



SCAPPOOSE *Oregon*

THURSDAY, JUNE 26, 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/kBkql6Hhxa4>

Attendees: Chair Christine Collins, Vice Chair Karl Fenstermaker, Committee Member Brian Rosenthal, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member David Sideras, City Councilor Jeannet Santiago, Columbia Economic Team Executive Director Paul Vogel, PCC OMIC Training Center Director Chelsey Lynne, Port of Columbia County Commissioner Nancy Ward, Columbia River PUD Administration/Public Relations Manager Gina Sisco, Scappoose Public Library Director Jeff Weiss, Community Development Director Laurie Oliver Joseph, City Manager Ben Burgener, Assistant to City Manager/City Planner N.J. Johnson, Mayor Joe Backus, Jonathan Mask, Winston Sandino

Committee Members Absent: George Hafeman, Judy Isaman

1. **CALL TO ORDER**

The meeting was called to order at 12:03 pm by Chair Christine Collins.

1.1 Meeting Agenda

Vice Chair Karl Fenstermaker made a motion to approve the June 26, 2025 agenda. Brian seconded. The motion passed unanimously.

1.2 Meeting Minutes

Vice Chair Karl Fenstermaker made a motion to approve the May 15, 2025 minutes. Brian seconded. The motion passed unanimously.

1.3 Public comment

No public comment.

2. **NEW BUSINESS**

2.1 Updates

- Columbia Economic Team - Paul V
 - Project Spice will make a decision in July.
 - Working with two other recruits that the State of Oregon brought to us.
 - Getting a better understanding of the energy situation in Columbia County.
 - Starting next week, our Small Business Development Center will now be a Small Business Resource Center. We mutually concluded that an independent SBDC doesn't fit with their program since they wanted us to



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be more of a regional satellite office. That's not what we are or what our business community has asked us to be.

- Scappoose City Council - Jeannet
 - We would love to hear some ideas from you in terms of how to incentivize businesses to locate here.
- PCC OMIC - Chelsey
 - Hired a part-time internship coordinator to work with our 8 interns.
 - Local residents and Oregon State University students are participating in a summer-long certification program.
- Port of Columbia County - Nancy
 - American Jet Center is our newest tenant, moving into the hangar building we've been marketing for a few years. They store and transplant life-savings organs.
 - Next Adventure is going out of business, which affects our Scappoose Bay site. They are looking for a new owner.
 - A drone company is moving out in July so we'll have a 12,000-square-foot hangar available for rent.
 - Working with the Scappoose Hospitality Group on the possibility of a hotel. Stay tuned for more information.
- Columbia River PUD - Gina
 - Rate Advisory Committee meets July 1st at 5:30 pm.
 - Received results from a reinforcement study identified a list of projects to expand local service capacity, adding 470 megawatts to the power system.
- Scappoose Public Library - Jeff
 - 400 kids signed up for the summer reading program.
 - Movies in the Park will be every Friday in August at dusk.
 - Starting Columbia County Reads project with other libraries in the county.
- City of Scappoose - Laurie
 - Maple Street Townhomes is under completeness review.
 - Ofstad Self Storage is seeking a Planning Commission recommendation of approval on July 10th. They will then move onto City Council hearings on August 4th and a final decision on August 18th.
 - Psychic Sanctuary is seeking Planning Commission approval on July 24th.
 - Myrtle & Oak Townhomes and Buxton Ranch Subdivision are in construction document review.
 - Hosting a meeting with landowners impacted by the proposed UGB expansion on July 23rd.
 - Applying for TGM grants for a downtown plan and a transportation system plan update.

2.2 Columbia Feed & Supply Urban Renewal Grant Application Presentation

Chair Christine Collins read the opening statement, including asking if any members have



conflicts of interest or ex-parte contacts.

Brian: I have done business with some of the contractors that provided quotes to these applications but have no financial interest in these particular applications so I don't believe that precludes me from participating.

NJ: I agree but thank you for disclosing.

David: I will be recusing myself from these proceedings as I am bidding on one of the applications. Thank you.

David left the meeting.

Jonathan presented his application as included in the packet. His presentation begins at [27:06 of the recording](#).

Chair Christine Collins: Did you get more than one bid?

Jonathan: I did, though I was only able to get two in the time allotted before this presentation. I tried to stay local.

Brian: Did you get multiple quotes on the seal coat asphalt?

Jonathan: I didn't, that was a last minute component of this project.

