



Combined Meeting
ColPac EDD & NW Oregon Economic Alliance
Thursday, August 8, 2024
10:00 am—12:00 pm
Clatsop County
Clatsop Community College
Columbia Hall Room 219
1651 Lexington Avenue
Astoria, Oregon

Hybrid Virtual Meeting Information

<https://us02web.zoom.us/j/82206087681?pwd=c2ltUHlUHQZ6d211Wm0xa1RjWGQyZz09>

Meeting ID: 822 0608 7681

Passcode: 063755

10:00—10:05a	1. Welcome and Introductions	Casey Garrett
10:05—10:15a	2. NOEA Business Meeting <ul style="list-style-type: none"> ▪ June 13, 2024 Meeting Minutes (attached) ▪ July-August 2024 Financials (attached) 	Casey Garrett Action Item Action Item
10:15—10:45a	3. ColPac Business <ul style="list-style-type: none"> ▪ June 13, 2024 Meeting Minutes (attached) ▪ July - August 2024 Financial Statements ▪ Discuss Draft Work Plan 2024-2025 	Casey Garrett Action Item Action Item Colin Cooper Discussion
10:45 am – 11:15 am	4. FEMA Biological Opinion (BiOp) <ul style="list-style-type: none"> • Discussion of Pre-Implementation Compliance Measures (PICM) • Update on Oregonians for Floodplain Protection Coalition 	Sarah Absher (Virtual)
11:15—11:30a	5. Initiative Petition --17 (“Oregon Rebate 2024”)	Betsy Johnson
11:30 am to 12 noon	6. Member Updates/Roundtable	Members

October 10, 2024
Washington County -TBD

Attachments

- 1) Col-Pac/NOEA June 13, 2024 Meeting Minutes
- 2) NOEA July -August 2023 Financial Statement
- 3) ColPac June-July Financial Statement

Col-Pac EDD /NOEA Combined Board Meeting

June 13, 2024

Hybrid (In Person & Virtual) Meeting

The following members and guests* attended the meeting:

Casey Garret Liann Thompson Jerry Willey Doug Olson Andy Davis Steve Wright John Walsh Liane Welch Marsha Kirk Frank Spence Scott Jorgenson Nate Stice Michele Bradley Natale Phelps* Paul Langer Betsy Johnson Brian Fawcett Sean Clark Kevin Leahy	Senator Susan Weber Tony Hyde Logan Garner Leon Telesmanich Patty Hawkins Jack Ficken John Nygaard Dave McCall Mary MacArther* Aryeann Colombo* Wes Cochran* Gustavo Guerro* Denise Lofman* Mylissa Graper Jeff Wong Heather DeStart Terre Cooper
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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.
- April - May 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.
- April-May 2024 Financial Statements – Accepted. Betsy Johnson asked for an opportunity to review the yearly budget. ColPac staff said that would be possible at the next meeting.
- Nomination of Claudia Yakos for Western Washington County – Business Representative.
 - Commissioner Garrett called for nominations Claudia Yakos. ColPac Staff explained that Claudia was being nominated by Peter Brandom, but that he was unable to attend the meeting and asked ColPac Staff to read his nomination. Commissioner Willey followed up by expressing his working knowledge of Claudia and what an excellent job she had done to reinvigorate the Cornelius / Forest Grove Chamber of Commerce and expressed that she would be a great addition to the ColPac Board. Tony Hyde said that based on the statements of support he moved that she be nominated to the Board, seconded by Commissioner Willey.
 - (Subsequent to the ColPac Board Action – the Washington County Board of Commissioners did affirm that Claudia Yakos to serve on the ColPac Board as the Western Washington County Business Representative.)
- **Audit Update** – ColPac staff provided a brief update on the challenges faced hiring an auditor, but that the

Theresa Hampton had return from an extended medical leave and ColPac was working on a new letter of engagement. ColPac Board members had a discussion about the regional challenges to finding auditors and the significant escalation of the cost of auditors.

- **CEDS Update** – ColPac staff provided an update to the Board that CEDS Implementation was ongoing and that there would be no amendments to the CEDS this year. The Board took formal action to accept the a memo that formally described the ongoing CEDS implementation. The motion was accepted without comment.

AGENDA ITEM-4 Blue Economy

Sarah Lu Heath provided the Board a presentation on the Blue Economy Data Model. She began her presentation with definition of a Blue Economy which is: Economic activity related to oceans, seascapes, coastlines, intertidal regions, and connected coastal watersheds.”

Primary Goals: Foundational Research and Strategy in partnership with Economic Development Association of Lincoln County.

Betsy Johnson asked what level with the research go to and what is the geographic reach, and what is the “pot of gold” at the end of the work?. Sarah Lu described that they hoped to go all the way to a sole proprietorship and that the project area is limited to the ColPac District. The “pot of gold” will be creating a data model will be a foundation that will lead to better policy and funding, and will be shared with other areas of the coast.

