



**Combined Meeting**  
**ColPac EDD & NW Oregon Economic Alliance**  
**Thursday, June 13, 2024**  
**10:00 am—12:00 pm**

**Port of Tillamook Officers Mess Hall**  
**6825 Officers Row**  
 Tillamook, OR. 97141  
**Hybrid Virtual Meeting Information**  
<https://us02web.zoom.us/j/87841741308>

10:00—10:05a	<b>1. Welcome and Introductions</b>	Casey Garrett
10:05—10:15a	<b>2. NOEA Business Meeting</b> <ul style="list-style-type: none"> <li>▪ April 11, 2024 Meeting Minutes (attached)</li> <li>▪ April – May 2024 Financials (will be forwarded with updated packet)</li> </ul>	Casey Garrett <b>Action Item</b> <b>Action Item</b>
10:15—10:30a	<b>3. ColPac Business</b> <ul style="list-style-type: none"> <li>▪ April 11, 2024 Meeting Minutes (attached)</li> <li>▪ April – May 2024 Financial (will be forwarded with updated packet)</li> <li>▪ Nomination of Claudia Yakos (Western Washington County Business Representative) to ColPac Board (attached)</li> <li>▪ Audit Update (Verbal Report)</li> <li>▪ CEDS 2024 Update (attached)</li> </ul>	Casey Garrett <b>Action Item</b> <b>Action Item</b> <b>Action Item</b> Information <b>Action Item</b>
10:30-10:45	<ul style="list-style-type: none"> <li>• <b>Blue Economy Project</b> (attached)</li> </ul>	Sarah Lu Heath
10:45-11:00 am	<ul style="list-style-type: none"> <li>• <b>Housing Work Plan (HB 3395) &amp; Mass Timber</b> <ul style="list-style-type: none"> <li>○ <b>Regional Housing Plan</b></li> <li>○ <b>Technical Assistance</b></li> <li>○ <b>Partnerships</b></li> </ul> </li> </ul>	Colin Cooper
11:00 – 11:30 am	<ul style="list-style-type: none"> <li>• <b>Industry Spotlight: Aerostar Tillamook (Formerly: Near Space) Unmanned Aerial Vehicles located at the Port of Tillamook</b></li> </ul>	Update: Tim Lachenmeier, Founder, Near Space, now Aerostar will provide presentation.
11:30 – 12 noon	<ul style="list-style-type: none"> <li>• <b>Member Updates/Roundtable</b>  <b>Projects, Grant Applications, Challenges/Issues, etc.</b></li> </ul>	Casey Garrett

**Attachments**

- 1) Col-Pac/NOEA April 11 2024 Meeting Minutes
- 2) Col-Pac/NOEA April-May Financials
- 3) Claudia Yakos, ColPac Board Nomination Memo
- 4) Blue Economy PowerPoint Slides

**Next Meeting: August 8, 2024**  
**Clatsop County**  
**Clatsop Community College**



**Col-Pac EDD /NOEA Combined Board Meeting**

April 11, 2024

Hybrid (In Person & Virtual) Meeting

The following members and guests\* attended the meeting:

Casey Garret Liann Thompson Jerry Willey Andy Davis Steve Wright John Walsh Liane Welch Peter Brandom Marsha Kirk Frank Spence Scott Jorgenson Nate Stice Melanie Olson Michele Bradley Elissa Gertler Parker Sammons Suzie Dahl* Natale Phelps* Paul Langer	Betsy Johnson Brian Fawcett Sean Clark Kevin Leahy Logan Garner Leon Telesmanich Patty Hawkins Jack Ficken John Nygaard Dave McCall Henry Heimuller* Mary MacArther* Aryeann Colombo* Wes Cochran* Ree Armitage* Gustavo Guerro* Espen Swanson* Denise Lofman*
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**AGENDA ITEM-1 Welcome and Introductions**

- Commissioner Garrett brought the meeting to order and welcomed all those in attendance.

**AGENDA ITEM-2 NOEA Business**

- April 11, 2024, Meeting Minutes—Approved with no objections.
- January – February 2024—Financials were accepted without comment.
- No additional NOEA Business.