Brian: TFT typically does much larger projects than this. They would do great work but you might find a better price with a smaller company that works on this scale more often.

Jonathan: I would love to hear any recommendations you have.

Brian: Are you going to adjust the sign?

Jonathan: If we have the funds, yes. We're having to prioritize interior work as well. The sign cannot be included in the grant request because of the rules of your program.

Jeff: What bid combinations did you use to get to your total?

Jonathan: EID Remodeling, Daniel Schmoll Painting, TFT, and Door Works.

2.3 A+W Enterprises LLC Urban Renewal Grant Application Presentation

Winston presented his application as included in the packet. His presentation begins at [38:32 of the recording](#).

Chair Christine Collins: Are you going to paint the building?

Winston: I already painted the building around 4 years ago. I can paint it again if you want but it's not part of my current proposal.

Chair Christine Collins: Did you look at local contractors?

Winston: Yes, they were very expensive.



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Jeannet: Is the parking in the back for residential tenants or the businesses?

Winston: It's for the residents. The retail customers and employees park on the streets.

Chair Christine Collins: This area is very important to Scappoose since it's the most visible area to commuters passing through every day. I'd like to see more consistent paint colors and for the sidewalk to be cleaned up.

Brian: I would strongly recommend metallic awnings because of the spray from the highway and how often it rains.

2.4 Urban Renewal Grant Funding Recommendation

NJ: The two grant requests add up to \$82,902.50. The grant fund currently has \$75,889.

Brian: I think both of these projects are great but I don't think it's wise to drain the account 100% when we won't be getting more funding for another year.

Chair Christine Collins: I understand that but we don't have a huge amount of interest in this program at the moment so I'd like to fund projects that are ready to go.

Jeff: I'm concerned about the huge difference in some of these bids.

Chair Christine Collins: I agree and I would've liked to see more local bids.

Vice Chair Karl Fenstermaker: They also didn't submit a board of materials so it's hard to know what these improvements are going to look like before we award them money.

Ben: There's a possibility that getting more bids brings these prices down, which would allow you to fund both at 100%.

Chair Christine Collins: Winston, do you have a preference between getting less money now or potentially more money later?

Winston: I have two contractors I typically use for other projects I work on. The other one is booked out for the next two years.

Chair Christine Collins: I'd like to see improvements to the windows. They look Vegas-y.

Winston: Absolutely, those are really minor changes to me.

Paul F: When we were talking about branding, we were discussing having a consistent style that had to be incorporated throughout town like Sandy style in Sandy. Even at a basic level, I think we should decide what we want things to look like before we keep approving these projects.

Chair Christine Collins: Paul, I don't disagree but the painting he's proposing would only be touchup paint. I propose we recommend full funding for Feed & Supply application and ask Winston to come back with updated bids and images to depict his project better.



Brian: I'd like to award Feed & Supply \$37,500, which is about half of what's left in the grant fund. That would leave \$37,500 for A+W Enterprises for us to award later.

Vice Chair Karl Fenstermaker: I'm struggling with why we wouldn't award Feed & Supply to its fullest potential when they're here and ready to go.

Chair Christine Collins: I agree, I would like to give them the full amount. I believe Winston can get his project costs down with some of the things we're asking him to revise.

Vice Chair Karl Fenstermaker: I move to recommend full approval of Columbia Feed & Supply's request, contingent on updated quotes for doors and asphalt.

Chair Christine Collins: I second.

The motion passed unanimously.

Vice Chair Karl Fenstermaker: I move to table a vote until we get updated information on quotes, preferably from a local contractor, and materials and colors to be used on the highway front of the building.

Brian: I second.

The motion passed unanimously.

2.5 State of Businesses in Columbia County

Chair Christine Collins: Jason is unavailable to present and we will revisit this later.

2.6 Finalize Economic Development Strategic Plan

Chair Christine Collins: I move to finalize the Economic Development Strategic Plan for a presentation to City Council.

Vice Chair Karl Fenstermaker: I second.

The motion passed unanimously.

2.7 Cancel July 17, 2025 Meeting

NJ: This was originally on here because I'll be out of the country on July 17th and there wasn't much on your radar to discuss but with the Committee's ask for Winston to return and re-present, we will find the staff to cover the meeting for me.

3. ANNOUNCEMENTS AND NEXT MEETINGS

- Next meetings
 - July 17, 2025 at 12:00 pm
 - August 21, 2025 at 12:00 pm
 - September 18, 2025 at 12:00 pm

4. Meeting adjourned at 1:29 pm.