



# SCAPPOOSE *Oregon*

**THURSDAY, NOVEMBER 14, 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/iN4GrmU2Mtw>*

**Attendees:** Vice Chair Karl Fenstermaker, Committee Member Brian Rosenthal, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member David Sideras, Committee Member Judy Isaman, City Councilor Jeannet Santiago, Columbia Economic Team Executive Director Paul Vogel, Port of Columbia County Commissioner Nancy Ward, Columbia River PUD Administration/Public Relations Manager Heidi Ralls, Associate Planner N.J. Johnson, Community Development Director Laurie Oliver Joseph, City Manager Ben Burgener, Mayor Joe Backus, Ralph Culpepper

**Committee Members Absent:** Chair Christine Turner, George Hafeman

**1. CALL TO ORDER**

The meeting was called to order at 12:00 pm by Vice Chair Karl Fenstermaker.

**1.1 Meeting Agenda**

Brian made a motion to approve the November 14, 2024 agenda with the amendment of removing Item 2.2: **Presentation** Doing Business in Scappoose since the presenter was unable to make the meeting. Sean seconded. The motion passed unanimously.

**1.2 Meeting Minutes**

Brian made a motion to approve the October 10, 2024 minutes. Sean seconded. The motion passed unanimously.

**1.3 Public comment**

*No public comment.*

**2. NEW BUSINESS**

**2.1 Updates**

- Columbia Economic Team - Paul V
  - Keep it Local's holiday program is kicking off soon. We have 12 new businesses participating since last year.
  - Keep it Local is hosting a bazaar Saturday, November 30th at the John Gumm Civic Center.
  - Acquired 3 GRO loans for business expansions and 2 technical assistance



- grants.
- Small Business Development Center is hosting an e-commerce webinar series for businesses.
- Small Business Development Center has over 100 new clients in 2024. Our target is 120.
- Hosting News, Beer, and Holiday Cheer on Tuesday, December 10th at Crooked Creek Brewery. This is an opportunity for small businesses to connect and partner.
- TravelOregon is beginning to develop its grant program guidelines, emphases, and rules. Wela Negelspach has been communicating with a few folks from the City so that they are aware.
- The final reports from the Business Retention & Expansion Projects have been completed and distributed. We've held a few workshops around the County where we use that data to inform solutions and projects.
- Completed 21st inquiry response for Project Spice. Scappoose is still one of three finalists.
- Scappoose City Council - Jeannet
  - Discussing City committees lately and how to best organize and utilize them.
  - Getting ready for Council goal setting.
  - With the recent election, we'll have a new City Councilor.
- Columbia County - *No update provided*
- OMIC R&D - *No update provided*
- PCC OMIC - *No update provided*
- Port of Columbia County - Nancy
  - *Nancy discussed the Port's Capital Improvement Plan, which is attached as an appendix.*
  - The new hangar building is still on the market.
- Columbia River PUD - Heidi
  - Addition work around the East Airport loop to help with their generator.
  - Michael Sykes was recently elected to be on the board of the Public Power Council.
  - PUD's 2025 calendars will be available soon; they're being printed now.
  - Community members can donate new or gently used warming clothes to our winter clothing drive before December 16th.
- Scappoose Public Library - *No update provided*
- City of Scappoose - Laurie and Ben
  - Wauna Credit Union is still working through our completeness comments.
  - 50-Year Plan is still being worked on. The Stakeholder Advisory Committee requested additional analysis on our UGB expansion and urban reserve areas, which is taking some time to complete.
  - The Scappoose Drainage Improvement Company has been working for a



few years to recertify the levee. This involves a letter of map revision to establish that the levee is protecting a large portion of the east side of the city from the 100-year floodplain.

- Oregon Main Street Revitalization Grant opens in January.

## **2.2 Discuss Economic Development Strategic Plan Next Steps**

Vice Chair Karl Fenstermaker: Next section to be filled out is identifying the potential levers that can be pulled to accomplish our goals. I need help filling that out in more detail.

Paul F: Laurie, do we have the staff capacity to satisfactorily run a Main Street program?

Laurie: It's typically done by very committed volunteers and/or nonprofits. As you get higher in the tiers of the program, you need full-time or part-time staff dedicated to that work. We also simply don't have the historic buildings in our downtown required to move beyond tier 1.

Ben: EDC is sort of our Main Street group since you all are making the strategic plan. One day, it may break off from the City into its own thing but that day is not today.

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

- Next meetings
  - December 12, 2024 at 12:00 pm
  - January 16, 2025 at 12:00 pm
  - February 20, 2025 at 12:00 pm

## **4. Meeting adjourned at 1:30 pm.**

**Table 2. Capital Improvement Plan**

Facility	Project	Description	Cost*	Target Start Year	End Year	Funding Source	Revenue Rating**	Priority	Service Life
Port Westward	Seismic Resiliency	Determine vulnerabilities per Oregon SB 1567.	\$ 50,000	2023	2024	Port	0	1	20
	Beaver Dock Modernization Project – D&E and Permitting	Design, engineering, and permitting to bring dock into full compliance with the seismic resiliency requirements mandated by Oregon SB 1567.	\$ 3,600,000	2024	2027	Port/grant funding	1	1	50
	Beaver Dock Modernization Project - Construction	Construction to bring dock into full compliance with the seismic resiliency requirements mandated by Oregon SB 1567.	\$28,000,000	2027	2032	Port/grant funding	1	1	50
	Improve Fire System on Dock	Connect to port's water system and consider reestablishing looped system.	\$ 750,000	2024	2027	Port/grant funding	0	1	20
	Expand Water Intake System	Redesign water meters to provide accurate metering and expand system to accommodate future new user.	\$ 250,000	2025	2027	Tenant/Port	0	1	30
	Complete Hermo Road Access	Extend from Quincy Mayger Rd. to Port Access Rd.	TBD	2025	2028	Tenant/ Port	0	2	50
	Beaver Dock Expansion Berth 3	Add 3rd berth to accommodate Panamax-class liquid bulk vessels.	TBD	2029	2035	Port/tenants/ grant funding	1	3	50
	<b>Total Cost:</b>		<b>\$ 32,650,00</b>						
Clatskanie Business Center	Sell/Demolition of Building	Preferred option is to sell.	\$ 1,000,000	2025	2030	Port/grant funding	-1	2	NA
	<b>Total Cost</b>		<b>\$ 1,000,000</b>						