Sarah Lu described the deliverables for the project will include convening members of the industry to catalog barriers for Blue Economy Businesses, and to develop a common definition for data to be assembled. Another deliverable is to develop a data model and strategic plan to support investments in the Blue Economy across the state. The work will also include recommendations to remove barriers and provide support for existing North Coast Blue Economy Businesses.

Commissioner Thompson noted the concerns related to the offshore energy project that could displace fisher people to the north from the southern Oregon coast. Sarah Lu noted that this project would not be develop into the offshore energy project too much.

Sarah Lu reviewed the project timeline which began in April and will end in September. Sarah Lu also described some of the existing conditions around Workforce, Infrastructure, Regulations, and Capital.

Tony Hyde asked how the project fit into the CEDS? Sarah Lu said that it fit directly into the CEDS and the support of the fisheries, and maritime manufacturing.

Lianne Welch shared an example of recent work on teaching people how to filet and asked if there was a way the Board could help get the word out.

Heath DeStart described that she was excited about the work and made several suggestions.

Kevin Leahy said that he would like Childcare added to the list.

Commissioner Garrett said that workforce related to suppliers and manufacturing should be includes, examples for example would be diesel mechanics and welders.

Dave McCall suggested a SWOT example that includes strengths and opportunities, not just the negatives.

Betsy Johnson asked how fishery / seafood economy was being considered, but it should because it provides a lot of economy.

AGENDA ITEM-5: HB 3395 Housing Presentation

Colin presented an overview of the HB 3395 work, entitled Regional Housing Production Strategy, that ColPac will be engaged in the coming two years. ColPac along with the EDD's are required to meet four statutory requirements of the funding. The work will include the following categories:

1. Stakeholder Engagement (HB 3395 (d) "Working with representatives of historically underrepresented groups to overcome community specific barriers to obtaining housing.")
2. Regional Baseline Information – this information will be aligned with CEDS socio-economic data and use data that have already been (HB 3395 (a) "Bridge Information Gaps")
3. Strategic Development HB 3395 (c) " Connection producers of needed housing with consumers of needed housing."
4. Housing Production: Tools and Resources (HB 3395 (b) "Identifying and securing needed resources, including infrastructure and community facilities."

Colin also described that ColPac is going to participate in a Mass Timber Sub-Grant with the Department of Land Conservation and Development. This sub-grant is intended to build on model building code work that was recently completed using 10 Oregon jurisdictions that will facilitate conversations between private sector developers and City regulators to identify opportunities to improve market penetration for Mass Timber in the construction of housing within the ColPac District.

Colin noted that the production of housing is a complex good, and is impacted by many decisions from financial policies, market driven demand, and supply of materials, economic development and availability of infrastructure.

Councilor Andy Davis – encouraged the support of construction trades and businesses in the local area even as they are trained in local plans. Staff noted that the project would focus on construction job training and support.

Commissioner Olson said there is one thing that hadn't been discussed yet, which is revision to Senate Bill 100. If there isn't the land its hard to build 36,000 new homes in an affordable way and the question needs to be asked.

AGENDA ITEM-Industry Highlight Aerostar (formerly know as Near Space) and Tillamook UAS Test Range.

Tim Lahenmeir, Founder of Near Space which was recently purchased by Aerostar provided a detailed presentation of the Aerostar Company and the recent purchase of Near Space by Aerostar. Tim described how he started Near Space in his business in his home in Hillsboro before brining the company to Tillamook to take advantage of the Tillamook Test Range, which is unique because of the large operational box they are able to test high altitude balloons. Tim described that the use of high altitude balloons is growing. noted that it was a great fit and would provide more opportunities for the Tillamook UAS Test Range. This is due to the ocean, and topographic differences with the Coast Range.

Tim described the Tillamook Test Range which includes: UAS Operations Town and Command Center, Mission Ops Hanger and Shop, and Mobile Ops Center, and Cessna 205

Betsy Johnson noted that Aerostar/Near Space need to do a better job telling their story because they are a really big deal. Michelle Bradly agreed, and said that she routinely uses Aerostar when she is saying Tillamook is more than Ag and Forrest.

AGENDA ITEM-7 Members Roundtable

Member Roundtable was shortened due to the length of the earlier topics.

