



Combined Meeting
ColPac EDD & NW Oregon Economic Alliance
Thursday, October 10, 2024
9:30 am—1:00 pm
Washington County
 Banks Fire District #13 NW Main St, Banks, OR

Join Zoom Meeting
<https://us02web.zoom.us/j/82322687995>
 Meeting ID: 823 2268 7995
 Passcode: 664765

9:30a	1. Welcome & Introductions	Casey Garrett
9:40a	2. NOEA Business Meeting a. August 8, 2024 Meeting Minutes	Casey Garrett <i>Action Item</i>
9:50a	3. ColPac Business a. September 23, 2024 Minutes b. Review FY21/22 990	Casey Garrett <i>Action Item</i>
10:00a	4. ColPac Update a. Projects & Programs b. Loan Portfolio & Administration	Sarah Lu Heath Lydia Ivanovic
10:45a	5. FEMA BiOp Update	John Donovan
11:45a	6. Break	All
12:00p	7. FEMA BiOp Discussion & Lunch	All
12:45p	8. Member Updates Roundtable	All

Next Meeting

December 12, 2024

Columbia County – John Gumm Building, St Helens

Attachments

- 1) Col-Pac/NOEA September 2023 Meeting Minutes
- 2) Governor Kotek FEMA Letter
- 3) Federal Delegation FEMA Letter.

Columbia Pacific Economic Development District Board of Directors

Meeting Minutes from September 23, 2024

Virtual Meeting

Attendees

Attending Directors Noted with an Asterisk: Henry Balensifer Michele Bradley* Peter Brandom Aaron Burris Terre Cooper* Sean Clark* Andy Davis Heather DeSart Brian Fawcett Casey Garrett* Nathan George Patty Hawkins Tony Hyde* Paul Jarrell* Betsy Johnson* Scott Jorgensen	Marsha Kirk* Sierra Lauder Kevin Leahy* David McCall* John Nygaard* Doug Olson* Alexandra Rains Frank Spence* Bruce St. Denis Leon Telesmanich Andy Varner Paul Vogel* John Walsh Liane Welch Jerry Willey Jeff Wong* Steve Wright* Guests: Wes Cochran Sarah Lu Heath Lydia Ivanovic
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AGENDA ITEM 1 – Welcome & Introductions

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

AGENDA ITEM 2 – Executive Director Transition – The executive committee made a recommendation to appoint Sarah Lu Heath as Interim Director role of a period of at least 6 months. Motion to accept made by Tony Hyde and seconded by David McCall.

- Discussion by members agreed that Sarah Lu Heath should assume position as interim for at least 6 months to establish improved financial management, operational review, and staffing and leadership structure
- David McCall expressed concerns about the capacity of two staff members to handle the workload. Kevin Leahy responded that CEDR works daily with ColPac and would like to highlight the work that Sarah Lu Heath and Lydia Ivanovic have accomplished thus far. Marsha Kirk shared

that additional staff is likely needed to support organization activity. Casey Garrett notes that Ayreann Colombo remains on contract; bookkeeper hire will be critical in assuring more adequate organizational capacity.

- Sarah Lu Heath noted that budget & books are still being reviewed and that a bookkeeper is in the process of being hired.
- Casey Garrett shared the presumption that there will be a hiring process in 6 months with discussion on how the organization will go about that. States he doesn't believe that there will need a recruiter like last time. Marsha Kirk responded and recommended that the board look into the contract with Jensen Strategies.

AGENDA ITEM 3 – Banking & SAM Resolution – Resolutions passed without objection for transition of Bank Management Controls and SAM Registration to Sarah Lu Heath. Motion to approve made by Tony Hyde with second from Kevin Leahy with unanimous adoption.

