2024

### DATE

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Remove and Demo Existing Sidewalk	remove approx. 900 sqft of sidewalk and driveway concrete	1	4,500.00	4,500.00
	Install City Driveway	install city driveway	1	6,500.00	6,500.00
	Install City Sidewalk	install city sidewalk per ADA standards	1	15,000.00	15,000.00
	Adder for Traffic Control	if city requires traffic control please include this in pricing. Please note it will cost additional if city requires multiple drafts. \$500 per new draft.	1	3,500.00	3,500.00
	Adder for surveyor	if city requires us to survey please include this in pricing	1	4,500.00	4,500.00
	Adder for Engineering	if city requires civil drawing and plans, and you want WCC to manage please include this line item.	1	6,500.00	6,500.00
	Adder for demo of asphalt	Roughly 5000 sqaure feet of asphalt demo please include	1	6,500.00	6,500.00
	Adder for gravel	Adder for gravel sub base if needed per city specifications	1	9,641.00	9,641.00
	Adder for asphalt pavement 3" thick		1	25,000.00	25,000.00

TOTAL

**\$81,641.00**

Accepted By

Accepted Date





**SCAPPOOSE**  
*Oregon*

**CITY OF SCAPPOOSE  
2024  
Business License**

**License Issued To:**

Shadley Shack

THIS IS A BUSINESS LICENSE ISSUED UNDER THE PROVISIONS OF CHAPTER 5 OF THE CITY OF SCAPPOOSE MUNICIPAL CODE. THE LICENSEE IS RESPONSIBLE FOR COMPLIANCE WITH ALL OTHER ORDINANCES OF THE CITY OF SCAPPOOSE, INCLUDING ZONING AND BUILDING CODES.

License Number	2089
Date Issued	11/6/2023
Expiration Date	12/31/2024

**Location of Business:**

33455 NW Prairie Street  
Scappoose, OR 97056

City Recorder  
City of Scappoose  
33568 East Columbia Avenue  
Scappoose, Oregon 97056

This license must be displayed conspicuously at the location of business, and is not transferable or assignable.

# AMENDED ANNUAL REPORT



Corporation Division  
[sos.oregon.gov/business](http://sos.oregon.gov/business)

**E-FILED**  
Mar 05, 2024  
**OREGON SECRETARY OF STATE**

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**REGISTRY NUMBER**

76288498

**REGISTRATION DATE**

04/06/2011

**BUSINESS NAME**

FILOLI INVESTMENTS, LLC

**BUSINESS ACTIVITY**

REAL ESTATE INVESTMENT

**MAILING ADDRESS**

7720 NORTHEAST HIGHWAY 99 SUITE D #363  
VANCOUVER WA 98665 USA

**TYPE**

DOMESTIC LIMITED LIABILITY COMPANY

**PRIMARY PLACE OF BUSINESS**

33455 NW PRAIRIE ST  
SCAPPOOSE OR 97056 USA

**JURISDICTION**

OREGON

**REGISTERED AGENT**

104765797 - DCA ADMINISTRATIVE SERVICES, LLC

851 SW SIXTH AVE STE 1500  
PORTLAND OR 97204 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

**MEMBER**

PAUL J SIRACUSA

7720 NE HIGHWAY 99  
STE D # 363  
VANCOUVER WA 98665 USA

**FILOLI INVESTMENTS, LLC  
ASSIGNMENT OF LLC MEMBERSHIP INTEREST**

I, PAUL J. SIRACUSA, hereby assign and transfer to PAUL J. SIRACUSA and EILEEN B. HOCHBERG, TRUSTEES OF THE SIRACUSA-HOCHBERG JOINT TRUST U/A/D May 9, 2023 all of my right, title and interest in my membership interest in Filoli Investments, LLC, an Oregon limited liability company (the "LLC"), with full power to cause the transfer of such interest on the books of the LLC.

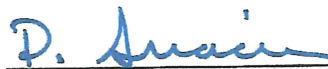
It is my intent that the membership interests of the LLC shall hereafter be subject to administration of the Joint Trust as part of my separate share of the Joint Trust.

DATED: May 9, 2023.


  
\_\_\_\_\_  
PAUL J. SIRACUSA

The undersigned, PAUL J. SIRACUSA and EILEEN B. HOCHBERG, TRUSTEES OF THE SIRACUSA-HOCHBERG JOINT TRUST U/A/D May 9, 2023, hereby accepts the transfer of the membership interest of the LLC into the Trustees name to be administered as part of PAUL J. SIRACUSA's separate share thereof.

