THURSDAY, NOVEMBER 20, 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/n8-savh4uzw

Attendees: Chair Christine Collins, Committee Member Brian Rosenthal, Committee Member George Hafeman, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member David Sideras, Port of Columbia County Commissioner Nancy Ward, 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, Winston Sandino, Ralph Culpepper

Committee Members Absent: Vice Chair Karl Fenstermaker, Judy Isaman

1. **CALL TO ORDER**
   The meeting was called to order at 12:11 pm by Chair Christine Collins.

   1.1 Meeting Agenda
   Brian made a motion to approve the November 20, 2025 agenda. Sean seconded. The motion passed unanimously.

   1.2 Meeting Minutes
   Brian made a motion to approve the October 30, 2025 minutes. George seconded. The motion passed unanimously.

   1.3 Public comment
   No public comment.

2. **NEW BUSINESS**
   2.1 A+W Enterprises LLC Urban Renewal Grant Application Presentation

   Winston provided a presentation that can be viewed from 2:00-12:44 of the recording.

   Chair Christine Collins: The parking lot behind your building is pretty rough.

   Winston: I own the parking spaces right behind my building but the area behind other buildings and across the alleyway are owned by other parties. I recently paved my area.

   Brian: You can coat the inside of your windows with vinyl and it will help a lot as a sound barrier by the highway.

   NJ: You had a quote from A&S Construction in the slides of $70,700. In the quote exhibit though, you had $80,300. How did you reduce it this much?

Winston: I have a new quote now that doesn't include the sign.

Chair Christine Collins: Did you get any local bids?

Winston: Unfortunately, no. The contractors that submitted bids did say that they'd be willing to source material locally where possible.

Paul: I think this all looks great. I think it could look better if the building colors were more coordinated. Looks circus-y now. I think you could use black and white as trim colors to let the branding of the businesses pop but also create some unity.

Winston: Are the other buildings going to be required to fit into your design scheme?

Chair Christine Collins: I think it starts with you.

David: Are you going to replace windows?

Winston: Yes and they will be doubled paned.

Jeff: Are you going to do any upgrades inside the building?

Winston: We just remodeled the bedrooms and hallways.

Chair Christine Collins: NJ, do we have an updated total we could award him?

NJ: His new A&S quote brings the total to $35,350 but there's $33,136.50 so that's what we could give him. I will remind everyone though that we're not recommending today; we're just hearing Winston out and asking questions.

2.2 Service Recognition to EDC Member Paul Fidrych

Chair Christine Collins: Paul Fidrych has been on our committee for 3 years and has been such a joy to work with and always brings great ideas to the table. Thank you so much for your service to this committee and the City.

Paul received a round of applause.

Paul: I appreciate being able to serve on this group and have learned a lot from everyone.

Joe: I want to thank you as well, Paul. I've learned a lot from you in my time here and I appreciate all you've done for the City.

3. **ANNOUNCEMENTS AND NEXT MEETINGS**
   - Next meetings
     - December 18, 2025 at 12:00 pm
     - January 15, 2026 at 12:00 pm
     - February 19, 2026 at 12:00 pm

4. **Meeting adjourned at 12:41 pm.**