

Rainier Economic Development Council
July 9, 2009 Regular Meeting
Rainier City Hall - Rainier, Oregon

The meeting was called to order by Terry Grice, Chair, at 7:05 p.m. (**Corrected Mintues**)

Roll Call - Present

Terry Grice, Chair Tim Navarro, Vice Chair Dearl Taylor, Secretary
Jennifer Dennis, Treasurer Paul Rice Robert Piercy Shirley Bartholomew

Others present -

Deborah Hazen, Clatskanie Chief Judith Taylor, City Council
Terry Deaton, REDCO Staff Administrator

Approval of minutes -

Jennifer Dennis made a motion to approve the June 11, 2009 minutes, Paul Rice seconded the motion and the motion passed by a unanimous vote. Special Budget Meeting minutes will be approved next REDCO meeting in August. Terry Grice noted the Columbia County Treasurer issued \$3,672.83 to REDCO for gas royalties.

Visitors comments -

Judith Taylor, City Council, Judith asked REDCO to join the Chamber and if REDCO has an application. Terry Grice noted REDCO received their application.

Unfinished business -

Dearl Taylor made a motion to give a \$49.95 gift certificate to Mike Avent and David Qualman, prior council members, to show REDCO's appreciation for their service. Shirley Bartholomew seconded the motion. It passed by a unanimous vote.

Absenteeism was tabled to next meeting for review.

REDCO Council Reference Manual will be reviewed in August with an urban renewal training session during the meeting.

Jennifer Dennis said the City Council has asked Mr. Sokolove to come out and meet with the City Council and REDCO to discuss the wetland mitigation bank.

City Wide Cleanup is not a REDCO economic development project. Terry Grice would like to encourage the Mayor to follow on the project for this year.

Dearl Taylor stated he was very worried REDCO had not had any process to let us move forward on the wetland issue. He said people believe REDCO brought the folks to town. City Council and landowners think this is a REDCO thing. He thought REDCO's ethics is hanging out there. Taylor said Terry Deaton was working on wetland bank for REDCO and showed her an email to that effect. Jennifer Dennis explained she had invited the City Council to talk about the wetland mitigation bank at our REDCO meeting. Paul Rice gave a brief explanation of how wetland mitigation banking and use of the credits for banks work. Taylor said Jennifer I heard you say no more big deals for REDCO. This came out of the blue. Jennifer clarified her statement by stating when an extraordinary opportunity for economic development comes along without any cost to REDCO, she felt it was important to research it further. Neither REDCO or the City have committed themselves to anything. We are only at this point gathering information in order to make an informed decision on the prospect of a wetland mitigation bank to allow

Rainier an opportunity to develop their commercial and industrial properties. Previously, development in this area as been prevented due to the wetlands. Terry was only gathering information.

Terry Deaton explained to Taylor that she wears many hats, property owner in the industrial area, REDCO staff administrator and Rainier Diking District board member. There have been discussions regarding wetlands since March for REDCO while I have been gathering information. Mr. Sokolove's company was one of several representing wetland banks. He said he was coming to be on the West Coast and would like to give a presentation to the Rainier community and everyone who is effected and would benefit from a wetland mitigation bank. He asked me to "invite" property owners, business owners, City Council, REDCO and all other interested parties to his presentation. This was not a REDCO event, rather a business presentation to the community at large. In facilitating the presentation, I was acting as a private land owner. If I gave the impression REDCO was presenting, it was not intended. Most people relate REDCO with me, but that was not the case. Lars Gare talked to Mr. Sokolove before he came out and told him he thought it would be a good opportunity for our City to learn how wetland mitigation banks could solve one of Rainier's problems for developing our commercial and industrial properties in this area.

Jennifer Dennis made a motion for REDCO to gather more information on wetland banks. Motion seconded by Paul Rice. With further discussion Shirley Bartholomew asked, does this means Terry goes on the payroll for this? The vote was unanimous to proceed. Terry Grice commented that he came away from the City Council work session believing the council had asked to move ahead with a meeting with Mr. Sokolove. Rob Piercy said it may be a case that we need to understand what REDCO's role and the City's role is in relation to a wetland bank. The City needs to hear that information to decide whether or not they want to participate. I think we should go ahead.

New Business -

Judith Taylor informed REDCO the park restrooms repairs. She said the marina restrooms are completed. REDCO should be very proud of this. It required many hours for her to oversee the work. Now, I am here to ask for the remainder of the \$4,420 left over funds for the park bathrooms to refurbish them so it benefits the community at large. It was explained to her the REDCO's urban renewal guidelines clearly state tax increment funds may not be used for day to day maintenance expenses for city property. The park restrooms are a maintenance project for the City.

