

AD HOC ECONOMIC OPPORTUNITIES ANALYSIS CITIZENS ADVISORY COMMITTEE

Meeting Minutes

January 26, 2021 6:00 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

Chair Curt Walker the called meeting to order at 6:04 p.m.

ROLL CALL

Members Present: Curt Walker, Chair
Carr Biggerstaff, Vice Chair
Keith Hansen
Allen Routt
Philip Higgins
Rob Hallyburton

Members Absent: Rick Rogers, excused
Alvin Elbert
Bob Woodruff, excused
Isa Pena
Jim Bush, excused

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer

Consultants: Beth Goodman, ECO Northwest
Margaret Raimann, ECO Northwest

PUBLIC COMMENTS:

None

CONSENT CALENDAR:

Approval of December 1, 2020 EOA CAC meeting minutes

MOTION: Member Higgins and Member Hallyburton moved to approve the December 1, 2020 EOA CAC Meeting Minutes, Motion carried 6/0

ECONOMIC OPPORTUNITIES ANALYSIS

Introductions

CDD Rux noted introductions were done at previous meeting and everyone knows members attending meeting

Review Comments on December 1, 2020

Beth Goodman noted they will be reviewing comments and responses on the key changes to the EOA.

Beth noted on the comments received from Member Jim Bush who was unable to attend this meeting. The first comment on page 23 on entrepreneurship and that it would be helpful to know how Newberg might address the

need to reduce barriers to entrepreneurship. She noted the recommendation on this is more in the policy analysis and is addressed in the Economic Development Strategy so she suggests no changes are made.

Beth noted the next comment was from Daniel Holbrook from Business Oregon and asked us to consider some additional information on trends in manufacturing and industrial land trends, based on information from Business Oregon. She noted they added this information in here and also added additional information into the appendix A, where there is a discussion on national trends. It is based on information from CBRE research.

Member Bush commented on Pg.35, Exhibit 3, the value of lumping certain categories together is unclear, i.e. natural resources and construction. His assumption is it's likely that natural resources decline over that period, while the overall change percent shows an increase of 26% with the two combined. He is not sure if you're limited by the way the stats were collected. Beth replied natural resources has little employment to show on its own. It would violate some of the confidentiality rules and they had to combined natural resources with something, as a result they combined it with construction. By doing this it wouldn't change construction that much because there's very little natural resources, such as agricultural services or mining in this area, with little employment in Newberg UGB. She noted they suggest no changes.

Member Bush asked why the sectors are listed in this order, page 36, Exhibit 4. She responded this is ordered by NAICS code for each industry. It is a technocratic reason to order it that way, but there is a reason. We could re-order it, but part of what Exhibit 5 does is present this information in a way that is more meaningful. She noted they are suggesting no changes.

Member Bush commented on page 38, Exhibit 6, natural resources and mining is projected to grow by 1,300, whereas mining and logging is expected to grow by 0%. Is the duplication of the mining category due to the change in the groupings of sectors over time? Beth replied this is the forecast as reported by the State. They could remove the "mining and Logging" line, but it's what the State included in their forecast so they included it. Most of the change in the region in natural resources and mining is going to be in agricultural services and most of that employment change is going to be outside the UGB. She noted the suggestion is to make no changes.

Member Bush commented on a possible typo on page 39 and made the point that the sentence was unclear. Beth noted anytime someone says something is unclear they have a point. She noted the sentence has been reworded to be more direct.

Member Bush also noted on Page 42 a sentence that was unclear on affordable housing for workers and gave suggestions on replacing it to make it clearer. Beth noted the changes will be made.

Member Bush also made a comment, page 55, Exhibit 12, there are several green highlighted industries which have low location quotient and low employment relative to Newberg. Could the description of the green highlighted items be adjusted for clarification? Margaret noted she removed the highlighted areas and it is correct as it is now.

Member Bush also commented on page 56, Exhibit 13, the axes/quadrants of the graph are a bit unclear without more labeling or explanation. Beth responded this is not a graph made by ECO, but they can add text boxes that label the axis better.

Beth noted Friends of Yamhill County/1000 Friends asked us to remove land ownership related to lease only land related to Sportsman Airpark. She noted they removed that. Friends of Yamhill County/1000 Friends asked for clarifying information about land for lease at the Sportsman Airpark and we clarified that.