5/9/2023  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
PAUL J. SIRACUSA, TRUSTEE OF THE  
SIRACUSA-HOCHBERG JOINT TRUST

5/9/2023  
\_\_\_\_\_  
Date

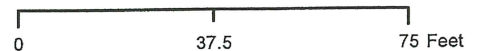
  
\_\_\_\_\_  
EILEEN B. HOCHBERG, TRUSTEE OF  
THE SIRACUSA-HOCHBERG JOINT  
TRUST





### Legend

- Streets
- Water
- Sanitary Sewer
- Storm Drainage
- Rivers
- City Limits Boundary
- Taxlots Boundary

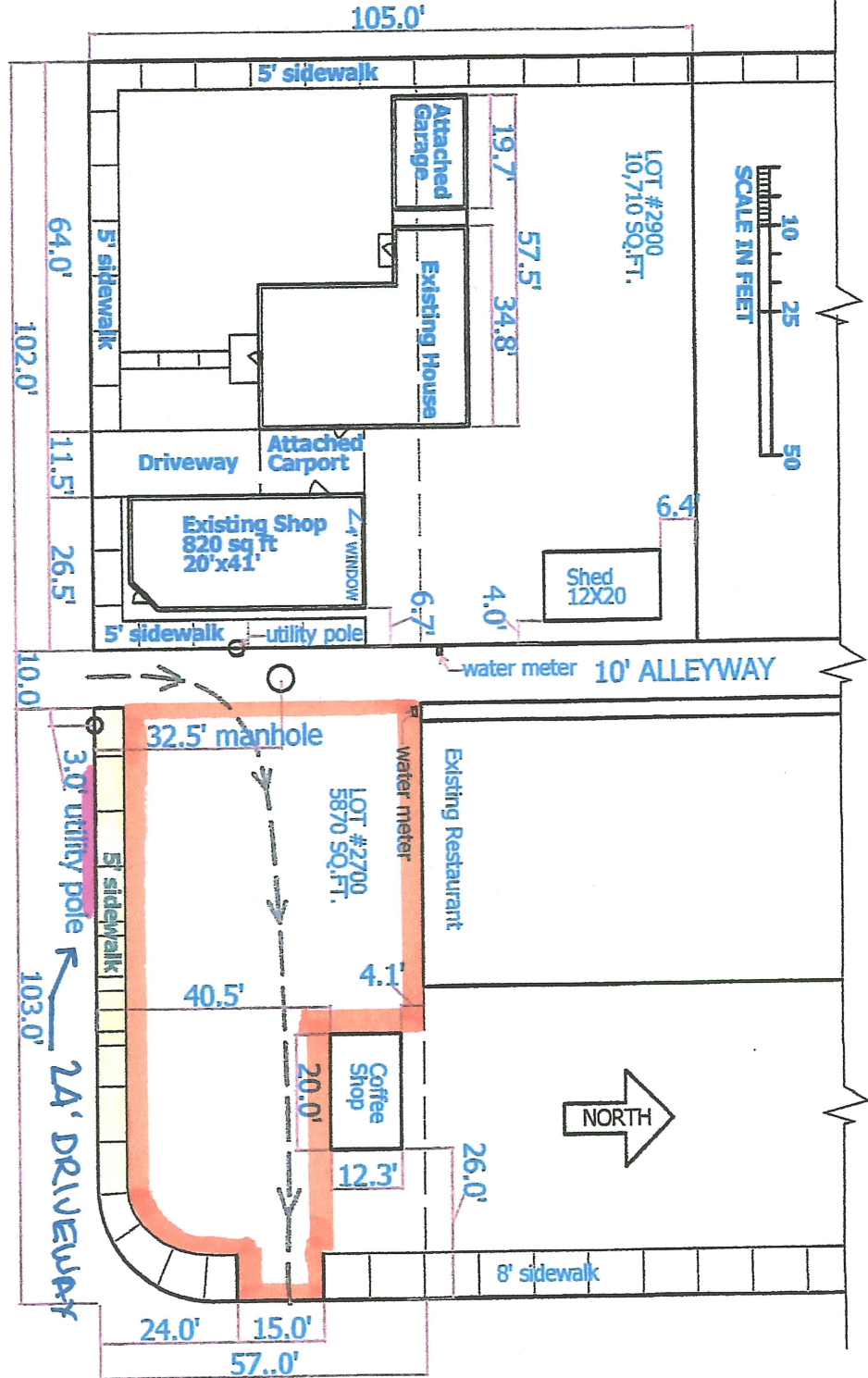




1ST STREET

PRAIRIE ST.

