



CITY OF West Linn

22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

ECONOMIC DEVELOPMENT COMMITTEE Draft MEETING NOTES – January 5, 2026

Members Present: Jared Dean, Russel Williams, Lance Weinard, Sheri Wahrgren, Christi Lanz, and Shannon Knight
Member Absent: Shannen Ilas
Public Present: Rebecca Hollenbeck, Historic Willamette Main Street
Council Liaison: Kevin Bonnington
Staff Present: Lynn Schroeder City Liaison and Community Development Director Steve Koper

Staff Liaison: Lynn Schroder lschroder@westlinnoregon.gov

1. Call Meeting to Order

Chair Dean called the meeting to order at 6:00pm. The meeting focused on economic development strategies, community engagement, and financial challenges facing the city, while introducing a new member and discussing potential projects and regulatory changes.

Meeting discusses quorum and attendance, including absence of key members and participation via Webex.

2. Public Comment

None.

3. Introduction of New Members

6:10pm Introduces new member, Sherie, highlighting her extensive background in economic development.

4. Approval of October, November, and December 2025 Minutes

6:15pm minutes are approved with minor spelling changes.

5. Review of EDC Purpose and 2025-2027 Work Plan

6:20pm- Economic Development Committee's goals and policies for recruitment, tourism support, and land use efficiency are outlined.

The importance of community engagement and inclusion in economic initiatives is emphasized. Kevin Bonnington discussed financial challenges facing the city and potential projects like Vision 43 and waterfront development plans.

Property tax revenue is low, with only 13% allocated to the city, impacting financial resources. Voter approval is required for funding projects and operating levies, which are limited to five-year terms.

Attracting businesses is a long-term strategy to enhance the local economy and tax base.

Sheri Wahrgren mentioned paid parking as a possible solution though it may not generate significant revenue it could improve parking availability for customers.

Kevin Bonnington mentioned that's potential shift in marijuana dispensary regulations could increase annual tax revenue significantly.

The challenges and potential solutions for business licensing and permitting processes in West Linn are discussed.

The significance of home-based businesses, which constitute 47% of local licenses, was highlighted. Explored ideas for enhancing community transportation options, including a trolley system.

The importance of addressing business retention to strengthen the local economy was mentioned. The group was interested in ideas to generate more revenue without asking citizens or businesses to pay taxes or fees.

Items discussed: Parking ideas for Willamette, Bussing people from park to main street, Research, discovery, talking to business, formulate plan for generating money for West Linn.

6. Review of City Council Hot Topics

Items to work on in conjunction with the city council transportation funding, Indoor rec center, Advisory committee, Fund drinking water needs, Vision 43, Sustainable operations, New operations facility , plan addressing Financial deficit for the city (credit obligation for operations complex/public works facility)

7. Items of Interest from EDC Members

Jared Dean to compile and share the SWAT analysis draft for review by committee members, including new member Sheri. Christi Lanz to take notes and track items discussed in future, Kevin to provide updates on the city council's agenda items and the financial picture of the city for future discussions. Committee members to think about ways to generate more revenue for the city without increasing current taxes. Russell to spend the month coming up with a list of ideas related to water usage and recreational vehicles to share at the next meeting. Shannon to research shuttle and transportation ideas and bring them to the next meeting. Lance to explore ways to simplify the business licensing process and look into best practices from other cities. Christi to research the pain points for existing businesses

8. Staff announcements

Vision 43 timeline: there will be an Open house at the end of January and another in February. Then legislative phase and potential urban renewal district, doing feasibility studying the Waterfront was adopted in November. Grant writing process for development comes next.

9. Adjourn

Chair Dean adjourned the meeting at 7:30pm.