**AGENDA ITEM-3 Col-Pac Business**

- April 11, 2024, Meeting Minutes—Approved with no objections.
- January – February 2024 Financial Statements – Accepted with no comment.
- Annual Election of Officers
  - Commissioner Garrett called for nominations for President of the Board. Jerry Willey nominated Casey Garrett and the motion was seconded by Lianne Thompson. No other nominations were offered. A vote was called, and Casey Garrett was approved to be the ColPac Board President.
  - Commissioner Garret called for nomination for Vice-President of the Board. Lianne Welch nominated Lianne Thompson, the

motion was seconded by Steve Wright. No additional nominations were offered. A vote was called, and Lianne Thompson was approved to be the ColPac Board Vice-President.

- Commissioner Garret called for nominations for Secretary/Treasurer. Jerry Willey nominated Doug Olson and the motion was seconded by Liane Welch. No additional nominations were offered. A vote was called, and Doug Olson was approved to be the ColPac Board Secretary/Treasurer.
  - Commissioner Garrett called for nomination for Officer at Large. Lianne Thompson nominated Jerry Willey and the motion was seconded by Marsha Kirk. Paul Vogel nominated Betsy Johnson and that motion was seconded by Sean Clark. Commissioner Garrett asked if Betsy accepted the nomination. Betsy Johnson said she did not accept the nomination but appreciated the voice of support. The vote was called, and Jerry Willey was voted unanimously as the Officer at Large.
- Nomination of Paul Langer for the ColPac Loan Adjustment Board. The Board voted on the proposed nomination and Paul was accepted unanimously onto the ColPac Loan Adjustment Board. Commissioner Garrett noted that Paul would be a great person for this position and the Board will be well served by his membership.
  - Bylaws Amendment – Amendment of By-Laws to reflect new schedule. Commissioner Garrett called for a vote on the amendment to the by-laws to reflect the vote taken by the Board in December. Commissioner Thompson made the motion, and Liane Welch seconded the motion. The Board voted unanimously to approve the motion to amend the by-laws.

#### **AGENDA ITEM-4 ColPac 30<sup>th</sup> Anniversary**

30<sup>th</sup> Anniversary Recognition – Commissioner Garrett noted that we would take a few minutes to acknowledge that ColPac was celebrating its 30<sup>th</sup> anniversary and pointed out the slide that provide a timeline and major accomplishments for the past 30 years. Commissioner Garrett also recognized special guests who had been invited to celebrate this anniversary which included, Mary McArther, Aryeann Colombo, Henry Heimuller, Ree Armitage from Senator Wyden, Gustavo Guerrero representing Senator Merkley, Espen Swansen representing Congresswomen Bonamici, Wes Cochran from EDA, Melanie Olson from Business Oregon, and Nate Stice from the Governor’s Regional Solution Team.

Commissioner Garrett invited others to say a few words. Commissioner Thompson expressed that she believes that ColPac has never been more needed and more significant. Paul Vogel representing Columbia Economic Team is more than a partner on a functional basis but invaluable from an issue and policy basis. Kevin Leahy from Clatsop Economic Development Resources said that ColPac along with Business Oregon have been great partners for Clatsop County.

In response to a request from Commissioner Garrett, Colin Cooper Executive Director expressed that he was grateful for the work of his predecessors in making ColPac the success it is today. Additionally, ColPac was about partnerships and improving the livability and economy of the ColPac District.

Ree Armitage noted that we’re here to help from Senator Wyden’s office.

#### **AGENDA ITEM-5 Housing Presentation**

Commissioner Garrett welcomed the panel and outlined the housing presentation expressing to the Board the critical nature of Housing to support the livability and growth of the economy.

Susie Dahl – Columbia County Development Manager – Introduced the Columbia County Housing Implementation Plan and the Next Steps. She described that the drivers for the need for the study were: 1) Low Vacancy, 2) Rising Rents and Home Prices, 3) Lack of New Housing Development, 4) Older Housing

Susie outlined the five project objectives: 1) project short-term and long-term housing needs, 2) identify market feasible housing prototypes and strategies that can be used to facilitate development, 3) evaluate the supply of sites in participant cities and

county that are suitable for development for housing prototypes, 3) refine housing strategies for each jurisdiction based upon local issues and capacity, 5) synthesis project findings and recommendations into housing strategies and implementation steps.

Suzie reviewed some takeaways from a survey they did at the beginning of the report.

