

Rainier Economic Development Council  
Rainier City Hall ~ Rainier, Oregon  
Regular Meeting  
August 12, 2010 ~ 6 p.m.

**Call to Order** - Terry Grice, Chair, called the meeting to order at 6 p.m.

**Roll Call** -

**Present** - Terry Grice, Chair Tim Navarro, Vice Chair Robert Piercy - Secretary  
Paul Rice Scott Cooper  
Jennifer Dennis, Treasurer - arrived 6:20 p.m.

**Approval of Minutes** - June 10, 2010 Regular Meeting  
July 8, 2010 meeting did not have a quorum

**Visitor Comments** – Margaret Magruder, owner of Oregon Shepherd located in Donald, Oregon. Oregon Shepherd is a premier producer of natural sheep wool insulation. Margaret is working with the City Planner to relocate Oregon Shepherd to Rainier. The old J&R warehouse on Rockcrest Street is available. It would require a variance for their type of business. The project is moving ahead and they hope to be relocated by the end of the year. Their company would employ approximately 7 people and more as their business grows. Rainier is an excellent location with connection to Interstate 5 Highway being only a 10 minutes away. Margaret is a lifelong resident of Clatskanie so would like to bring her business and jobs to Columbia County.

Wool has superior insulation properties, Oregon Shepherd's loose fill insulation products result in zero VOC emissions, both during their manufacture and in use. They provide superior breathability, improve indoor air quality, and are non-allergenic. As a result, they are completely safe to handle and install without the need for protective equipment typically used during traditional fiberglass insulation.

**Guest Speaker** – David Stocker, Columbia County Economic Development Director, outlined his plan on how to approach economic development for all of the cities in Columbia County. One of the issues facing Scappoose, Rainier and Clatskanie is the remapping of the levees. This creates a serious financial hardship on businesses and property owners with the high costs of flood insurance and development. He plans to use the Oregon Economic Development Prospector to list properties for sale and work with companies looking to locate in Columbia County.

**Treasurer's Report** – Pool Account balance as of July 31, 2010 was \$1,009,983.81  
Bank of America checking balance as of July 31, 2010 was \$134,859.49

**Unfinished Business -**

Pauly, Rogers and Company, REDCO auditors, informed REDCO they would have to charge REDCO approximately \$600 for the services they had performed to date since they were not given six months cancelation notice. They had already started compiling data for REDCO's audit when they received our notice. There would also be a charge to the City of Rainier since REDCO is a component of the City of Rainier and will need to be included in their report. They will need to receive and review our auditors report in order to extend their opinion. They will advise the City of the costs and they will probably be passed on to REDCO.

Deaton contacted Pauly, Rogers and Company for a quote on doing a audit review rather than a full audit. They said a review could be performed for REDCO for no more than \$2,700. The REDCO council decided to continue with Pauly, Rogers and Company for a review for the FY 2010/2011.

**New Business –**

Scott Cooper contacted Jen and Stan Tonneson of the Rocky Point Marina. They provided suggestions and recommendations on how to attract yachters and boating associations to Rainier's marina and town. There are 27 yacht clubs on the Columbia River who would frequent our town if provided with local information and our marina facilities were refurbished. How to develop community events was discussed.

Deaton asked if the council needed an Quarterly Public Official Disclosure reports. Grice said they only needed to have annual reports and they were sent to each council member.

**Executive Session ORS 192.660(2) (h)** - Conference with attorney was no required.

**Approval of Payables –**

Rob Piercy made a motion to approve the July 2010 accounts payable with a correction in the amount to state \$5,688.28 and was seconded by Jennifer Dennis. Motion carried.

Paul Rice made a motion to approve the August 2010 accounts payable in the amount of \$2,318.68 and seconded by Tim Navarro. Motion carried.

**Chairman Comments –** Terry Grice was impressed with Margaret Magruder's wool insulation company, Oregon Shepherd. He wishes them success in the zoning process, allowing them to locate in Rainier.

**Board Comments –**

Jennifer Dennis suggested inviting Lars Gare, City Administrator, and Debby Dudley, financial director, to come to our next meeting to discuss REDCO and City's audit requirements. Council instructed Deaton to invite them.

Scott would like to see the marina become an attraction to boaters on the Columbia River.

Rob Piercy said REDCO is best serving the interests of the Rainier property owners and looking out for them in our efforts to resolve the USG loan.

Chair Terry Grice adjourned the meeting at 8:25 p.m.

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Terry Grice, Chair

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Terry Deaton, REDCO Staff Administrator