COLUMBIA RIVER HIGHWAY

















# Urban Renewal Grant Application

## Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543 - 7184 | [www.scappoose.gov](http://www.scappoose.gov)

### APPLICANT INFORMATION

Applicant name: CCPOD, LLC Submission date: 3/4/2024

Applicant residence (check most relevant): ☐ Scappoose City Limits or UGB ☐ Columbia County  
☐ Oregon ☐ Outside Oregon

Applicant relationship to project: Owner

Applicant mailing address: 51915 Columbia River Hwy, Scappoose, OR 97056

Applicant phone number: 503-543-1223 Applicant email: nick@hurlimancpa.com

### BUSINESS INFORMATION

Business name: CCPOD, LLC

Business address: 51875 SW Old Portland Rd, Scappoose, OR 97056

Property owner name: Nick Hurliman, Jeff Schultz, Matt McHugh

Property owner email: nick@hurlimancpa.com, jeff@schultzfs.com, matt@cascadiahomeloans.com

Year building was built: 2024 Year of most recent exterior improvements: 2024

Business description (goods and/or services provided): Food cart pod leasing to 11 individually owned food carts with full bar. Providing a community space for food and activities.

Business days and hours of operation: 7-days a week, 11-8:00

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): LLC

Age of business: 5 years - previous property Number of employees: 5 now - expected 35 once complete

Does your business have other locations outside of Scappoose? If so, approximately how many? Yes, on in St. Helens

Is your business located in the City's Downtown Overlay? (Boundary map attached) ☐ Yes ☒ No

Has your business received an Urban Renewal grant in the current fiscal year? ☐ Yes ☒ No

## PROJECT INFORMATION

Description of proposed project: Food cart pod operating 7-days a week with 11 differing cuisine options  
Pod will be a community gathering place, offering 23-taps as well as a full bar. Daily activities  
include live music, karaoke league, cornhole league, trivia nights. Indoor and outdoor seating options.

Anticipated project start date: 12/2020 Anticipated project completion date: 4/15/2024

Estimated total project cost: ~~\$2,200,000~~ \$96,416.68 Grant request amount: ~~50,000~~ \$48,208.34

Specific element(s) of the project seeking funding: Looking to put the finishing touches on the project to make  
great first impression on opening day. We are wanting to add outdoor heating, indoor/outdoor  
speaker system, allowing for live music to be played through the property, fire pits and retractable  
walls for outdoor seating structure to block wind/rain/sun, making it a more usable space year round.

Source(s) of matching funds and overall project funds: Personal savings/debt of all three owners.

Have you received the necessary approvals and permits from the Community Development Department (Planning,  
Engineering, and Building)?<sup>1</sup> ☒ Yes ☐ No

If no, what approvals or permits are still needed?<sup>1</sup>

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543 - 7184.



The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

*"Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city."*

How would the proposed project **increase economic activity**?<sup>2</sup> We are bringing in 12 new businesses to our pod (11 carts and bar) as well as developing a \$2.2m project on a lot that had a home with an approximate value of \$400k

How would the proposed project **promote economic tourism**?<sup>2</sup> This space will be a community draw as well as offer a great space for visitors to dine. Events will bring in various participants from outside area. A good space to visit after hiking, cycling, kayaking and enjoying the activities our area provides.

How would the proposed project **create local jobs**?<sup>2</sup> This project brings in 11 new carts, with about half locally owned and the other half from outside our community. All 11 carts plus the bar/property maintenance and upkeep will provide many new jobs for our community. We anticipate creating 30-40 new jobs.

How would the proposed project **attract new investment**?<sup>2</sup> The goal for successful food carts is to establish a good following, which could lead to opening up new brick and mortar restaurants. This space will create a meeting place for business owners and community

How would the proposed project **inspire community pride**?<sup>2</sup> We are across the street from the highschool and we will be encouraging patrons to wear their school colors to receive a discount. This will be a place where the community and families will want to meet and hang out before and after games.