CDD Rux noted this is going through the City's legal counsel review and that comments were not received prior to this meeting tonight. There might be a few minor adjustments between now and when this is presented for a recommendation. If there are any adjustments he will make sure all get a copy.

CDD Rux noted at this point of our meeting we are looking for a recommendation from the Committee. The recommendation would be for this Committee to recommend the City Council except the 2021 Economic Opportunities Analysis report.

CDD Rux was asked if this is recommended goes to the City Council or the Planning Commission. He responded this recommendation goes directly to the City Council, the City Council is the one that appointed this Committee, but we will share your recommendation with the Planning Commission.

Member Hallyburton asked about the Economic Development Strategy.

CDD Rux noted that the next step in that process is to take the Economic Development Strategy, go back into the Comprehensive Plan and adjust the Comprehensive Plan so that it aligns with the Economic Development Strategy. This is a step to be completed.

Member Hallyburton noted his recollection is the Economic Development Strategy would be adopted as an element of the Comprehensive Plan.

CDD Rux noted it will be integrated into the Comprehensive Plan. Part of our Work Program is to start this in January. Moving forward is to do a Comprehensive Plan, update a portion of the Comprehensive Plan and take the elements of the NEDS document and roll the pieces of that into the goals in the policies that are in the Comprehensive Plan. In the end there is a well knitted piece that says here's our EOA, with a sidebar piece of our Economic Development Strategy, and pull those pieces into the Comprehensive Plan. All the documents will align as we go into the next 20 years.

Member Hallyburton noted to make a motion to recommend the City Council accept the 2021 Economic Opportunities Analysis and the Economic Development Strategy.

CDD Rux noted to recant what was recommended earlier because City Council has already adopted the Economic Development Strategy (NEDS). The Committee would recommend the City Council accept the 2021 Economic Opportunities Analysis. He apologized for the mix up.

Member Higgins/Member Biggerstaff made a motion to recommend the City Council accept the 2021 Economic Opportunities Analysis (EOA), Motion carried 6/0

Next Steps:

CDD Rux noted Beth and Margaret will finalize the document based on the comments. It will go to the Planning Commission for review and they will make a recommendation that will go onto City Council. Tentatively plans are that the EOA document will go to Planning Commission at their March meeting and onto City Council in April.

CDD Rux personally wanted to thank everyone for their time and effort reading through all the material and all the comments provided back to the consulting team, Margaret, Beth, Brett and himself. He noted it has been a pleasure working for all of you in order to get this document done. To Beth and Margaret, thank you, you've had to put up with a lot of questions, emails and phone calls. He also said thank you to Bob Parker who has provided guidance as well as help working through all of this.

ITEMS FROM COMMITTEE MEMBERS

Chair Walker also thanked Beth, Margaret and CDD Rux for all their work, coordination and excellence in putting this together. He also thanked the Committee members for their time, effort and energy.

Beth thanked the members for the opportunity and that they have enjoyed it.

Member Higgins noted it has been a great learning experience and thank you to both Beth and Margaret for being so patient with all of this it is very much appreciated.

Member Hansen noted he appreciates all the work the City is doing, he is feeling more informed about the City and now has a better understanding.

Member Hallyburton noted he appreciates letting Friends of Yamhill County/1000 Friends participate, because it is the right time to do it not after the hearing, he thanks everyone for that.

Member Biggerstaff noted it's been a huge effort on everyone's part and appreciates the whole group involvement. He commented Beth, Margaret and Doug did a great job with all of this. He has worked on a lot of committees and rarely has he worked on a committee that's been this engaged on a project, he applauds everyone.

Member Routt commented he appreciates all letting him be a part of this process, it was a great experience.

Brett Musick commented this is his first time through one of these processes and has learned a lot. Being a part of the City, he is excited to see what happens with the next stages as this moves on with all the other projects that are going on as well.

ADJOURNMENT

Chair Walker adjourned meeting at 6:36 pm

APPROVED BY THE ECONOMIC OPPORTUNITIES ANALYSIS CITIZENS ADVISORY COMMITTEE this xx, 2021

Curt Walker, EOA CAC Chair



Doug Rux, Recording Secretary