- There is general support of jobs and housing.
- Concentrate on housing for young families, seniors, renters, and low-income families.
- More rental units, more affordable home-ownership opportunities, senior living / assisted living.
- Adequate water and sewer infrastructure.
- Zoning Changes to remove barriers to housing.
- Land Supply.

Suzie continued with a review of the county's socio-economic trends. Suzie then reviewed temporary housing strategies which included: Land/Facilities for RV parking, temporary housing for construction workers, tenant protections for existing residents.

There are unique rural issues for the County, and they are looking at SB 1013 and the provision for residential tenancies in recreational vehicles. We're continuing to look for assistance in preparation of long-term planning, help in finding funding for planning work, and code codification.

Betsy Johnson expressed her appreciation for the thoughtful efforts. The bigger question is how to align infrastructure with economic growth, because right now there is a paucity of infrastructure. Also noting that the way Oregon's land use system works anyone with a postage stamp has standing. How much process is required and how do we get through this morass.

Suzie responded that we need to create permanent housing so workers will stay in the county after a project and develop services that keep them in the county. Betsy also said power is going to be a bigger and bigger problem.

Paul pointed out that ColPac helped connect housing and economic opportunities and create capacity.

Elisa Gertler – Clatsop County Housing Manager started her presentation by stating that the ColPac Housing Presentation has already lead to greater collaboration between Columbia, Clatsop, and Tillamook Counties.

Elisa reviewed findings from 2021 Housing Strategy:

- Projected 1,500 housing units across Clatsop County to accommodate current and future residents – allowing for a continued supply of vacation properties.
- Much of the housing supply is used for vacation housing not permanent housing.
- There is a need for a full range of housing across incomes.
- Strategies should focus on the needs of the current and future workforce.

Clatsop County Role in Housing is illustrated in the "P" diagram that includes:

- Partnerships
- Policies
- People
- Programs
- Projects

Examples of Partnerships included: 1) Seaside North North Forty RFP, Cannon Beach Code Update

Regional collaboration including: 1) Regional Housing Task Force; 2) DLCD Planning Assistance Grant, 3) Updated Buildable Lands

#### Inventory, 4) Astoria Housing Capacity Analysis (HCA), 2019 Housing Study

Homeless Emergency – Elissa explained that Clatsop County has the highest per capita homeless count in the state. In the 2023 Point in Time County, there were over 1000 individuals which is more than Washington or Clackamas County.

Elisa noted that she had served on the Governors Housing Task Force which led to last session’s housing legislation Senate Bills 1530 and 1537. Elisa is now working on the Rulemaking Advisory Committee to the Oregon Housing Needs Analysis (OHNA). Also associated with housing is the Clatsop County Economic Opportunities Analysis (EOA), and the Clatsop County Housing Code Changes.

Elisa reviewed programs that they used to advocate for increased housing production including: Brownfields, which is a good example of ColPac partnership for bringing these funds to help housing. ARPA pre-development funding for projects like Owens II, and Copeland Commons.

Betsy Johnson asked a few questions related to the Owens project and noted that if the answer is “no” we need to get there quickly, and if the answer is “yes” we need to get to the answer quickly. Elisa noted that the Owens project is a good case study

for the need for clear and objective development standards and the need to attract grant funding. Betsy also noted that it is important to include the community in providing shelter beds.

Kevin Leahy – We were in Warrenton with Senator Merkley, and we discussed that Warrenton has land but doesn’t have the infrastructure of funding for the infrastructure. Nate Stice noted that the Governor’s office is putting more money into infrastructure for housing.

Andy Davis said that the City of Astoria is taking some lessons from Owens Project to create a more collaborative conversation. An example of that was recent discussion with Colombia Memorial Hospital.

#### Parker Sammons – Tillamook County Housing Coordination

Parker noted he takes a more production approach on housing, which his presentation will highlight. Parker then also noted that Tillamook County is a challenging place to build with 100 inches of rain annually, and 100 mile an hour winds.