How would the proposed project **improve the visual appearance** of the area?<sup>2</sup> This will be a clean and visually pleasing project, going above and beyond what is required by the city code. Taking property previously with overgrown landscaping and rundown home to new building, outbuildings with new landscaping.

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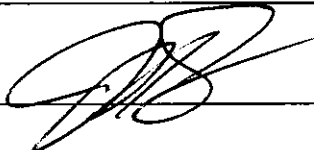
<sup>2</sup> Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.

## PROPERTY OWNER AUTHORIZATION

I, Jeff Schultz, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 51875 SW Old Portland Rd, Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize CCPOD, LLC, the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.


Owner Name (printed): Jeff Schultz

Owner Signature:  Date: 3/4/2024

## STATEMENT OF UNDERSTANDING

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement, and any work deviating from approved work must be pre-approved by the City of Scappoose to be eligible for reimbursement.

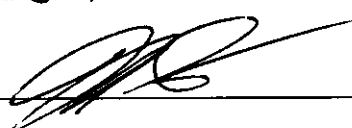
Applicant Name (printed): Jeff Schultz

Applicant Signature:  Date: 3/4/2024

## CERTIFICATION BY APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): Jeff Schultz

Applicant Signature:  Date: 3/4/2024

## SUBMITTAL CHECKLIST

- ☒ Application form with all prompts completed (including signatures)
- ☐ Copy of Scappoose Business License (if already an existing business in Scappoose)
- ☐ Design/plans/imagery of proposed improvements
- ☐ Detailed written description of materials, colors, and other design features to be used in the project
- ☐ Materials board that visually conveys the materials, colors and other design features to be used in the project
- ☐ Construction schedule for project
- ☒ Detailed project budget with line-item expenses seeking grant reimbursement and overall project cost
- ☐ Attachment of written responses (if prompts do not provide sufficient space)
- ☐ One (1) hard copy of all materials (drop-off or mailing guidelines below)
- ☐ Digital copy of all materials (email or flash drive guidelines below)
- ☐ Other materials/information requested by the City

## SUBMISSION INSTRUCTIONS

One (1) paper copy **and** a digital copy are required.

### Paper Copy (drop-off or by mail):

Attn: N.J. Johnson  
Scappoose City Hall  
33568 E Columbia Ave  
Scappoose, OR 97056

### Digital Copy:

Email to [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)

or

Provide thumb drive with paper submission to address above

## PROGRAM CONTACT

N.J. Johnson, Associate Planner  
(503) 543 - 7184, ext. 403  
[njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)



Music Instruments & Pro Audio  
5501 US HWY 30 W  
Fort Wayne, IN 46818  
(800) 222-4700  
Sweetwater.com

**Quote Number** 9824306  
**Quote Date** 6/10/24  
**Delivery Method** FedEx Ground (Business)  
**Customer Number** 11690481

**Quote To:** Nicholas Hurliman  
52613 Northeast 2nd St  
Scappoose, OR 97056

**Ship to:** Nicholas Hurliman  
Hurliman Cpa  
51915 Columbia River Hwy  
Scappoose, OR 97056

Qty.	Item	Description	Retail Price	Your Price	Total
1	GMixer1818	Gator 18x18 Padded Mixer Bag	\$114.99	\$66.99	\$66.99
1	ProFX16v3	Mackie 16-ch ProFX Mixer w/USB & FX	\$549.99	\$494.99	\$494.99
1	L1Pro16	Bose L1 Pro Portable PA System	\$1,899.00	\$1,899.00	\$1,899.00
1	SM57	Shure Dynamic Inst Mic	\$129.00	\$99.00	\$99.00
2	SM58S	Shure Dynamic Vocal Mic w/ Switch	\$141.00	\$109.00	\$218.00
4	XLR20GB	Gator 20' XLRf-XLRm Backline Cable	\$49.99	\$27.99	\$111.96
4	QTR20	Pro Co 20' QTSM-QTSM Excellines Inst Cable	\$22.99	\$22.99	\$91.96
4	KM21090	K&M 210/9 Mic Std w/Tele Boom, Blk	\$127.99	\$101.99	\$407.96
1	L1Pro16Slip	Bose L1 Pro16 Slip Cover	\$55.00	\$55.00	\$55.00
3	TFX122MAN	Turbosound 1100W 12" 2-way Active Stage Monitor	\$469.00	\$469.00	\$1,407.00
3	BP30	Pro Co 30' QTRSM-QTRSM Cable	\$54.95	\$39.99	\$119.97

Subtotal:	\$4,971.83
Shipping & Handling:	\$202.52
Free Shipping Promo:	-\$202.52
Tax:	\$0.00
Total:	\$4,971.83

**Your Sales Engineer Is Isaac Alvarez:**

Dear Nicholas,

Thank you for the opportunity to build this quote for you. Let me know if there is anything you need to discuss.

