



**SCAPPOOSE**  
*Oregon*

## **Economic Development Committee Meeting Minutes**

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

**March 15, 2018 12:00 pm – 1:30 pm**

### **Attendees:**

Len Waggoner, Brian Rosenthal, Brady Preheim, Carmen Kulp, Chris Holden, Paula Miranda, Michael Sykes, Alexandra Rains, Garrett Peterson, Laurie Oliver, Josette Hugo

### **Absent:**

Natalie Sanders, Phil Griffin, Christine Prockish, Scott Burge, George Hafeman, Libby Calnon, Larry Ericksen, Alex Tardif

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

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

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

Josette Hugo, President of the Community Club.

Discussion on Community Club Meeting held on March 14<sup>th</sup> that focused on the planning of community events. It was attended by members of the EDC's Community Events Sub-Committee. Josette began by mentioning certain farmers market dates that could be combined with the City's proposal for a larger event with music. Tentatively, June 16<sup>th</sup> would be the first event date, it would combine the market, music and the Century Challenge Bicycle race that begins that day at 6am. She mentioned the likelihood of hosting two such events this year, the second being on September 29<sup>th</sup>. It's possible the event on the 29<sup>th</sup> could be overlapped with a 2K or 5K race. They would consider expanding these events in the future if they go well. Garrett noted that the music would start at 2pm and there was also discussion of adding a beer garden at both events. Both Garrett and Josette estimated that 120 bicycle riders would be participating in the race and that they would bring family and friends, making it possible that 200+ people could be in attendance at the proposed event. Club members have been tasked with research on the beer garden, food vendors, entertainment, volunteers, additional partnerships (like Kiwanis Club), etc. and will meet again next week on Wednesday to finalize a plan.

Other topics discussed included the City's willingness to advertise for the Community Club in the Newsletter, the potential for the City to sponsor the Century Challenge Bicycle Race (there are various "levels" available depending on dollar amount donated and in-kind services are a possibility) the potential for a booth at the end of the race with light snacks and water (although there was concern this undercut other food vendors), banners over the HWY and



Columbia and the identification of local sponsors for the event.

### 3. Updates

*Paula Miranda/Port* – in Scappoose the Port is struggling with fire codes and new buildings. They are seeing an increase in the cost of construction for buildings, and Premiere Jet is debating on whether or not they can move forward with their project at all, they've even asked the Port if they could buy the property back that was sold to them. The new fire codes require fire suppression foam, which can/does damage and ruin airplanes, however, hangers are now required to have this safety feature per federal rules. Once the foam is released, its complicated and expensive to clean up. The Port is working with the State to explore the possibility of building some spec structures, 3 buildings total, 30,000 square feet each. These would be on Port property. They are also working with Ed Freeman on a possible exchange of some parcels on the east side of the airport, where they could locate some of these spec buildings. In general, lots of people are looking for hangers. The Port is trying to target companies that will offer local jobs and have a positive economic impact.

*General Discussion on Equestrian development possibility* – Henry Schulte might receive a written offer for 50 acres of Freeman's property on the east side of the airport within City limits, plus the parcels outside of the City limits all the way to the Multnomah Channel. They may have dropped the idea of expanding the runway due to the difficulties that would present and fly horses into the PDX Airport. Overall, it's difficult to gauge how likely this is to happen.

*Chris Holden/PCC* – working to develop the training center for OMIC, still trying to understand scope of PCC's presence in Columbia County, so will stick to the training center as a topic for discussion today. Apprenticeship development is the main focus, plus the Scappoose high school partnership. PCC's RFP for design/build of their new campus is out, June approval of the contract is expected and the property purchase for the Campus should take place in August with construction to follow in Fall of 2020.

Apprenticeship development will include machining, welding fabrication and mechatronics, local manufacturers have been contacted to become part of a Committee tasked with gauging what they want from employees and to help develop training standards for the Apprenticeship Program, on the job training and OMIC. The Committee is developing standards with OMIC's vision in mind and as time passes, the idea is to improve on those standards and get as close to the AMRC standards as possible. Ideally, the standards would eventually line up across the state and country so that these skills and education credits would translate between institutions. At the High School, \$1.6 million has been invested in industry vetted equipment. Instructions are being trained on the equipment in order to instruct the students. Students seem excited and interested. Mills and other manual equipment will also be added. Bond money is being used to purchase the equipment and the high school can purchase the equipment from PCC in the future.