- The banking resolution allows Sarah Lu Heath to be a signer on ColPac's bank accounts
- SAM resolution to allow Sarah Lu Heath access to federal reporting

AGENDA ITEM 4 – ColPac Business

- **August 8, 2024 Meeting Minutes**- Approved as amended. Motion to approve made by Tony Hyde and Seconded by Steve Wright. Kevin Leahy requested notes reflect the Members Roundtable update to board announcing the new Clatsop Community College President Jarrod Hogue. Member additionally requested that incorrectly spelled names be adjusted.
- **FY2024/2025 Budget** – Accepted as presented to the board. Motion to approve made by Tony Hyde and seconded by Steve Wright. Further discussion was had following the walkthrough of line items by Sarah Lu Heath. Sarah Lu Heath noted ColPac is working to hire Elite Accounting to improve financial management and deliver a reliable Profit & Loss statement.
 - Betsy Johnson requested on behalf of the entire board for a copy of Ayreann Colombo's (Competinomics) SOW for the blue economy project to clarify the outstanding invoice.
- **Review Internal Transition Plan** – Sarah Lu Heath provided several updates to the board regarding review of internal controls, insurances and bonds, and other operational items.
- **FY2024/2025 ColPac Work Plan** – Approved as presented. Tony Hyde made a motion to approve and seconded by Steve Wright which passed unanimously.
 - Betsy Johnson recommended that ColPac connect with the City of Tillamook to know what they've already done in housing development and convening so that there aren't duplicative efforts. Betsy Johnson also inquired as to whether ColPac is planning to participate in the BiOp efforts and requested that ColPac take on a more prominent role.

- EDA PP to be completed early so that it can be provided in the October board meeting, alongside a brief presentation on program portfolio. CEDS update will begin October 7th.

AGENDA ITEM 5 – Other Business/Updates

- Recommendation put forth by Tony Hyde to start October 10th board meeting at 9:30am instead of 10am as well as extent the usual meeting run time until 1pm to account for number of topics that will need to be covered. Marsha Kirk made a motion to amend board meeting start and end time; Tony Hyde seconded.

Casey Garrett, ColPac Board President

Casey Garrett, NOEA Board Chair

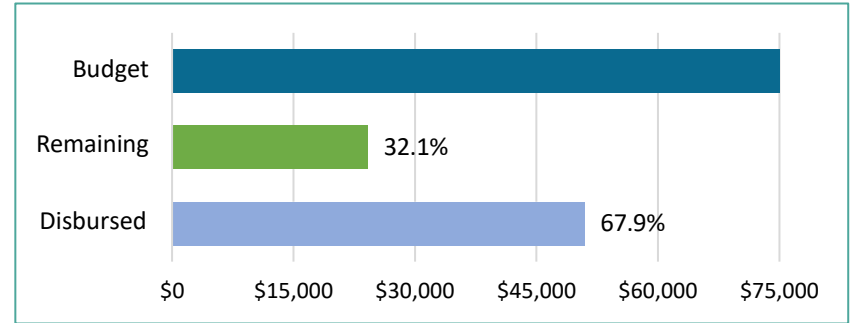
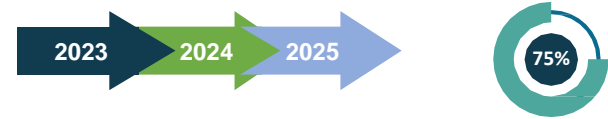
Drafted: Sarah Lu Heath, Interim Executive Director
Recorded: Lydia Ivanovic, Programs Manager

ColPac Programs & Projects

Starting with Transit and
Transportation

Project	Northwest Area Commission on Transportation (NWACT)
Program	Infrastructure
Client/Grantor	Oregon Department of Transportation
Description	Provide administrative services for the NWACT to address transportation issues in our region. A key advisory role in the development of the State Transportation Improvement Program (STIP), to resolve NW Oregon's transportation needs and issues.
	Convening regional conversations, providing administration of public meetings, maintaining membership and website, and communicating to local, state, and national partners.

Project Timeline & Completion Status



Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
- Regional Collaboration
- Strong/Diverse Businesses
- Accessible Financial Tools
- Workforce Development

