



# **ECONOMIC DEVELOPMENT COMMITTEE**

## **Meeting Minutes**

December 14, 2017

### **Call to Order**

6:32 Call to order by Gail Holmes

### **Members Present**

Kazi Ahmed Bev Burke Jennifer Harmon Shannen

Knight Russel Williams Rachael Vidin

Richard Sakelik City Councilor

### **Members Absent**

None

### **Staff**

John Morgan

### **Guest**

David Baker

### **Review of Agenda**

Gail Holmes, add to new business OBC Land issue

### **Minutes**

Approval of minutes of November 9, 2017; Shannen Knight motioned to accept as written; Jennifer Harmon, motion passed as approved with corrections, one abstain by Gail Holmes:

Page 1 - Waterfront: remove the word "investment"

Page 3 - strike "Shannen Knight agreed"

Page 4 - Inaudible - should be Jennifer Harmon

Adjournment at 8:30

### **Old Business**

West Linn Waterfront Project - John Morgan:

Talked with principles of investment group of the Mill last week. With all the financial dealing and lawsuit against the firm the provided the pulp, they are still up in air about what exactly is going to happen and they are not willing to go public with any statements and it will probably be mid-January before they do so. They are liquidating all their assets, working to satisfy debt. The major investors, Stern Partners, are secured interest and first to satisfy and may have the buildings when this all get done. Employee re-absorption into the workplace going well, many finding higher paying jobs, others fairly close but not far off. 34 work force first week. Laying off more on every Friday and expect by the first of year down to just the cleanup crew. They have been talking a lot with PGE on mutual interests, we are meeting with PGE and see if they is anything new and what is going on. They are still working on water cooling where they do not

have to pay for metered water. They are hoping to keep a portion of the Mill in operation, would PGE pay for that for the water cooling. Also regarding the Tourism webcam grant, the mill can't commit to moving forward, intent is there but they are not in the position right now. Money is waiting until there is a real project, maybe we can reallocate and want County to know are respectful of funds. Meaning on waterfront plan will not move to third open house on land use planning until we have more information. Possibly Brian CEO now President of the Mill can come to a meeting.

John Morgan has had two phone calls with Ron Stearn of the investment group who cited position not ready to make statements. Richard Sakelik would like to know if we have discussed purchasing any acreage for parking. John M not worried about the group selling to someone else as they need the city to deal with the zoning and what would be most economically viable for them as well as the city. So many detailed problems to the property including access for house sitting above the Mill property.

Issue of Old City Hall still pending, with parking as the primary issue, couple meetings with Clackamas County regarding the pond owned by Clackamas County and they would like to get rid of it. Asset was done of pond and a level 1 remediation would be filling in the pond as is. No PCBs or dioxin, just wood paste or pulp is what is in bottom on pond. It would be replanted with native vegetation and could not be used for human occupancy, you could walk around there but no organized space. A level 2 remediation would dry the slug over a couple of years and then cap it. Then it could be used for recreation such as soccer fields. Level 3 remediation would be removing the slug with good clean fill where it would be 15 good acres of developable land. The cost goes up tremendously with each of them. Majority of people when asked at the open house is to use the property for park land, by far most expensive to the public, next level would make it available for sell off to private entity who would do the remediation, but then it would not be park land. Just one of the complexities of this project.

Last open house dealt with transportation issues, good comments about options and we are going to issue a paper after the first of the year that narrows the options down to three that would go forward; those with some degree of feasibility and the public thought were good options. The one to get the most support would be a four way intersection with a signal, also a new idea from the 1988 plan would be to relocate Willamette Falls drive down to the bottom. Discussed to put on January meeting as an agenda item. We are meeting with all entities that have a lot to do with this project. Initial economic analysis on reopening the locks is in process; include on next agenda if there is information to share. The Corp of Engineers is willing to give the locks to a viable entity who take it over, refurbish and operate, there is a state commission taking over formal control who will figure out the options. John Morgan will share the details when he has them. Question regarding Willamette Falls Drive improvements and Richard Sakelik will address when discussion of city bond renewal. Kazi Ahmed would like to know what role the EDC plays in the planning process and when will there be a discussion to clarify that. John Morgan would love to get to a place where we are reaching decision point involving public input and envisions the EDC as being part of the process and would make motion for recommendations to the council. Kazi Ahmed wants to know does if the city staff develop a plan that comes to the ECD do then do they pick and choose or make recommendations. EDC does not feel like they are advising just sitting there listening to reports. Need to what the EDC roles

are and they are productive and engaged. Gail Holmes said there are other goals from council that the committee has not got to and should be working on. Maybe there should be a conversation around having a retreat to define goals and understanding the committee's role. Richard thought that is a significant accomplishment of the group regarding mixed use and zoning and now we have a mixed use working group. Jennifer Harmon had no idea the committee was formed and it is those things that we present ideas and solutions that are very clear and nothing happens. Gail Holmes interjected that herself, Russel Williams and Shannen Knight of the EDC are all on the working group. Councilor Sakelik thinks the committee has done more than they think such as the web and business licensing. Jennifer would like to know where the feedback is. Gail stated that the committee needs to have the vision and understanding we are on the same page with Council. It is important that we have better communication to say where we are and what is on the next step.