If you ever have any questions or concerns, please do not hesitate to contact me at (800) 222-4700 x3683 or isaac\_alvarez@sweetwater.com.

24-hour support is also available at Sweetwater.com/ SweetCare, or with our in-house SweetCare Center by phone at (800) 222-4700 (M - F 9am - 6pm, Sat 9am - 5pm).

**Sweetwater's Return Guidelines:**

It's our goal to earn your trust and create a relationship with you for the long term by standing behind what we sell. We promise to deal with you fairly and reasonably; we hope you will be fair and reasonable with us as well. So, if for some reason you are not satisfied with your purchase, we will gladly accept your timely return of eligible items.

To make a return, simply contact your Sales Engineer to start the process.

For additional information on returns, please visit Sweetwater.com/help.

# Sweetwater®

Music Instruments & Pro Audio  
5501 US HWY 30 W  
Fort Wayne, IN 46818  
(800) 222-4700  
Sweetwater.com

**Quote Number** 9401624  
**Quote Date** 1/2/24  
**Delivery Method** FedEx Ground (Business)  
**Customer Number** 11690481

**Quote To:** Nicholas Hurliman  
52613 Northeast 2nd St  
Scappoose, OR 97056

**Ship to:** Nicholas Hurliman  
Hurliman Cpa  
51915 Columbia River Hwy  
Scappoose, OR 97056

Qty.	Item	Description	Retail Price	Your Price	Total
		Hanging speakers -----			
7	C67PTWh	JBL 6.5" 120° Pendant Spkr, Wht <a href="http://www.sweetwater.com/store/detail/C67PTWh/">http://www.sweetwater.com/store/detail/C67PTWh/</a>	\$840.18	\$670.00	\$4,690.00
2	C60PSWh	JBL 8" 150W Pendant Sub, Wht (pr) <a href="http://www.sweetwater.com/store/detail/C60PSWh/">http://www.sweetwater.com/store/detail/C60PSWh/</a>	\$1,025.52	\$814.00	\$1,628.00
		Rack -----			
1	GPro6U13	Gator 6U Shallow G-Pro Rack Case <a href="http://www.sweetwater.com/store/detail/GPro6U13/">http://www.sweetwater.com/store/detail/GPro6U13/</a>	\$369.99	\$195.85	\$195.85
1	MZ123BT	TASCAM 3 Mic + 2 Line 3-zone Rkmt Mixer w/BT <a href="http://www.sweetwater.com/store/detail/MZ123BT/">http://www.sweetwater.com/store/detail/MZ123BT/</a>	\$799.00	\$599.00	\$599.00
1	CDI2000	Crown 800W 70V CDi Power Amp <a href="http://www.sweetwater.com/store/detail/CDI2000/">http://www.sweetwater.com/store/detail/CDI2000/</a>	\$1,926.24	\$1,926.24	\$1,926.24
1	CSA1300Z	JBL 1 Ch 300W 70V/100V CS Power Amp <a href="http://www.sweetwater.com/store/detail/CSA1300Z/">http://www.sweetwater.com/store/detail/CSA1300Z/</a>	\$837.92	\$720.00	\$720.00
		Outdoor -----			
1	Control28-1BK	JBL 8" 70V/8Ω In/Outdoor Ctrl 28 Spkrs, Blk (pr)k <a href="http://www.sweetwater.com/store/detail/Control28-1BK/">http://www.sweetwater.com/store/detail/Control28-1BK/</a>	\$778.42	\$630.00	\$630.00
2	CM16-2BK-500	Pro Co Spkr Wire Install 16ga 2cond 500' <a href="http://www.sweetwater.com/store/detail/CM16-2BK-500/">http://www.sweetwater.com/store/detail/CM16-2BK-500/</a>		\$359.99	\$719.98
1	224SBK-250	Pro Co Mic Wire 24ga 2cond DynaMike 250' <a href="http://www.sweetwater.com/store/detail/224SBK-250/">http://www.sweetwater.com/store/detail/224SBK-250/</a>	\$146.95	\$92.99	\$92.99
1	WP1013	Pro Co Wall Plate 1g, 2x XLR F Latching <a href="http://www.sweetwater.com/store/detail/WP1013/">http://www.sweetwater.com/store/detail/WP1013/</a>	\$28.95	\$18.99	\$18.99

Total Confidence Coverage

Sweetwater Free Shipping Promotion

Continued on page 2...



