



**SCAPPOOSE**  
*Oregon*

## **Economic Development Committee Meeting Minutes**

**Scappoose City Hall, 33568 E Columbia Ave., Scappoose, OR 97056**

**January 11, 2018 12:00 pm – 1:30 pm**

### **Attendees:**

Len Waggoner, Brian Rosenthal, Brady Preheim, George Hafeman, Christine Prockish, Carmen Kulp, Paula Miranda, Larry Ericksen, Libby Calnon, Chris Holden, Mohammed Maraee, Alex Tardif, Senator Betsy Johnson (by conference call), Mayor Scott Burge, City Manager Michael Sykes, Assistant to City Manager Alexandra Rains

### **Absent:**

Natalie Sanders, Phil Griffin

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

- The meeting was called to order at 12:10 by Committee Chair Len Waggoner

#### **2. Introductions:**

- Mohammed Maraee and Senator Betsy Johnson

#### **3. Meeting Minutes Approval:**

- Both meeting minutes for November 16, 2017 and December 14, 2017 sessions were approved.

#### **4. New Business:**

- Update for PCC

Chris Holden provided a quick overview of his personal background, he's been in manufacturing for 30 years, owned a machine shop, has been in workforce development for manufacturing and helped to develop multi-employer machinist apprenticeship programs.

He also provided an update on PCC's program at Scappoose High School, which



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currently has 100 students, and that he is working to develop machining, welding fabrication and mechatronics apprenticeships. He noted that he has replaced Gregg on this project. The apprenticeships would be competency based and modeled after the Center for Advanced Learning (CAL) in Gresham.

Chris mentioned that he has not been included in the site selection process PCC is currently in the middle of, to determine the location of their campus in Scappoose. That said, he did mention that PCC has issued an RFP for design/build of their new facility. They will have bid results in March 2018. Betsy Johnson requested that Chris check with Sheffield for direction on design elements.

Chris also covered PCC's efforts to add philanthropy as part of the OMIC program, scholarships will be available to send individuals through 4 years of schooling at Oregon Tech in designated Manufacturing fields.

Both Chris and Mohammed will have office space in Scappoose.

- OMIC Update

Betsy Johnson delivered the OMIC update, she began by mentioning that OSG would be in Scappoose the following week and that the OMIC R&D Board was discussing their selection of an executive director. She and Chuck Daughtry are continuing to work on establishing an innovation district, Scott Parker's property is continuing to be filled and that there is already evidence that the "Boeing Effect" is taking hold. There is ongoing discussion about the possible location of a hotel in Scappoose, and even the possibility of locating it on the OMIC campus. She noted that the OMIC funding package for development of the CZ Road extension is dependent on PCC locating on the east side of the airport.

- Update for Port of St. Helens

Larry Ericksen noted that the Port had just completed their audit and received very high marks, he also noted that the Port is in a very positive financial position. They currently have two job openings, one for a South Columbia County Customer Service Representative and the other for Public Relations and Community Outreach. Scott Burge asked Larry if the Port intended on taking Chapman Landing back from the County given that they had failed to develop the site as a park in the last decade or so, Larry



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responded that this was a possibility. Larry also went on to note that the Port Westward rezone is causing some angst in the community and that they are working to address those issues. Finally, he mentioned that 7 ethanol trains per month travel through the County to be sold in international markets.

- Update for Columbia County

Alex Tardif delivered the report for the County. He began by mentioning that they had finalized the boundaries of the Bernet property contiguous to Chapman Landing so that the transfer of ownership to the City could be completed. The County has established a CZ Trail Committee that will look at three primary stretches of the Trail and Chapman Landing, Alex noted that they are currently looking for applicants. Alex also noted increases in real estate transaction fees as a method to fund low income housing and expressed reservations about where those funds would ultimately go, and that he is talking to ODFW about whether fishing out of local creeks is allowed. Overall, the County is looking at the budget and considering various methods to generate revenue, particularly by adding fees to certain industries/activities. Funds have not been appropriated for Chapman Landing, all monies have been clawed back from parks and only mandated services are being funded. Alex noted that the Port is planning to address the Commission regarding the deed restriction on Chapman Landing.

- Update for City of Scappoose

Michael Sykes reported on the progress of the City's Urban Renewal Feasibility Study and noted the Committee's role in serving as the Technical Advisory Committee for that Study. He also provided a brief update on the progress of the Charles T. Parker Way Road Project, engineering commenced the week after Christmas.

- Update on Meeting with Community Club

The Community Events Sub-Committee and Michael Sykes attended the Community Club's meeting on January 10<sup>th</sup> and reported that the Committee has very few members, only 5 remain, and that they are running out of funding. The Sub-Committee has determined that the best course forward would be to all join the Community Club as full members and pursue events through that channel. There was discussion that their



membership could also be increased by having a booth at the Annual Town Meeting, placing advertisements in City water bills and advertising in the City's newsletter.

- The Committee reviewed last year's goals and opted to make updates without completing a new SWOT Analysis. The goals included:
  - a. City Branding
  - b. Supporting efforts to develop OMIC/PCC
  - c. Exploring the Possibility of Urban Renewal/Participating in the Urban Renewal Feasibility Study
  - d. Focusing on the infrastructure needs of recently annexed land (strive for shovel ready status)
  - e. Plan community events and increase community engagement

## **5. Next Meetings**

- February 15, 2018 – first advisory committee meeting for the Urban Renewal Feasibility Study
- March 15, 2018
- April 19, 2018
- May 17, 2018 – second advisory committee meeting for the Urban Renewal Feasibility Study

## **6. Meeting Adjourned at 1:30 pm**