### **New Business**

#### **Annual Report:**

Do you need to add the Mixed Use Working Group as an accomplishment and now it has been enacted. Gail will finish and send the report to Dylan Digby, assistant to the City Manager.

#### **Bond Ideas:**

Richard Sakelik talked about the sub budget committee went through the process and now the Trust for Public Lands (TPL) is putting together the scientific survey, the subcommittee worked on the thirty five different things they should be polling. There will be two groups of two hundred each. Group A and Group B will get similar questions, but with some differentiation for scientific purposes. Done by registered voters and people who take an interest in the City, such as voting on City issues. Gail said it would be wise to look at age groups. January eighth the TPL will present the results and they will be decision on the message and what we go out with for the bond.

Committee Structure: Dropped from the agenda

#### **EDC Webpage:**

The webpage seems to be out of date and does not contain current information. John Morgan will update and Kazi Ahmed listing achievements and tying the documents to the list.

#### **OBC Discussion:**

Councilor Sakelik left the room for this discussion. Shannen Knight wanted to bring up so there was not a situation like the Police Station where they did not know anything until after the fact when it was too late to do anything. Jeff Parker met with some community members to discuss property across from Albertsons and proposing 1 or 2 acres for OBC and the rest for apartments; we would be losing a lot of OBC land. February 12<sup>th</sup> testimony on this will go to City Council and will try to have meetings with WNA and SONA. The intersection there is a concern already and is an F, we don't have businesses to keep supporting our infrastructure. Jeff Parker is proposing a development agreement with the City and the Council has just begun to look at it. When they do come to an agreement, it would have to go through the public process. Kazi

moves to have the EDC recommend to the Council preserve as much OBC as possible in the Tannler application and in any case where commercial zoning may be lost.

Kazi Ahmed moves Rachael Vidin seconds to recommend to the Council. Due to the limited quantity of OBC zoned property in WL, EDC recommends the Council maintain and preserve the property in said development agreement to remain zoned as OBC property. Passes unanimously.

Councilor Sakelik returns to the meeting. Testimony on this has been moved to February 12<sup>th</sup> Council meeting. Jeff Parker will continue to do more community outreach, and needs to attend a Willamette NA meeting.

### **Other items of interest**

#### **EDC Members**

Shannen Knight - Rae Gordon - new Main Street Program Manager.

Rachael Vidin – Will talk to the Transportation Advisory Board about the Waterfront plans. They should be approached and will be topic of discussion.

Kazi Ahmed - Robinwood Station is moving forward towards becoming a full community center and discussed what has been happening there and how beautiful the community garden is.

Jennifer Harmon - Do we want to hold a Commercial Broker summit - yes consensus - Jennifer Harmon and Bev Burke will work on it. Update on Haggen's - Albertsons and Haggen's are suing each other and nothing will happen until it is settled.

Bev Burke- Marylhurst is happening - Mary's Woods development and retail will impact the city. Let's use this development as a case study. Condo north of Burgerville - empty, cannot find out why, possible legal issue. Possibly get some answers could be available from the Planning Department. Is there an occupancy permit?

Kazi Ahmed discussed how the Mary Woods development is going to cause a lot of headache for West Linn in terms of traffic. EDC should discuss how can we benefit from this and attract business in our neighborhoods for this potential customers. Russell Williams believes that they want to have businesses that would benefit their residences. We should look for complimentary businesses we could benefit from. We should see what the rent is for commercial space and we should be in line. This is a good opportunity, possibly a discussion for the February agenda. Gail Holmes suggests a big sign on 43 indicating entering West Linn.

Councilor Richard Sakelik discussed the ballot measures passing, perfect segway to develop. Bev Burke went back to the traffic situation on highway 43 and development going on that is going to create more traffic. Bev would like to follow up as she does not feel the City has a good handle on future traffic. Need to keep this one for the next quarter. Shannen Knight brought the

Historical Willamette streetscape up that it is being presented to Council next Monday; that may be adopted into the TSP (transportation plan. ) regarding the rents in Mary's Wood is going to be based on number of cars per day; more cars, rents will go up. Richard Sakelik send this a good time to look at the zoning in that area. Some people believe the newly appointed Mixed Use Working group will be looking at other areas besides Willamette, we will see.

Russell Williams went to Oregon Leadership Summit December 4, 2017 and learned of the fiscal challenges to state; one being employee benefits and they are only increasing and they are repacked measure 97 and will put back on the ballot. We have no charging stations in West Linn for electric vehicles and need to look at getting some set up. There are private enterprises in Lake Oswego for charging stations. Mayor of Gladstone Tammy Stemple and her husband are in the charging station business, let's invite her to a meeting to discuss. Albertson building would be a good spot for a charging station, Russel Williams does agree that would be a good spot right now until it has more businesses. It was discussed we could also use a bike kiosk, WIFI site, bike kiosk is in the Streetscape Plan. Would also be nice to have a filmed meet up area for Craig's list customers and such.

Councilor Richard Sakelik - citizen advisory group party is still on the agenda for January as a tentative plan.

**Adjourn**

Meeting adjourned 8:06 pm.