Parker continued by describing some of the additional challenges in Tillamook County:

- Seasonal Housing Supply
- Geographic and Geological Challenges
- Labor
- High SDCs
- Land Availability
- Finance
- Nimbysism to Low-Income

Tillamook County completed a Housing Needs Analysis in 2019. The findings were that the County needs 807 Renter Occupied Units and 1796 Owner Units. One of the major findings was the seasonal nature of housing occupancy. Example Manzanita

seasonal occupancy is 86.6 percent compared to Tillamook which is 5 percent. Parker also described that housing prices have risen 86 percent between 2019 and 2024 and that income had only grown by 39 percent in the same period. All these statics and challenges create what Parker called the “Stalled Housing Cycle”. For example, Tillamook’s aging population do not have good choices to downsize which leaves them in single-family homes that are bigger they need and more than they can afford to maintain on fixed incomes.

#### Housing Strategy and Policy:

- Tax Abatement program
- SB 406 – Allow all of Tillamook County to Participate in Oregon Housing Needs Analysis
- Expand ADUs
- Conduct a new HNA
- Doing a lot to curb STRs
- Brownfield Projects
- Tillamook County Housing Commission
- Housing Production Solutions Final – fueled by STR Fee which in turn helps support multi-family fund. Thus far this has helped 10 projects with 150 units.
- Pays for Housing Coordinator Position

Parker pointed to an an example of ColPac regional assistance is the partnership that we’re establishing where ColPac will administer Tillamook County’s Multi-family housing fund to avoid tax liability, and thus maximize the amount of money used for housing production.

#### AGENDA ITEM-6 Statewide Transit Tax

Sarah Lu Heath – Deputy Director reviewed the legislative effort that she would lead for a group of transit agencies that believe would receive a great share of the State’s Transit funding if the current formula was changed to send the funds to the qualifying entity in the employee’s resident county instead of the employment county. Changing the formula will benefit the transit agencies that have a large number of residents that travel into another jurisdiction to work.

- Councilor Kirk expressed support for the effort to help increase transit for the City of Banks.
- Logan Garner from NW Oregon Works expressed strong support as transit is one of the greatest obstacles for youth participation in the workforce.

#### AGENDA ITEM-7 Members Roundtable

- Logan Garner shared that NW Oregon Works has received funding for the Oregon Youth Program that will provide tuition, wages for paid work experience, and work certification. NW Oregon Works will also be supporting a welding program including both maritime and aluminum welding.
- Natalie – OMIC Training Manager described some of the training programs at OMIC including the Columbia County Internship Program.
- Kevin Leahy, CEDR, described the new investments into the GP Wauna Mill. Also, that the recent Clatsop County Internship program has received 118 applications. Clatsop County SBDC received funding from HB3410. Clatsop County EOA is hoped to provide something that is actionable and practical for Clatsop County.
- Sean Clark, Columbia County Port noted that the Beaver Dock has been put back together and operational. Especially thankful for the speed at which we were able to get the dock back up and running.



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Casey Garrett, ColPac Board President

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Casey Garrett, NOEA Board Chair

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Recorded: Colin Cooper, Executive Director

**NOEA Statement of Activity**

April – May 2024				
				FY
	Budget	Received	Disbursed	Balance
<b>NWACT Revenue</b>				
ODOT NWACT Administration	30,000	0	0	7,440
<b>NWACT Expenditures</b>				
ODOT NWACT Administration	30,000		0	0
NWACT Balance				0
<b>NOEA Loan Fund Revenue</b>				
Loan Fund Beginning Balance	38,160			38,160
Interest Earned	1,000	283		848
Total Revenue	39,160			39,007
<b>NOEA Loan Fund Expenditures</b>				
Oregon Ethics Commission	50		0	(75.66)
Liability Bond	320			(320)
Audit Filing Fee	20		0	0
Bank Fees	0		0	0
Total Expense	390		0	(75)
<b>Net Balance</b> (Revenues Less Expenditures)	38,770			38,611.34



**Statement of Activity – EPA RLF**

<b>ColPac EDD EPA RLF</b>	<b>FY 2023-24 Approved Budget</b>	<b>April - May 2023</b>	<b>FY YTD Balance</b>
<b>Opening Balance</b>	<b>33,563</b>		<b>28,563</b>
<b>Revenue</b>			
EPA Grant	390,000	-	
Loan Applications & Fees	4,440	-	-
Interest Earned	11,109	1	7
<b>Sub Total Revenue</b>	<b>405,549</b>	<b>1</b>	<b>7</b>
Principal Payments	42,705	-	-
<b>Total Revenue</b>	<b>481,817</b>	<b>1</b>	<b>7</b>
<b>Expenses</b>			
Audit & Tax Preparation	2,000	-	-
Professional Services	57,000	3,196	26,308
Marketing	5,000	-	-
Operations	30,000	-	-
<b>Subtotal Expenses</b>	<b>94,000</b>	<b>3,196</b>	<b>-</b>
New Loans/Grants	296,000	-	-
<b>Total Expenses</b>	<b>390,000</b>	<b>3,196</b>	<b>26,308</b>
<b>Ending Balance</b>	<b>125,380</b>	<b>(3,195)</b>	<b>2,262</b>