- Gustavo Guerrero, Senator Merkley's Field Representative described the Senators support to increase funding for the Integrated Ocean Observing System and National Tsunami Centers. Gustavo also noted that the Senator had submitted requests for appropriations funding.
- Kevin Leahy, CEDR described some challenging work to help Clatsop County Childcare centers that were short of the funds needed to remain open.
- Mayor Wright that the Seaside Council had recently approved the Purchase and Sale agreement that would allow the residential housing development to move forward on the "North, North 40". The development would include 65 new units of affordable workforce housing. Mayor Wright also announced the purchase of land that would enable the former Seaside High School site to be developed for residential housing.
- Commissioner Doug Olson described bringing approximately 20 special water and wastewater treatment districts together to evaluate how best to solve financial and governance problems.
- Commissioner Willey asked about the construction on Highway 6. Commissioner Olson said that Amazon was installing new fiber optic cable along the entirety of Highway 6 to Washington County.
- Betsy Johnson described a few challenges that were being negotiated to allow location of cell towers on Oregon Department of Forestry property.

Casey Garrett, ColPac Board President

Casey Garrett, NOEA Board Chair

Recorded: Colin Cooper, Executive Director

Statement of Activity – EPA RLF

ColPac EDD EPA RLF	FY 2023-24 Approved Budget	June -July 2024	FY YTD Balance
Opening Balance	33,563		28,563
Revenue			
EPA Grant	390,000	-	
Loan Applications & Fees	4,440	-	-
Interest Earned	11,109	1	8
Sub Total Revenue	405,549	1	8
Principal Payments	42,705	-	-
Total Revenue	481,817	1	8
Expenses			
Audit & Tax Preparation	2,000	-	-
Professional Services	57,000		26,308
Marketing	5,000	-	-
Operations	30,000	-	-
Subtotal Expenses	94,000	0	-
New Loans/Grants	296,000	-	-
Total Expenses	390,000	0	26,308
Ending Balance	125,380	1	28,262

Statement of Activity – RBEG & RLF

ColPac EDD USDA RBEG & RLF	FY 2023-24 Approved Budget	June-July 2024	FY YTD Balance
Opening Balance	364,707		365,217
Revenue			
Loan Applications & Fees	6,000	-	-
Interest Earned	22,926	3,765	12,042
Sub Total New Revenue	28,926	3,765	12,042
Principal Payments	43,276	4,925	15,734
Total Revenue	72,202	8,690	27,776
Expenses			
Audit & Tax Preparation	6,500	-	-
Operations	2,500	-	-
Payroll	12,000	-	-
Subtotal Expenses	21,000	-	-
New Loans	400,000	-	-
Total Expenses	421,000	-	-
Ending Balance	15,909	8,690	392,993

ColPac Statement of Activity (June-July 2024)

ColPac EDD General Fund	FY 2023-24 Approved Budget			Jun-July 2024		
	Receive	Disburse	Balance	Receive	Disburse	Balance
Opening Balance			213,107			
Programs						
Grant Mgmt/Admin	59,000	11,000	48,000	12,230	12,000	230
Vernonia Sewer I	5,000	0	5,000	6,120		6,120
Clatskanie	8,000	0	8,000			0
Tillamook	11,000	11,000	0	4,101	38	4,063
Clatsop Brownfields	10,000	0	10,000	2,009		2,009
St Helens Sewer					38	(38)
Vernonia Sewer II	25,000		25,000			0
Food Systems	2,490	2,490	0	9,598	2,872	6,726
NWOTA	25,000	7,000	18,000		7,000	(7,000)
NOEA/NWACT	30,000	1,000	29,000	7,520	0	7,520
Special Projects	15,000	500	14,500	0	0	0
TFFF Value Chain	0	0	0			0
Innovation Programs	0	0	0			0
HCP Research/Advocacy	5,000	5,000	0			0
Regional Broadband	0	0	0	0	0	0
HB3395 Infra/Housing						
Coordination	200,000	10,000	190,000	0	1,900	(1,900)
Financing/Loans Mgmt	50,000	10,000	40,000	0	406	(406)
General Fund Revenues						
EDA Partnership Planning	75,000	56,250	18,750	0	0	0
Membership Dues	18,750	18,750	0	0	0	0
Interest Income	850	639	639	54	0	54
CET Shared Expenses	375,000	369,500	5,500	95,327	93,989	1,337
Programs & Revenues Total	856,090	492,129	363,961	124,728	118,168	6,561
General Fund Expenses						
Payroll & Employee Expenses	0	378,688	(378,688)		82,602	(82,602)
Contract & Professional Services	0	27,500	(27,500)		3,038	(3,038)
Operational Expenses	0	41,885	(41,885)		5,029	(5,029)
Expenses Total	0	448,073	(448,073)	0	90,669	(90,669)
Ending Balance	856,090	940,202	128,996	124,728	208,837	(84,108)

A/R Aging Summary	
33,250	Current
0	1-30 days
28,500	31-60 days
0	61-90 days
18,500	Total
	<u>Bank Balance as of July 31,</u>
	<u>2024</u>

\$128,996