Project Partners

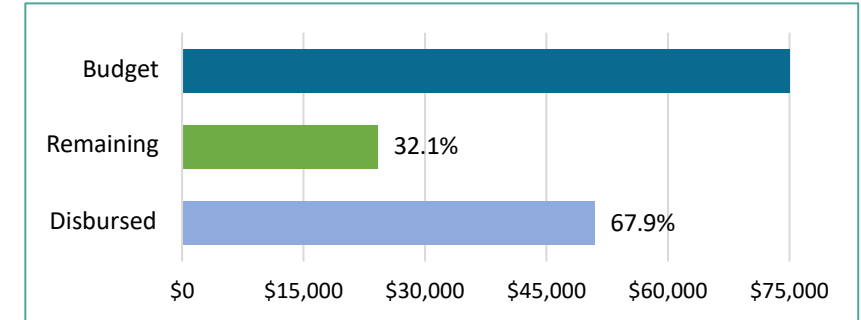
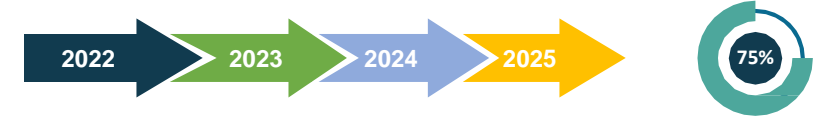


Regional Impact



Project	Northwest Oregon Transit Alliance (NWOTA)
Program	Transit
Client/Grantor	Tillamook County Transit District (Fiscal Sponsor)
Description	<p>The Northwest Oregon Transit Alliance (“NWOTA”) is an inter-agency collaborative effort between five transit organizations in Northwest Oregon (Columbia, Clatsop, Tillamook, Lincoln and Benton Counties).</p> <p>In addition to administrative support, ColPac staff also manages the website and marketing vendors. NWOTA is scoping a Clean Bus Program award valued at \$125,000 to produce an alternative fuels feasibility study for the NWConnector service and transition plans for all five agencies.</p>

Project Timeline & Completion Status



Project Partners



Regional Impact



Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
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Brownfield Programs

Project	Clatsop Brownfield Assessment Program
Program	Brownfields Program
Client/Grantor	Clatsop County
Description	ColPac is providing capacity-building service to Clatsop County by project-managing a Brownfields Assessment grant awarded by the EPA.
	This award will fund Phase 1 and Phase 2 assessments for property owners and provide for planning activities for underutilized sites.
	This far program participants have included Copeland Commons (Astoria), the Blackwells (Warrenton), Pacifica Apartments (Seaside), the Duane Street Annex (Astoria).

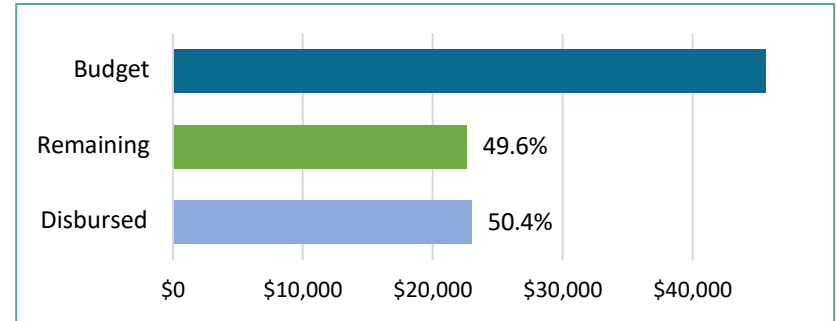
Project Partners



Regional Impact



Project Timeline & Completion Status

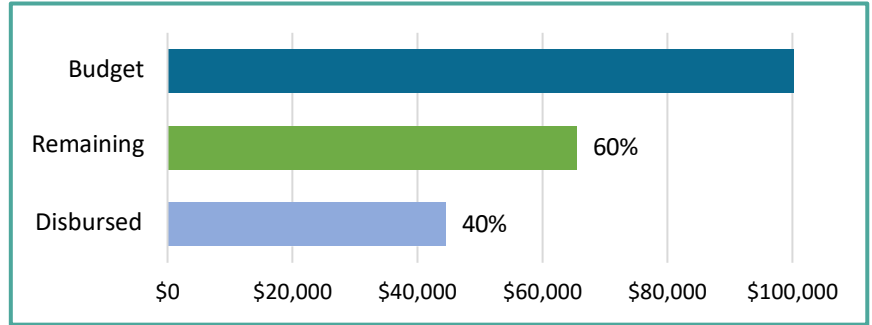
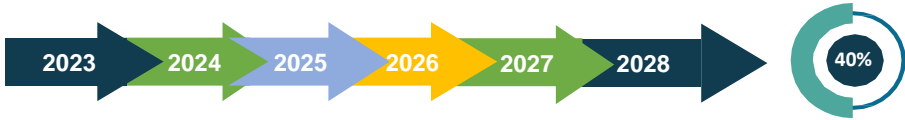


Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
- ✓ Regional Collaboration
- ✓ Strong/Diverse Businesses
- ✓ Accessible Financial Tools
- Workforce Development

Project	Brownfields Revolving Loan Fund
Program	Brownfields Program
Client/Grantor	Environmental Protection Agency
Description	<p>ColPac Brownfields Program is a loan & subgrant financing option for cleanup projects on properties impacted by the existence of hazardous substances.</p> <p>The goal of the ColPac Brownfields Program is to help properties that are vacant or underutilized return to productive use again via employment lands or full-time resident housing.</p> <p><i>With a Business Oregon ColPac Integrated Planning Grant ColPac is pursuing at least two EPA Brownfield grant applications this autumn.</i></p>

Project Timeline & Completion Status



Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
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Project Partners

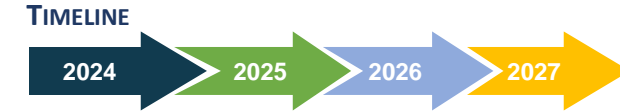
Regional Impact



Finance Resources

Project	EDA Recapitalization
Program	Small Business Loan Financing
Client/Grantor	US Economic Development Agency
Description	<p>ColPac manages a small business loan program that was initially capitalized by two USDA rural business financing grants and loans. ColPac was recently awarded a \$800,000 EDA RLF. Loans issued are intended to generate economic growth through business development and jobs retention and creation.</p> <p>ColPac processes and issues loans with the consultation of an elected Loan Administration Board. The LAB consists of finance professionals, small business owners and Director liaison.</p>

Project Timeline & Completion Status



FUNDS ~ \$1,000,000

Up Next

- 1 Establish guidelines for EDA Revolving Loan Fund
- 2 Creating a marketing plan for loan funds.
- 3 Enroll loans in Business Oregon CLLLR

Alignment w/ CEDS & Work Plan

✓	Adequate Infrastructure
✓	Regional Collaboration
✓	Strong/Diverse Businesses
✓	Accessible Financial Tools
	Workforce Development

Project Partners

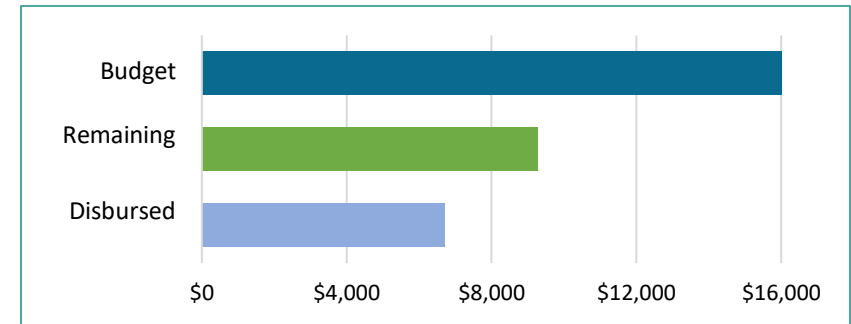


Regional Impact



Project	Bowline 8 th St Waterline Construction Loan
Program	IFA Special Public Works Financing
Client/Grantor	Business Oregon & City of Astoria
Description	<p>Columbia Pacific EDD (ColPac) has been asked by the City of Astoria to manage the underwriting and administration of a loan from Business Oregon to the City of Astoria that will be repaid by Bowline Investors LLC and River Barrel Brewing, Inc. Professional service fees will be paid in full by Bowline.</p> <p>ColPac has provided updated underwriting to determine the loan conditions and make contract recommendations. ColPac will also be responsible for completing Business Oregon required jobs and economic reporting.</p>

Project Timeline & Completion Status



Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
- Regional Collaboration
- Strong/Diverse Businesses
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Project Partners



