



WEST LINN

ECONOMIC DEVELOPMENT COMMITTEE

Agenda

December 14, 2017
6:30 PM
Willamette Room, City Hall

1. Review of Agenda
2. Approval of Minutes
3. Old Business
 - West Linn's Waterfront Project - update
4. New Business
 - Annual Report – status
 - City Bond Renewal – Project ideas
 - Committee Structure
 - EDC Webpage
5. Other items of interest:
 - from EDC members (5 minutes)
 - from Council or Staff liaisons (5 minutes)
6. Public comments on Economic Development matters not on the agenda (3 minutes per speaker)
7. Announcement of next meeting (6:30pm, January 11, 2018)
8. Adjourn

WEST LINN

ECONOMIC DEVELOPMENT COMMITTEE

Meeting Minutes

November 9, 2017

Call to Order

6:38 Call to order by Rachael Vidin – Acting Chair

Members Present

Kazi Ahmed
Bev Burke
Jennifer Harmon
Shannen Knight
Russel Williams

Members Absent

Gail Holmes

Staff

John Morgan

Review of Agenda

Bev Burke motioned to approve agenda as written, Jennifer Harmon seconded, approved unanimously.

Minutes

Approval of minutes of October 12, 2017; Shannen Knight motioned to accept as written; Bev Burke seconded, approved unanimously.

Old Business

3A Water Front Project:

John Morgan discussed changes to the waterfront with the closing of the West Linn Paper Mill. The mill is in the process of mothballing. The mill is for sale, but if there is no pulp available, odds of reopening is very low. It is an independent corporation, Brian Conan Mill Manager is also the CEO of the investment corporation that own the mill. They are currently selling equipment off to satisfy creditors and settling contracts. There is a skeleton crew working on the financials. Ownership group has asked for weeks to make a statement of what they are planning. The investment group is a savvy group, there are not sharing the contents of their lease (a land lease) with Portland General Electric, hence they still own the buildings, a dock

and the upper part of the site. Everything else is owned by PGE, excluding the pond redevelopment area which is owned by Clackamas County, also the Department of Fish and Wildlife owns the main fish ladder area. PGE becomes a big player and they are focusing on the lease and contract arrangement, they are not ready to discuss land ownership. They have hired a consultant to help with that.

There is a lot of history and power transmission coming for the PGE Sullivan plant which plant is extremely historic, and produces about 17.5 megawatts now. Also the turbines have the world's best fish passage system, which they have invested a lot of money in and PGE is very proud of that and see that is a long term need.

So there are two private property owners who know we are anxious to have conversations with them. In the meantime we are ramping up conversations with Oregon City, the seven non-profits involved, the Locks Task Force (soon to become the Locks Commission), just to be ready and build relationships if this becomes a development site. What can the City do, three things; amend zoning, control decision and financing on infrastructure, and leadership by giving guidance and create partnerships.

Waterfront is designed to become something the community owns, and the question is; do we have the constituents to support this endeavor. The City has the Leland study from last year and now we need to engage a development team to start sketching up ideas.

The Waterfront open house on transportation on the 24th had approximately 50 attendees. Six primary options for how to deal with the traffic at base of the bridge. Three emerged as the top; 1. Roundabouts, 2. Reconfigure a 4 way intersection with signal, 3. Get regional traffic off Willamette Falls Drive. Discussion of ramp metering; what if we used this process on Willamette Falls Drive. Complex issue with a lot of regional traffic, stop commuters from using but not citizens of West Linn. Another option; realign Willamette Falls Drive, but would eat up a lot of real estate; this was brought up in 1988 plan. Discussions continue with ODOT ongoing regarding 205 expansions and the concepts that apply to West Linn.

Next open house on land use will be held off from a December meeting waiting for conversations with the land owners, possibly know more in February.

Loss in revenue to City with the Mill closure is minimal due to amortization. If the mill is not operating they cannot cool the turbines, working on a temporary solution with the City until it is all figured out, which will bring a short term bump in the water fund.

Waterfront tours are going on, committee members need to attend; contact Jody Carson for times.

Kazi Ahmed would like the committee to come up with a proposal on what the process should be for developing a plan for the Mill site. There is a real urgency for this and EDC should be a part of this. John Morgan suggested to make this an agenda item for December what the EDC's

role is this project.