Facility	Project	Description	Cost*	Target Start Year	End Year	Funding Source	Revenue Rating**	Priority	Service Life
Columbia City Industrial Park	Port Headquarters Office Expansion	Expand and remodel Port office building.	\$1,000,000	2026	2027	Port	-1	2	30
	Dock Operational Capacity Improvements	Design, engineering, permitting, and construction to add additional capacity.	\$ 2,000,000	TBD	TBD	Port/grant funding	-1	1	30
	Site Development/ Building Demolition	Site improvements including grading, utilities, building pad, and roads. Demo existing building/manufactured home.	\$ TBD	2029	2029	Port	-1	2	NA
	South Rail Spur Track Replacement/ Drainage Improvements	Replace south rail spur. Drainage work split out.	\$ 1,000,000	2026	2026	Port/grant funding	-1	3	100
	<b>Total Cost</b>		<b>\$ 4,000,000</b>						
McNulty Creek Industrial Park	Speculative Industrial Development – Design	82,000 SF speculative building and site improvements.	\$ 500,000	2026	2027	Port	-1	2	50
	Speculative Industrial Development – Construction	82,000 SF speculative building and site improvements.	\$ 8,200,000	2028	2030	Port	-1	2	50
	<b>Total Cost</b>		<b>\$ 8,700,000</b>						
Multnomah Industrial Park	Port Maintenance Shop Const.	New shop building including site improvements and utilities.	TBD	2025	2026	Port	-1	2	50
	DEQ Environmental Remediation	Site environmental remediation.	TBD	2026	2036	Port/grant funding	-1	3	100
	Site Development along Old Portland Rd.	New building and utilities on 2+ acres. Building size TBD.	TBD	2030	2036	Port	0	3	50
	Park Expansion	Expand the existing footprint of Multnomah Industrial Park.	\$ 1,000,000	2028	2030	Port	-1	3	NA
	<b>Total Cost</b>		<b>\$ 1,000,000</b>						

Facility	Project	Description	Cost*	Target Start Year	End Year	Funding Source	Revenue Rating**	Priority	Service Life
Railroad Corridor	DEQ Environmental Remediation	Remediation of creosote in upland and in-water areas.	\$ 23,000,000	2024	2124	Insurance/ Port/ grant funding	-1	1	100
	Site Access	Feasibility Study for northern access road.	\$ 70,000	2028	2030	Port	-1	3	NA
	<b>Total Cost</b>		<b>\$ 23,070,000</b>						
Scappoose Airport	West Side Pavement Maintenance	Deferred pavement maintenance on taxiways, taxi lanes and aprons.	\$ 399,000	2025	2026	FAA/ Port	0	1	10
	Runway Rehabilitation Phase II Design	Design for resurfacing 510,000 SF of runway.	\$ 400,000	2025	2026	FAA/ Port	0	1	10
	Update Airport Master Plan	Update Scappoose Airport Master Plan.	\$ 250,000	2028	2029	FAA/ Port	0	1	10
	Emergency Generator System	Install emergency generator.	\$ 324,000	2024	2025	ODAV/ Port	-1	1	15
	Runway Rehabilitation Phase III Construct	Runway rehabilitation construction.	\$ 4,700,000	2026	2027	FAA/ ODAV/ Port	0	2	10
	East Side Hangar Demolition	Demo east side hangars.	\$ 100,000	2025	2026	Port	-1	2	NA
	East Side Hangar Replacement (E10 & E5) Design and Construction	Replace east side hangars.	\$ 750,000	2026	2027	Port	1	2	50
	East Side Waterline Extension	Extend water service to the east side of the airport.	\$ 450,000	2024	2025	FAA/ Port	-1	2	100
	<b>Total Cost</b>		<b>\$ 7,373,000</b>						

Facility	Project	Description	Cost*	Target Start Year	End Year	Funding Source	Revenue Rating**	Priority	Service Life
Scappoose Bay Marine Park	Maintenance Dredging (every 7-10 years)	Dredging at marina.	\$ 2,500,000	2024	2024	Grant funding/Port	-1	1	6
	Upland Marina Improvements	Parking lot improvements, kayak unloading area, additional ADA parking, get-ready platform with power and air compressor, and install 2nd pay station.	\$ 900,000	2024	2025	Grant funding/Port	-1	2	25
	In-Water Marina Improvements	In-water improvements include replace gangway and dock, add 6 paddle craft docks, replace boat ramp, and install ADA compliant kayak launch.	\$ 5,000,000	TBD	TBD	Grant funding/Port	-1	2	20
	Bayport RV Park Expansion	Expand RV Park to other side of creek.	\$ 1,000,000	TBD	TBD	Grant funding/Port	0	3	30
	Total Cost		\$ 9,400,000						
CIP Total Cost***			\$ 87,193,000						
<div>* All costs are shown in 2023 dollars.</div> <div>** Revenue Rating: (-1) Requires Subsidy (0) Generally Self-Supporting (1) Generates Positive Cash Flow</div> <div>*** CIP Total Cost does not include cost estimates for unpriced projects (marked TBD).</div>									