Regional Impact



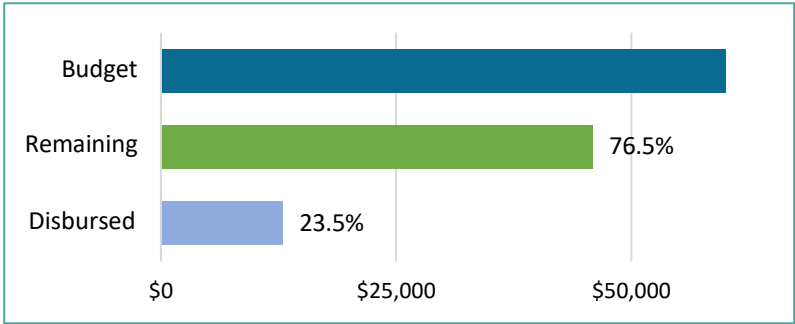
Current Loan Status

Borrower Name	Original Loan Amount	Current Principal Balance as of 6/30	Original Amount of Project	Loan Term (Months)	Loan Amortization (Months)	Loan Purpose	Source of other Capital in Project	Amount of Additional Capital	City	County	# of employees (FTE) at time of application	Number of FTE to be Created or Retained as a result of funding	Principal Amount Delinquent During reporting period
Do Cool Things LLC (Obelisk Beer Co)	\$223,000.00	\$ 211,434.16	\$1,273,224.04	12	120	purchase of brewery manufacturing equipment, barreling equipment and other brewery equipment; plumbing, electrical and HVAC improvements and operating expenses and brewery ingredients	Personal Financing & Private Investors	\$1,050,224.04	Astoria	Clatsop	2.5 FTE equivalent	9	\$ -
Hug a Bubba Doggie Daycare	\$24,000.00	\$ 18,496.03	refer below	12	139	Build a dog kennel facility - incl podelbar buidling with plumbing, water, electricity, AC/HEAT, etc.	refer below	refer below	Scappoose	Columbia	refer below	refer below	refer below
Hug a Bubba Doggie Daycare	\$159,000.00	\$55,609.21	\$213,000.00	12	139	Build a dog kennel facility - incl podelbar buidling with plumbing, water, electricity, AC/HEAT, etc.	Personal Credit Line	\$30,000.00	Scappoose	Columbia	6 FTE equivalent	6	\$ 1,400.00
Bull Run Cider	\$144,500.00	\$ 24,729.16	\$194,500.00	90	fully amortized	Primary: Provide funds to purchase: cider and nursery equipment, cider ingredients, nursery inventory; to increase sales and marketing efforts. Secondary: Refinance leased equipment to improve cash flow.	Private Investor	\$50,000.00	Forest Grove	Washington	3	5	\$ 2,086.16

Special Projects

Project	Community Development Block Grant
Program	Grant Administration/CDBG Admin
Client/Grantor	City of St.Helens; City of Vernonia
Description	<p>By offering specialty grant management, ColPac guides Cities and Counties through the highly regulated federal grant program processes and ensures that our communities successfully leverage available public dollars towards critical infrastructure projects.</p> <p>ColPac provides comprehensive grant administration for Cities & Counties awarded federal funds.</p> <ul style="list-style-type: none"> • \$2,235,822 for the reconstruction of Vernonia's aging sewer system. • \$2,500,000 to redesign St.Helens's undersized and outdated Sewer System

Project Timeline & Completion Status



Project Partners



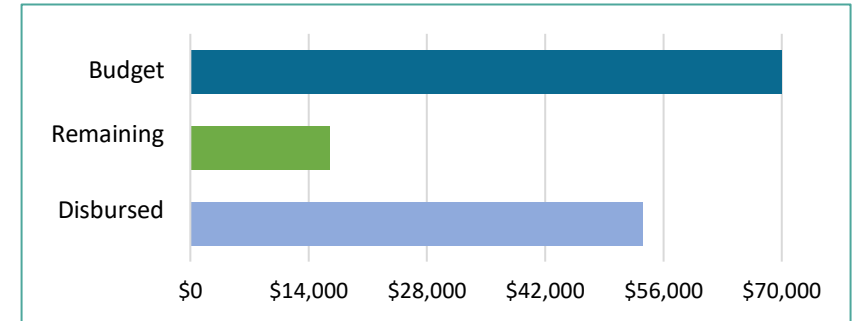
Regional Impact



Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
- Regional Collaboration
- Strong/Diverse Businesses
- Accessible Financial Tools
- Workforce Development

