



**THURSDAY, JANUARY 16, 2025  
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/zbN\\_wwKhvi0](https://youtu.be/zbN_wwKhvi0)*

**Attendees:** Chair Christine Turner, Vice Chair Karl Fenstermaker, Committee Member Brian Rosenthal, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member Judy Isaman, Columbia County Commissioner Casey Garrett, Port of Columbia County Commissioner Nancy Ward, Columbia River PUD Administration/Public Relations Manager Heidi Ralls, Scappoose Public Library Director Jeff Weiss, Assistant to City Manager/City Planner N.J. Johnson, Community Development Director Laurie Oliver Joseph, Mayor Joe Backus, Columbia Economic Team Small Business Specialist Sierra Trass, JJ Duehren, Ralph Culpepper, Briana

**Committee Members Absent:**

**1. CALL TO ORDER**

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

**1.1 Meeting Agenda**

Vice Chair Karl Fenstermaker made a motion to approve the January 16, 2025 agenda without Agenda Item 2.4 since David is not here to discuss it. Brian seconded. The motion passed unanimously.

**1.2 Meeting Minutes**

Sean made a motion to approve the December 12, 2024 minutes. Vice Chair Karl Fenstermaker seconded. The motion passed unanimously.

**1.3 Public comment**

JJ: I'd like to thank Christine, Brian, NJ, Sean, and Jeff for a successful Outdoor Festival! Our Earth Day celebration is going to be April 26th and this year's Outdoor Festival is going to be May 31st.

**2. NEW BUSINESS**

**2.1 Team Agreement Approval**

NJ: This is the same Team Agreement as last year. The only change is the guideline to let staff know at least 10 days in advance of a meeting if you'd like an item on the agenda.

Brian: I move to adopt the Team Agreement as presented.



Sean: I second.

*The motion passed unanimously without discussion.*

## 2.2 Updates

- Columbia Economic Team - Sierra
  - Project Spice, an advanced aviation manufacturing business, is still looking into Scappoose. We're supposed to have a decision from them in quarter 1.
  - Working with 4 businesses in the early feasibility phase, including one interested in the Columbia Commerce Center.
  - CET, City of Scappoose, Columbia River PUD, and Business Oregon toured the Cascade Tissue building, which is on the market for \$32 million.
  - Working with Scappoose Hospitality Group to site a hotel in Scappoose.
  - Partnered with PCC on machining and micro-accreditation program.
  - Small Business Development Center has a survey out right now to see what topics business owners are interested in seeing more classes on.
  - Keep it Local holiday campaign went really well. Scappoose raised \$10,000 more than last year.
- Scappoose City Council - Joe
  - Council Goal Setting Retreat will be Saturday, January 25th. Thank you, EDC, for sending us your goal recommendations.
  - Annual Town Meeting will be Saturday, April 5th.
  - Welcomed new Councilor Joel Haugen, so now we're a full 7 again.
- Columbia County - Casey
  - Legislative session is starting this month. Biggest priority is taxing and financing. Recreational immunity will also be getting an expanded definition. We also want to make the rules for capital projects to be more flexible.
- OMIC R&D - *No update provided*
- PCC OMIC - *No update provided*
- Port of Columbia County - Nancy
  - Next Renewable received their DEQ permit for their project at Port Westward. They have been working at this for 7 or 8 years.
- Columbia River PUD - Heidi
  - Michael and Branden have continued to work with Bonneville Power Association and Portland General Electric on the ongoing transmission issues.
  - Joe Liebelt is our newest board member, replacing Russ Hubbard.
- Scappoose Public Library - Jeff
  - 2024 was our record circulation year, with over 100,000 items. We also had record library usage last year.
  - In cooperation with the City, we do 7 major events every year.



- City of Scappoose - Laurie
  - Ofstad Self Storage is under completeness review.
  - Grace Lutheran Children's Center is under completeness review. This would add two classrooms.
  - Meeting with Scappoose Hospitality Group after this meeting to discuss a text amendment that would allow hotels in the Light Industrial zone.
  - Wauna Credit Union will have their Planning Commission meeting on March 13th.
  - OXBO Headquarters is almost approved.
  - Chitwood Real Estate is having their construction documents reviewed.
  - 50-Year Plan is still in a bit of a holdup because of the Transportation Planning Rule analysis.

## **2.3 Doing Business in Scappoose Presentation**

*Sierra provided a presentation on the Columbia County Business Community Connection Project, which can be viewed from 39:19-1:09:41 at*

*[https://youtu.be/zbN\\_wwKhvi0?si=yHw7kQsWOcGkOOSV&t=2359](https://youtu.be/zbN_wwKhvi0?si=yHw7kQsWOcGkOOSV&t=2359).*

Nancy: How were the businesses selected to be interviewed?

Sierra: Part of it was a randomized pull from every registered business in Columbia County and the other element was trying to get a complete representation of industry, business size, ownership models, etc.

Judy: I've noticed a lot of SBDC's recent programming has been around loans and other financing tools. Was that in response to the survey or just happenstance?

Sierra: Both. We already knew that was an issue and we try to be intentional about our programming. At the same time, once the data from this project started to come in, it was a validation that the information we're trying to equip businesses with is needed.

## **2.4 Economic Development Committee Goals**

Chair Christine Turner: NJ has suggested we move Goal Setting to next month's meeting in the interest of time. Any objection?

*There was no objection.*

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

- Next meetings
  - February 20, 2025 at 12:00 pm
  - March 20, 2025 at 12:00 pm
  - April 17, 2025 at 12:00 pm

## **4. Meeting adjourned at 1:17 pm.**