

Rainier Economic Development Council
Rainier City Hall, Rainier, Oregon
January 28, 2010 Minutes
Annual Meeting & Work Session
Thursday 6 p.m.

Work Session - 6 pm.

- (1) Review Urban Renewal training in November at Lane Powell
- (2) White House Job Creation Forum
- (3) Update REDCO Reference Manual

Call to Order Annual Meeting - 7p.m.

Roll Call - Present

Terry Grice, Chair Tim Navarro, Vice Chair Jennifer Dennis, Treasurer
Paul Rice Scott Cooper

Absent - Robert Piercy - arrived at 7:15 p.m.

Visitor Comments -

(1) Sean Thompson, realtor for Gary Peters, requested business grant assistance with his commercial building improvements. His property is located in West Rainier and includes the old J&R building, a strip mall and vacant land. There are 6 parcels on 4.5 acres fronting Rockcrest Street and Dike Road with three entrances. The buildings were constructed in the '80s with a total of 41,000 s.f. They would like to remodel the large building providing several smaller spaces for tenants. He provided the first draft of plans for the plan changes. They are currently working with Rich Cook of Col/Pac for a low interest loan in the \$100,000 range.

Mr. Peters received a business grant application from REDCO. They would like to request assistance for extending the natural gas line to their commercial property, outdoor sign with multi-lighting. A brewery, Yellow Grog, was looking at the building for their new business. St. Helens has been able to offer them more incentives to locate there. Terry Grice suggested we find out what it would cost to auger under the highway from the Minit Mart to extend the natural gas line to Mr. Peters property.

Scott Cooper asked what was happening with the vacant property across the street on Rockcrest. Pat Lockhart from Beaverton owns the property.

Jennifer Dennis asked who is the new owner of Rockcrest Realty. Sean said Victoria Kingsbury purchased the business. Paul Rice asked where Sean's realty is now located. His office is in Longview and he sells property in Rainier as well as Washington. He also manages a printing company in Portland.

Sean told the council the November and December home market was very depressed - nationwide. Jennifer asked what the short sale time was in the area. Sean said a year and over - USDA in rural areas. His own home has dropped in value 3 times in the past year.

(2) Jan Moon was present with a business grant for the Olivas Bros. building on A Street . The Marina Market is located in her building with four apartments and her office upstairs. The top corner (towards the bank) has split and is pulling away. Bricks has fallen off the building. The cost is \$21,000 to \$23,000 to repair and restore the building. She brought sketches of the new facade changes they would like to make to the building while doing the repairs.

Jan was asked by Jennifer if most of her vendors for the Marina Market were local. The majority are from Rainier and Clatskanie. Jan needs to find more vendors for produce as this is what is most in demand.

Terry Grice explained REDCO's business and community grants are on hold due to our attorneys review. Business grants are do able, but limited by our litigation with USG and attorneys. Community grants are not going to be continued.

Jennifer Dennis asked if the City has looked into historic categorized funding is available to them. Jan said they were discussing it at one time, but they had never move forward with historic designation.

7:40 p.m. REDCO went into **Executive Session ORS 192.660(2) (h)** - Conference with attorney. At 8:35 p.m. the council came out of executive session.

Approval of Minutes -

Paul Rice moved to approve the June 2009 Budget Committee minutes. Jennifer Dennis 2nd the motion. Rob Piercy and Scott Cooper abstained from voting since they were not on the council at that time. The motion passed with yes votes from Paul, Tim, Terry and Jennifer.

Scott Cooper moved to approve the December 10, 2009 regular meeting minutes, seconded by Paul Rice. Motion carried.

Unfinished Business -

Terry Grice, regarding the project funds the City of Rainier requested, our attorney has advised us to only pay on projects we are legally committed to at this time.

Rob Piercy asked about the Rainier Eagles request of community grant. They were not present. Terry Grice talked to Mike Poorman to explain REDCO cannot legally do this according to the Oregon Revised Statutes.

Paul Rice asked if REDCO could contribute to a project in the park for the Rainier Daze. Terry Grice, said not at this time. Also some of REDCO's line items have been in the budget for over 5 years.

Rob Piercy made a motion to direct Terry Deaton to inform the City in a memo that we will meet what we are committed to according to the Urban Renewal law. Scott seconded the motion. After discussion Rob withdrew the motion. Paul then made a motion to respond to the City Council's request for all the funds. We will pay project according to the Oregon Revised Statutes as the board agrees and funding allows. Scott seconded the motion. The motion carried.

The REDCO computer is not working properly, locks up and cannot connect to the internet. It has been a serious problem while trying to complete the audit reports and requests from auditor. Scott inspected the computer and said it had minimal memory which was causing much of the problem. He recommended not trying to fix it, but replace it. After discussion by the council it was decided Scott Cooper would research a new computer for REDCO. He will provide a report to the council at the February meeting.

New Business -

(1) Election of officers:

Chair - Paul nominated Terry Grice as Chair, seconded by Rob. Terry explained he has to make a personal decision on employment as his position at the fire department is being eliminated in June 2010. He may not be able to continue as Chair if he relocated out of the area. He will accept the Chair position, but may have to resign due to employment changes. Motion carried.

Vice Chair - Jennifer made a motion to for Tim to keep the position. Rob seconded the motion. Motion carried.

Secretary - Paul nominated Rob. Jennifer seconded the motion. Motion carried.

Treasurer - Jennifer nominated Rob. Second by Scott . Paul nominated Jennifer. Vote: one for Rob by Jennifer and 5 votes for Jennifer by Terry G, Paul, Scott, Rob and Tim. Jennifer Dennis was nominated Treasurer.

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(3) Resolution for signers on REDCO checking account - Terry Grice instructed all the REDCO officers to go down to Bank of America to sign checking account signature

authorization.

- (4) Resolution for designated newspaper of record - Paul moved the Clatskanie Chief should be designated our newspaper of record. Scott seconded the motion. The motion carried.
- (5) Resolution for designated legal representative of record - Paul made a motion to retain Lane Powell as our legal council. Jennifer seconded the motion, motion carried..

Approval of Accounts Payable - Rob moved REDCO pay the January 2010 accounts payable in the amount of \$ 9,822.90 and Scott 2nd the motion. The motion carried.

Chairman Comments - Terry Grice appreciated everyone being here tonight.

Council Comments - Jennifer Dennis noted it was good to see Rainier on the National Geotourism map. Scott Cooper said he would look into replacing the computer and the cost of Quick Books for the next meeting. Paul thanked the Chair, Vice Chair, Secretary and Treasurer. Tim said he hoped Terry Grice didn't step down as he would have to replace him.

Adjournment - Terry Grice adjourned the meeting at 9:35 p.m.

Terry Grice, Chair

Terry Deaton, REDCO Staff Administrator