*Discussion on campus size.* The Campus is estimated to be 20,000 – 25,000 square feet, by comparison the AMRC facility is a 60,000 square foot facility.

PCC received a grant from the Bureau of Labor and Industries to help cover the cost of the apprenticeship program. PCC has been in communication with the NW Education Service District, they received a grant from the OR Community Fund, portions of which help CET instructors in the region get OMIC training and align curriculum. PCC is Looking into hosting a Manufacturing Day Event. Chris is Spending more time at the R&D Center, Bill Gerry has been making lots of connections with global companies and figuring out how they can support what PCC is doing. There has been significant focus on trying to make the relationship stronger between PCC, OMIC and partners like Boeing.

*Discussion on Apprenticeship compensation.* Apprentices are paid by the employer they work for and there are tiers in terms of time put in and compensation received.

No County update – no representatives in attendance

No City update – none, running short on time

4. **Meeting Minutes Approval:**

Meeting Minutes for February 15<sup>th</sup> session approved

Brian Rosenthal made a motion to adopt the minutes, Len Waggoner seconded, unanimously approved.

5. **Discussion/Brainstorming Session on City Branding – facilitated by Garrett**

Focus of Marketing and Branding:

- 1) Promote Tourism
- 2) Attract new business
- 3) Attract new residents
- 4) Improve community well-being

Garrett began by explain that you have one shot in the beginning to deliver on what you're are advertising, if you fail, people won't come back. So, it's best to focus on one specific thing, don't do the "group hug" and dilute your message. Focus on the one unique thing you have to offer.

*Discussion on whether or not we should we be trying to attract more residents when it's happening organically and as fast as the housing is available.* Some effort in this regard might be valuable in terms of how it supports economic development, like having housing available for new workers moving into the area. So, maybe the focus should be on providing enough housing for growth rather than focusing on attracting new residents.



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Garrett continued with the presentation and noted the importance of picking valuable assets in the community and focusing on those. They generally fall into the following categories:

- 1) outdoor recreation
- 2) arts, history, events
- 3) business friendly town
- 4) attract new residents – play up parks, schools, safe community, etc.

## Outdoor Recreation:

- CZ Trail
- Chapman Landing
- Vista Property
- Aviation recreational aircraft, Scappoose is a friendly airport for this
- Pleasure aircraft kept in the area – Discuss on the availability of rental cars at the airport. Anyone flying into the area may notify TransWest in order to get a car. There is not enough demand to have vehicles available all the time, but arrangements can be made
- Walking/biking trails that connect the town
- Scappoose Bay Marina, kayaking
- Golf Course
- Fishing on the channel
- Horseback riding
- Mountain Biking
- Discussion regarding tourism.* Committee noted that focusing on tourism is premature, there isn't enough here, there is no hotel, we are a day trip only right now. We need to complete more of the surrounding park system before you push this out. RV Parks and Camping should be explored to encourage overnight trips.
- Discussion on Marketing Plan Timing.* Perhaps a marketing plan can be launched years into the future after more is developed in Scappoose.
- Scappoose – Gateway to Columbia County, focus on economic development now
- Recreational Piece – focus on it later and make it part of tourism push

## Economic Development:

- OMIC
- 30 cars passing through town everyday
- 400 acres of undeveloped industrial land
- Airport
- No Business License fee
- Enterprise Zone
- Proximity to Portland
- Best Commute to Portland
- PCC's new campus
- Increase decorations, lights, flowers, etc.



-Senior capstone projects for façade improvements

*\*Finish this discussion at the next meeting.*

**6. Elect Chair and Vice Chair**

Complete at the next meeting.

**7. Next Meetings**

April 19, 2018

May 17, 2018 – Second TAC Meeting

**8. Meeting Adjourned at 1:40pm.**