Music Instruments & Pro Audio  
5501 US HWY 30 W  
Fort Wayne, IN 46818  
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**Quote Number** 9401624  
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51915 Columbia River Hwy  
Scappoose, OR 97056

Qty.	Item	Description	Retail Price	Your Price	Total
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Items listed on previous page

Subtotal:	\$11,221.05
Shipping & Handling:	\$348.04
Free Shipping Promo:	-\$348.04
Tax:	\$0.00
Total:	\$11,221.05

**Your Sales Engineer Is Isaac Alvarez:**

Dear Nicholas,

Thank you for the opportunity to build this quote for you. Let me know if there is anything you need to discuss.

If you ever have any questions or concerns, please do not hesitate to contact me at (800) 222-4700 x3683 or isaac\_alvarez@sweetwater.com.

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To make a return, simply contact your Sales Engineer to start the process.

For additional information on returns, please visit Sweetwater.com/help.



- Outdoor Sound System/Stage:
  - Sweetwater Quote for Sound System/Control Board/Zones (see Quote for \$11,221.05)



- - Outdoor mixer/Speakers for Stage / Supporting Equipment for Outdoor Music (See Quote for \$4,971.83)

**Bose L1 Pro16 Portable Line Array PA System with Subwoofer**

Portable PA System with Compact 16 x 2-inch Loudspeaker Line Array, Integrated Subwoofer, Built-in 3-channel Mixer with ToneMatch Preset:

★★★★☆ 36 reviews | [Write your review](#) | Item ID: L1Pro16



Mackie ProFX16v3 16-channel Mixer with USB and Effects

16-channel Compact Mixer with Built-in Effects and USB  
★★★★★ 31 reviews | Write your review | Item ID: ProFX16v3



○ Stage \$6,027.80

Home > Portable Stages > ProFlex Staging > ProFlex Stage Kits >

ProFlex 12'x16' Indoor/Outdoor Portable Stage

★★★★★ 3 Ratings | SKU: PF192I-QLTL1



- Can be set up over slope or curb using adjustable-height legs
- Durable enough for dancing & jumping
- Water-resistant finish
- 10-year warranty

**In Stock - CA**  
This item is in stock and ships from our California warehouse. Usually leaves our warehouse the same or next business day, but may take longer during periods of high demand.

Height:  
16"-24" Adjustable (Round Legs) / \$6,027.80

Retail: \$9,798.99  
**\$6,027.80**  
You Save \$3,771.19(38.5%)

Quantity: 1

+ Add to Cart

Request a Quote

Estimate Shipping

This item includes  
**FREE SHIPPING!**

- 
- 2 Robert Gordon Radiant Tube Heater (attached), installed \$20,456



MODEL  
CTH2V



○



- • 2 Fire Pits, 90"L x 38w" x 16h" installed, including commercial 2 hour timer, emergency stop, electronic ignition, natural gas connections and electrical wiring. \$20,800



- • 2 Motorized screens (attached) for the covered area (south and west sides), including wood panels to fill in gaps at the columns from the ceiling to the top of the bases. The screens run via tracts on the columns so that they are good for windy conditions, as well as shade/protection from sun and rain. \$32,940





○





○



**SCAPPOOSE**  
*Oregon*

**To:** Scappoose Economic Development Committee  
**From:** N.J. Johnson, Associate Planner, City of Scappoose  
**Date:** June 14, 2024  
**Subject:** July 2024 Urban Renewal Grant Applications

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As of July 1, 2024, there will be \$107,292 allocated to the Urban Renewal Grant Program.

The requested amounts for the current grant cycle are as follows:

1. Casey and Byron Kellar: \$5,500
2. Shadley's Express Lane Espresso: \$37,570.50
3. CCPOD, LLC: \$48,208.34

The next grant cycles within the current fiscal year will be reviewed by the Urban Renewal Agency in November 2024 and then again in March 2025.

Please contact Associate Planner N.J. Johnson [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov) for any questions regarding this memorandum.