**Statement of Activity – RBEG & RLF**

<b>ColPac EDD USDA RBEG &amp; RLF</b>	<b>FY 2023-24 Approved Budget</b>	<b>Apr-May 2024</b>	<b>FY YTD Balance</b>
<b>Opening Balance</b>	<b>364,707</b>		<b>365,217</b>
<b>Revenue</b>			
Loan Applications & Fees	6,000	-	-
Interest Earned	22,926	3,808	8,277
<b>Sub Total New Revenue</b>	<b>28,926</b>	<b>3,808</b>	<b>6,125</b>
Principal Payments	43,276	4,885	10,810
<b>Total Revenue</b>	<b>72,202</b>	<b>8,693</b>	<b>16,935</b>
<b>Expenses</b>			
Audit & Tax Preparation	6,500	-	-
Operations	2,500	-	-
Payroll	12,000	-	-
<b>Subtotal Expenses</b>	<b>21,000</b>	<b>-</b>	<b>-</b>
New Loans	400,000	-	-
<b>Total Expenses</b>	<b>421,000</b>	<b>-</b>	<b>-</b>
<b>Ending Balance</b>	<b>15,909</b>	<b>8,693</b>	<b>382,152</b>

Statement of Activity

ColPac EDD General Fund	FY 2023-24 Approved Budget			April - May 2024			FY YTD
	Receiv e	Disburs e	Balance	Receiv e	Disburse	Balance	Balance
<b>Opening Balance</b>			<b>86,284</b>				<b>199,365</b>
<b>Programs</b>							
Grant Mgmt/Admin	59,000	1,000	58,000	0	0	0	11,335
Vernonia Sewer I	5,000	0	5,000	0	0	0	6,120
Clatskanie	8,000	0	8,000			0	0
Tillamook	11,000	0	11,000	0	38	0	4,063
Clatsop Brownfields	10,000	0	10,000	0		0	1,190
St Helens Sewer					38	(38)	
Vernonia Sewer II	25,000	1,000	24,000			0	0
Food Systems	2,490	2,490	0	0	0	0	6,726
NWOTA	25,000	1,000	24,000	0	0	0	(259)
NOEA/NWACT	30,000	1,000	29,000	0	0	0	7,520
Special Projects	15,000	500	14,500	0	0	0	0
TFFF Value Chain			0			0	0
Innovation Programs			0			0	0
HCP Research			0			0	0
Blue Economy OIC Grant	0	0	0	70,000	4,500	65,000	
Regional Broadband	0	0	0	0	0	0	0
HB3395 Infra/Housing	208,00						
Coordination	0	15,000	193,000	0	0	0	7,822
Financing/Loans Mgmt	50,000	10,000	40,000	0	406	(406)	(406)
<b>General Fund Revenues</b>							
EDA Partnership Planning	75,000	0	75,000	37,000	37,000	0	37,000
Membership Dues	18,750	0	18,750	0	0	0	0
Interest Income	850	0	850	27	0	27	27
	375,00						
CET Shared Expenses	0	369,500	5,500	66,168	66,168	0	161,686
	<b>859,09</b>			<b>173,19</b>			
<b>Programs &amp; Revenues Total</b>	<b>0</b>	<b>400,490</b>	<b>458,600</b>	<b>5</b>	<b>108,074</b>	<b>65,121</b>	<b>34,128</b>
<b>General Fund Expenses</b>							
Payroll & Employee Expenses	0	378,688	(378,688)		51,342	(51,342)	(31,261)
Contract & Professional Services	0	27,500	(27,500)		3,038	(3,038)	(3,038)
Operational Expenses	0	41,885	(41,885)		4,098	(4,098)	(4,098)
<b>Expenses Total</b>	<b>0</b>	<b>448,073</b>	<b>(448,073)</b>	<b>0</b>	<b>58,477</b>	<b>(58,477)</b>	<b>(38,396)</b>
	<b>859,09</b>			<b>173,19</b>			
<b>Ending Balance</b>	<b>0</b>	<b>848,563</b>	<b>96,812</b>	<b>5</b>	<b>166,551</b>	<b>6,644</b>	<b>142,825</b>