Project Timeline & Completion Status



Project	Blue Economy Strategy & Data Model
Program	Special Programs
Client/Grantor	Economic Development Alliance of Lincoln County
Description	<p>Partnering with the Economic Development Alliance of Lincoln County and OSU's Hatfield Marine Science Center to create a local blue economy data model capturing the impacts and opportunities of Blue Economy businesses.</p> <p>ColPac convened local industries to develop a common definition for appropriate data and to catalogue barriers to success for existing business. A final report will include the data model and strategies to support Blue Economy Businesses in NW Oregon.</p> <p>ColPac is focused on recommendations to increase investment, remove barriers to sustainable growth, and support workforce development in the Blue Economy.</p>

Alignment w/ CEDS & Work Plan

- Adequate Infrastructure
- Regional Collaboration
- Strong/Diverse Businesses
- Accessible Financial Tools
- Workforce Development

Project Partners



Regional Impact





TINA KOTEK
GOVERNOR

September 26, 2024

The Honorable Deanne Criswell, Administrator
Federal Emergency Management Agency
500 C Street SW
Washington, D.C. 20024

Dear Administrator Criswell:

I am writing to convey the State of Oregon's concerns related to FEMA's National Flood Insurance Program (NFIP) and Biological Opinion (BiOp) efforts in the State of Oregon. The BiOp has a long and storied history in our state, and we share FEMA's perspective on the importance of protecting public safety and threatened species. However, FEMA's lack of public process in the development and implementation of the current set of interim measures will cause more harm than benefit to our communities, in particular many coastal and rural communities. I have asked my natural resources agencies to identify possible pathways forward, and the State offers three recommendations:

First, FEMA's imposed deadline of December 1, 2024, for local decision-making is impractical because Oregon cities and counties engage their elected officials and constituents in transparent and fact-based decision-making processes. Those processes are impossible to align with a deadline of just a few months. **I respectfully request that FEMA pause its work on pre-implementation compliance measures (PICM) that it abruptly announced on July 15, 2024, and return to the work of crafting long-term measures to modernize the National Flood Insurance Program.**

Second, the State stands ready to assist our local partners in their compliance work and reiterates its May 5, 2023, offer to deploy already-existing state programs such as land use planning, stormwater permits, habitat restoration, wetlands mitigation programs, and technical assistance grants for these purposes. I recognize that federal partners, including FEMA, the National Marine Fisheries Service (NMFS), and the National Oceanic and Atmospheric Administration (NOAA) may view these State programs as helpful but not yet complete in their depth or coverage for purposes of the BiOp. **I invite FEMA to join our agencies for a discussion on how best to continue efforts that started in the implementation planning process to identify gaps in existing State programs and pathways for moving forward to address how the State of Oregon can effectively address those within a collaborative framework.**

254 STATE CAPITOL, SALEM OR 97301-4047 (503) 378-3111 FAX (503) 378-8970

WWW.GOVERNOR.OREGON.GOV

Administrator Criswell
September 26, 2024
Page 2

In Oregon, we place a premium on community engagement and collaborative design that is too often overlooked as an effective vehicle to support and assist with the implementation of federal program objectives if given the opportunity and time to contribute. **I respectfully ask that FEMA engage more fully in deliberative dialogue with my agencies in order to craft the best solutions possible for public safety and species protection. With your agreement, I will support the convening of such a process with the appropriate representatives of different interests so that together we can chart a durable and implementable path forward.**

Given the current timing of proposed implementation, my staff will be reaching out to discuss this approach with you next week. Thank you for your consideration of these recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Tina Kotek". The signature is fluid and cursive, with the first name "Tina" being more prominent than the last name "Kotek".

Governor Tina Kotek

cc: The Honorable Rick Spinrad, Administrator, NOAA
Members of the Oregon Congressional Delegation

Congress of the United States
Washington, DC 20515

August 22, 2024

The Honorable Deanne Criswell
Administrator
Federal Emergency Management Agency
500 C St. SW
Washington, D.C. 20024

Dear Administrator Criswell,

We are writing to reiterate concerns about the Federal Emergency Management Agency's (FEMA) proposed strategy to implement changes to the National Flood Insurance Program (NFIP) in Oregon, specifically regarding a new compliance requirement that communities need to select Pre-Implementation Compliance Measures (PICMs) well before FEMA makes final recommendations. NFIP is a life-saving federal program, and its administration and changes must be undertaken with the utmost care and evenhanded judgment.