Dearl Taylor made a motion to take the remaining funds from the marina restroom project and use them on the park restrooms. Shirley Bartholomew seconded the motion. Dearl Taylor withdrew his previous motion and made a new motion to release funds from the marina restroom community grant to a non profit agency, Chamber of Commerce. Shirley seconded withdrawal and new motion.

Rob Piercy moved to have a suspension of the small business grants and community grants to allow for review of the programs to see if it is the appropriate use of urban renewal funds and the effectiveness of the program. Jennifer Dennis seconded the motion. Discussion followed.

Paul Rice asked if Hector of El Tapatio had submitted a small business grant. Terry Deaton said she received it today. Paul stated Hector has done a lot of improvements to his business. Jennifer encouraged REDCO to look at the guidelines to see if this meets the small business grant guidelines. Over the years the program has been abused, painting the buildings as an example. Paul Rice questioned the validity of the fireworks and the marina restrooms projects. Are they legal for REDCO to do? It was noted that 750 households in the City pay taxes and a little less than 800 are in the urban renewal area.

Roll call for the motion was taken: In favor - Jennifer Dennis, Rob Piercy, Tim Navarro, Terry Grice
Against - Paul Rice, Dearl Taylor, Shirley Bartholomew

Paul Rice noted the 2005 Evergreen Pub and Columbia Phoenix Development had not reapplied and went beyond their extension date. Terry Grice asked if they were asking for payment at this time. Deaton said yes. It was decided their grant had expired and they would be required to reapply.

Executive session - ORS 192.660(2)(h) - conference with attorneys was convened at 7:42 p.m.

Public Meeting was reconvened at 8:17 p.m.

Comments -

Jennifer Dennis asked what the appropriate procedure is to get petty cash. My thought is the petty cash should have a check written to Terry Deaton. Who cashes the check? What is the right procedure? Rob Piercy suggests we ask the City, Debby Dudley, on the basis of how the city handles petty cash. Tim Navarro, do we have to make a motion to authorize Terry Grice to ask Debby? Grice said no. He thought the check should be made to Terry Deaton in order to reimburse the REDCO petty cash. It was agreed it should be handled in this manner.

Dearl Taylor asked if it would be easier to have a land line and answering machine for the REDCO office. Paul said it was more expensive. They got rid of their office land line and answering machine.

Paul Rice asked with the motion to suspend business grants, should we see if we could accept El Tapatio? They are a good business for the City. We would hate to discourage business owners. Paul asked to table the El Tapatio small business grant until we make a decision on what we are going to do with the grants. Tim Navarro, should we have Evergreen and Columbia Phoenix resubmit their grants? Rob said let's do this, the ones that are currently submitted to REDCO, let's reconsider and then move forward with the decision after the evaluation of the grant programs. This was agreed upon. Tim Navarro, the urban renewal workshop will help get this lined out.

Dearl Taylor said has learned some things and knows everyone has Rainier's best interests at heart.

Rob Piercy asked what rules and guidelines do we use for REDCO. Terry Grice noted Roberts Rules of Order Newly Revised in Brief were ordered previously for REDCO members. Paul Rice asked if REDCO could order some of those books. It was agreed that 6 books would be ordered for the council. Terry Grice recommended ordering a copy of the Attorney General Public Records and Meetings Manual for the REDCO meetings. It was agreed one would be ordered.

Paul Rice appreciated Dearl Taylor voicing his concerns. I appreciate Terry's hard work and not charging REDCO for all the time she has put in.

Rob Piercy asked if there is a list of available properties for development in Rainier. Deaton explained they are listed on the REDCO website including Columbia County legal maps and descriptions along with contact information. There is a complete layout of all the industrial zoned properties in West Rainier on the website "<http://www.redco-or.org>".

Paul Rice, would REDCO look at purchasing property for development? There are guidelines for purchasing property in urban renewal areas.

Jennifer Dennis said she would like to reiterate what Paul said of the open discussion and the willingness of everyone to talk about these issues in order to move forward.

Terry Deaton encouraged the council to take the time to review my work log to have a better understanding of all that is going on outside of the meetings with REDCO.

Jennifer Dennis said she understood now why Terry Deaton was having difficulty opening some of the online documents without REDCO having the Word program. Terry Grice suggested downloading "<http://www.openoffice.org>" for their free program to eliminate the problem.

Accounts Payable -

Rob Piercy made a motion to approve the accounts payable in the amount of \$40,580.51 for the July accounts payable. Tim Navarro seconded the motion and it passed unanimously.

Terry Grice adjourned the meeting at 8:40 p.m.

Terry Grice, Chair

Terry Deaton - REDCO Staff Administrator