Bev Burke started a discussion with the committee stating this as a citizen not just as a member of the committee on how can we get some accountability action from staff, this needs to be number one priority, staff is a body without a brain. Who's doing what, what is getting done, what's not getting done, why is it not getting done, do we need more staff or just make sure they are doing this work. Shannen Knight agreed, we give them plans and ideas and nothing gets done. Eileen would like John Morgan to put more hours into this project, John is going to move away from some of the other 17 cities he is working for and spend more time on this project.

New Business

Annual Report:

The report is due at before the next regular meeting. Need to report on accomplishments, challenges and goals. Need brief summaries. Can provide bullets.

Accomplishments:

- Website, business
- Business licensing software
- Zoning codes
- Generate revenue
- Vacancies in the commercial market

Challenges:

- Staff has no time to work on EDC projects, no follow up on action items.
- Communication gaps between staff, council, and committee.
- No printed accurate information and documentation.

Goals for 2018:

- Improve communication between Council, staff and the committee.
- Have staff person accountable to John Morgan to get information from all staff and all committees on anything that has to do with economic development. Richard Sakelik has been a good liaison from Council, we need department documents and educated presentations. Let's add items of importance from Council, let's place it on agenda.
- Continue to work on the vacancy issue.
- Schedule Retreat

Discussion around the work session with Council and how this debacle could have been avoided with better communication. It was an excellent reminder we represent the community and our here at the pleasure of the city, council and mayor and the committee needs to be respectful. Comments in past EDC meetings have unacceptable and disrespectful. We are here to advise

not direct and shun and because we not like a position does not mean it is not good for the City.

Also discussed setting protocol for staff liaisons and their committee responsibilities. Discussion of lack of business like behavior, minutes being one of them. Minutes need to be shared between committees and put action items into minutes that need follow through. John Morgan suggested that minutes, videos and audio of other committees are available on the website.

Other items of interest

EDC Members

Need to get names to council on who should be on the MU Zoning Working Group from the EDC committee. Gail Holmes representing Willamette NA, Shannen Knight representing Main Street. Who else can we get to the Working Group; Russel has stepped up to be a member of the group representing the EDC. Council will make the appointments.

Russell Williams discussed that Richard Devlin is stepping down. His voting history has been anti-business. Chamber has now reopened for Richard Sakelik can now attend Chamber Meetings. Oregon Business Plan Leadership Summit at the Oregon Convention Center on December 4th, it would be nice to have a member attend. John Morgan gave a brief description of the summit and tremendous policy is made and drives a lot of legislative agenda. Get on the mailing list and follow it is a valuable organization.

Shannen Knight reported that Noelle Brooks has stepped down as the Main Street Manager but will stay on as a Board member.

Inaudible would like to apologize to Council for her outburst at the Joint Meeting.

Motion by Bev Burke for Russell Williams to represent and bring back information to the EDC at the Summit; sponsored by the City. Second by Jennifer Harmon. Unanimously passed.

From John Morgan

Business license software, Shane Boyle wanted to report the committee unanimously ranked number one the EDC choice and they are negotiating a contract now.

Guiding Principles passed out for comments at a later date to pass to Council for review and blessing. Themes have been consistent and it is believed that Oregon City was successful was they adopted guiding principles and everything is measured against them. Needs to be modified as the Mill has now closed, City Council is having a work session December 18th and would like the committee to attend. The intent was to get to the next open house which will discuss land use and then start drafting elements for public to review, with hopes that the elements would be out by March and then take nine months of public review, they may amplify, after the first of the year things will start moving faster.

Old City Hall staff report emailed to committee to read and review issues.

Tours, sign up. Travel Oregon gave a grant for \$5,000.00 to expand capabilities to continue having tours. The Mill seems willing to extend the tours. The Webcam grant, their financial commitment goes away, wrestling with what to do. They are still committed to the site, they know where it is going to go. Is this something we can monetize to local business, maybe the Chamber can take this over? John Morgan and Russ Williams can discuss. Oregon Field Guide had a lovely 15 minutes segment on the falls, go to OPB and check it out.

Adjourn

Next meeting December 14, 2017. Meeting adjourned at inaudible.