

DATE: January 27, 2020
TO: County Team
FROM: Emily Picha and Nick Popenuk (Tiberius Solutions)
SUBJECT: CCDA 2020 Stakeholder Meeting Approach - DRAFT

The Columbia County Development Agency (“Agency”) established the Port Westward Urban Renewal Area (“URA”) in 2001. Over the past 19 years, the URA has been instrumental in providing funding for infrastructure and economic development projects that support the Columbia County economy. Due to cost savings, leveraging private sources and state grants, and refinement of the eligible project list, the URA is on pace to pay off the planned projects at a lower cost to county taxpayers than originally forecast. The Agency is evaluating its options for the future of the URA. Potential approaches could include:

- Paying off outstanding debt ahead of schedule and closing down the URA.
- Reducing the amount of annual tax increment finance revenue collected by the URA.
- Amending the URA Plan to fund additional capital projects to support economic development.

Some of these approaches could result in an increase in annual property tax revenues received by overlapping taxing jurisdictions. The Agency is interested in meeting with affected taxing districts to discuss potential next steps for the Area and hear about taxing district priorities.

This memorandum outlines a potential approach for a meeting with taxing districts in Columbia County to discuss next steps for the Port Westward URA.

Meeting Format Options

- 1 hour meeting at the County Building
- Phone calls with a selection of the group
- Small group meetings, potentially one in Clatskanie?

Agenda

- URA Overview
 - Describe timeline for remainder of the URA
 - URA 101
 - Max indebtedness
 - Projects to date
- Discuss options:
 - Paying off outstanding debt ahead of schedule and closing down the URA.
 - Reducing the amount of annual tax increment finance revenue collected by the URA.

- Amending the URA Plan to fund additional capital projects to support economic development
- Discuss potential projects that taxing jurisdictions might be interested in
- Input for the FY 2020 budget process

Participants

Taxing District	Contact	Position	Phone	Email	Notes
Clatskanie School District	Cathy Hurowitz	Superintendent	503-728-0587 Extn: 2002	churowitz@csd.k12.or.us	50% of TIF in 2019 Website
Clatskanie RFPD	Steve Sharek	Fire Chief	503-728-2025	ssharek@clatskaniefire.org	19% of TIF in 2019
Columbia County	N/A				15% of TIF in 2019
Columbia 4H & Extension	Woody Davis Chip Bubl	4H Extension Educator	503-397-3462	woody.davis@oregonstate.edu chip.bubl@oregonstate.edu	Website
Columbia 911 District	Bruce Holsey	Board Member		bholsey@columbia911.com	Website (Zone 1-Clatskanie)
Columbia Vector Control	Mike Roberts	Director	503-397-2898	mosquitocontrol@cdvcd.org	Website
Rainier Cemetery			(503) 556-9697 (Main Line)	office@rainiercemeterydistrict.com	Website
Clatskanie Park & Recreation	Cyndi Warren	Administrator	(503) 728-2038 (Main Line)	info@clatskanieparksandrecreation.com	Website
Clatskanie Library	Greg Hinkelman	City Manager	503-728-2622 503-728-3732 (Library's Main Line)	ghinkelman@cityofclatskanie.com	Website
Port of Columbia County	Bob Gadotti Doug Hayes	Finance Manager E.D.		Gadotti@portofcolumbiacounty.org Hayes@portofcolumbiacounty.org	
Columbia Soil & Water	Nathan Herr	District Manager	503-433-3205 (Main Line)	Nathan.herr@columbiaswcd.com	Website
NW Regional ESD	Dan Goldman	Superintendent	503-614-1401	dgoldman@nwresd.k12.or.us	Website