<u>A/R Aging Summary</u>	
33,250	<b>Current</b>
0	<b>1-30 days</b>
35,325	<b>31-60 days</b>
0	<b>61-90 days</b>
<b>67,575</b>	<b>Total</b>
	<u>Bank Balance as of May 31,</u>
	<u>2023</u>
	<b>\$147,001</b>



**June 11, 2024**

**To:** Columbia Pacific EDD Board of Commissioners

**From:** Colin Cooper, Executive Director

**RE:** Washington County Private Sector ColPac Board Member Nomination – Claudia Yakos

**Action required** – Vote on Nomination

ColPac By-laws Section III (g) (Board of Directors) calls for membership of the Board to include four private Directors from each of the four counties who are not employees of a general-purpose unit of local government. Cornelius City Manager and ColPac Board member Peter Brandom forwards Claudia Yakos for the Washington County Private Sector Board position.

As the current Executive Director of the Forest Grove / Cornelius Chamber of Commerce, Claudia brings a wealth of experience and leadership to the table, making her an excellent candidate to contribute to our organization's mission.

Claudia's tenure as the Chamber of Commerce executive director has been marked by strategic planning, effective advocacy for local businesses, and fostering strong community relationships. Her dedication to promoting economic growth and supporting the welfare of businesses in the Forest Grove and Cornelius areas is evident in her work.

In addition to her role at the Chamber of Commerce, Claudia is the Owner and CEO of Cima Service, Inc. (Full-service language company), where she provides strategic direction and leadership to drive business growth. Her diverse experience across various sectors has equipped her with a unique perspective and a deep understanding of community development.

Claudia's commitment to community empowerment has been recognized through various awards and accolades, including the Women of Vision Award from the Portland Business Journal. She is known for her collaborative approach to leadership and her ability to work effectively with diverse stakeholders. Her passion for economic development and community engagement aligns with our organization's goals.



June 11, 2024

**To:** Columbia Pacific EDD Board of Commissioners  
**From:** Colin Cooper, Executive Director  
**Subject:** Update Comprehensive Economic Development Strategy (CEDS) for 2024

**Action required** – Acknowledgment of Memo

This memo informs the Board about an important decision regarding our 2022-2027 Comprehensive Economic Development Strategy (CEDS) for the current year.

Staff recommends that ColPac refrain from undertaking an update to the CEDS this year. This decision was made based on the following reasons:

1. **Ongoing Implementation of Current CEDS:** The strategies and projects outlined in the current CEDS are still in the implementation phase through the approved 2023-2024 ColPac Workplan. Focusing on these initiatives will ensure their successful completion and provide valuable outcomes for our communities.
2. **Resource Allocation:** Our resources, including time and funding, are currently allocated to project implementation. Updating the CEDS at this juncture would divert these resources and potentially hinder the progress of ongoing projects.
3. **Stakeholder Engagement:** It is crucial to have engagement from our stakeholders for any updates to the CEDS. Given the current workload and commitments, it would be challenging to facilitate the level of engagement needed for a meaningful update this year. The current Blue Economy and forthcoming Housing work will provide critical input for an update in the 24-25 fiscal year.
4. **CEDS Update Reports:** ColPac has provided the Economic Development Administration (EDA) with our semi-annual report, which has been accepted and found to comply with the adopted 2022-2027 CEDS fully.

The CEDS is a critical document that guides our economic development efforts. Therefore, we want to ensure that when we update it, we can dedicate the necessary resources and attention to producing a comprehensive and practical work product with thoughtful strategies.

Moving forward, we will continue to monitor the progress of our existing initiatives and gather data and feedback from our projects related to the Blue Economy, Timber and Wood Products, Housing, and new efforts to foster expansions in manufacturing that will inform us of the next update of the CEDS. We are committed to ensuring that our future strategies reflect the needs and opportunities within our communities.