All of our offices have heard serious concerns from small business leaders, local elected officials, affordable housing advocates, and economic development groups. We want to emphasize that the implementation of permitting programs is carried out primarily at the local level, and the leaders in the affected communities have valuable insights. FEMA must lead by listening to and working collaboratively with local and state officials to craft policies that can be implemented effectively and sustainably.

Our offices have heard significant concerns from these communities about the decision to abruptly cease processing Letters of Map Revision – Based on Fill (LOMR-F) and Conditional Letters of Map Revision – Based on Fill (CLOMR-F) on August 1st, 2024, with little to no notice. The timing of this action leaves communities scrambling to comply with FEMA's plan to reach compliance with the National Marine Fisheries Service's (NMFS) 2016 Biological Opinion ("BiOp") and its Reasonable and Prudent Alternatives (RPAs).

We do not doubt the necessity of enhanced conservation efforts, including protection of Oregon's declining salmon population. The worsening wildfire intensity and smoke pollution is also an urgent reminder of the scale of the climate crisis. Communities across the state share these concerns and the fundamental drive to protect the unique environment in which we live.

We respectfully request that you make several key changes to FEMA's revised timeline. We ask that FEMA provide an additional 90 days for Oregon jurisdictions to consider the three proposed "Pre-Implementation Compliance Measures," changing the December 1st, 2024 selection date to

March 1st, 2025. Accordingly, the automatic adoption of the permit-by-permit PICM should also be delayed until at least March 1st, 2025 and accompanied by collaborative action with the state to demonstrate compatibility with state land use law.

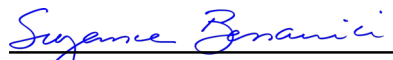
Additionally, FEMA should develop a pathway for continued review of LOMR and CLOMR cases during this period as it finalizes its Environmental Impact Statement. The pause to these processes initiated on August 1st was not sufficiently noticed to communities and future timeline changes should be announced with significantly greater notice. If applicants need additional consultation and technical assistance, FEMA should make staff available to assist.

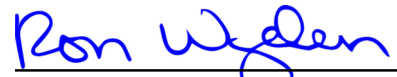
We also request that you fully consider the State of Oregon's request that FEMA add a pathway for the state to develop and adopt a statewide regulatory package that achieves compliance with the "no net loss" standard. Allowing state agencies with the staff and expertise to develop a policy that is consistent statewide would reduce capacity and cost burdens for local governments and simplify integration of any new requirements with existing state land use law.

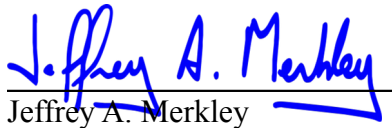
Finally, we request a written explanation of the decision-making process that led to the PICM taking effect well before the completion of the Environmental Impact Statement. Providing community members with a clear understanding of this process is key to maintaining transparency and demonstrating consistency with the NEPA process.

We remain committed to a collaborative path forward that responds to the dual imperatives of economic stability and environmental preservation. We appreciate FEMA's shared commitment to these goals and thank you for your full and fair consideration of our concerns. For any questions, please contact Espen Swanson in Congresswoman Bonamici's office at Espen.Swanson@mail.house.gov; Ree Armitage in Senator Ron Wyden's office at Ree_Armitage@wyden.senate.gov; Gustavo Guerrero in Senator Jeff Merkley's office at Gustavo_Guerrero@merkley.senate.gov; Olivia Wilhite in Congresswoman Val Hoyle's office at Olivia.Wilhite@mail.house.gov or Alexander O'Keefe in Congresswoman Andrea Salinas' office at Alexander.OKeefe@mail.house.gov.

Sincerely,


Suzanne Bonamici
Member of Congress

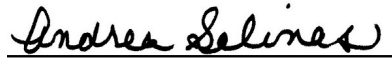

Ron Wyden
United States Senator



Jeffrey A. Merkley
United States Senator



Val Hoyle
Member of Congress



Andrea Salinas
Member of Congress



Earl Blumenauer
Member of Congress