

**Clackamas County EDC**  
**Special Projects Committee: Clackamas Industrial Area**  
***Final Recommendations***

The EDC *Special Project Committee for the Clackamas Industrial Area* met and discussed the questions and answers from the April 27<sup>th</sup> meeting. The committee decided to include a list of prioritized recommendations to the Board of County Commissioners. The recommendations represent those issues that the committee believes need to be addressed to support economic development activity in the Clackamas Industrial Area.

Attendees at the May 25<sup>th</sup> committee meeting included Commissioner Paul Savas, EDC Executive Committee members Conrad Johnson and Tara Aarnio. EDC Members: Ross Connor, Elizabeth Peters, Joe Dills, Kenneth McClintock, Gordon Young, Andrew McIntire, Ken Everett, Bill Avison, Wade Hathorn, Annie Gannon; and County staff: Dan Johnson and Cindy Hagen.

The committee developed a list of 10 things that the BCC can advocate for in creating economic development and jobs for the Clackamas Industrial Area. The following recommendations are the results:

- 1. Explore business incentive tools to stimulate private sector investment (e.g.: Urban Renewal)**
- 2. Market the current business development tools to existing businesses (e.g.: Enterprise Zone)**
- 3. Continue to focus on transportation improvements**
- 4. Promote connections between local employers and workforce training opportunities**
- 5. Conduct an Economic Opportunity Analysis**
- 6. Distribute a business survey in order to gather feedback from a broad range of business leaders.**
- 7. Focus on business retention/expansion**
- 8. Evaluate development/redevelopment opportunities for employment land**
- 9. Host business resource event in the Clackamas Industrial Area to showcase programs and services from local service providers and organizations**
- 10. Promote business to business connections in order to local supply chain connection opportunities**

**Clackamas County EDC**  
**Special Projects Committee: Government Camp**  
***Final Recommendations***

The EDC *Special Project Committee for Government Camp* met and discussed the questions and answers from the April 27<sup>th</sup> meeting. The committee decided to include a list of prioritized recommendations to the Board of County Commissioners. The recommendations represent those issues that the committee believes need to be addressed before economic development activities can proceed for Government Camp.

Attendees at the May 25<sup>th</sup> committee meeting included Commissioner Ann Lininger, EDC Chair Ray Phelps; EDC Members: Mike Wells, Matt Butts, Andrew McIntire, Troy Soenen; and County staff: Dave Queener and Catherine Comer.

Commissioner Lininger asked the committee for a list of 10 things that the BCC can advocate for in creating economic development and jobs for the Government Camp Area. The following recommendations are the committee's response

- 1. Need governance structure to provide ongoing maintenance and operation of recent improvements**
- 2. Seek economic development opportunities between the three main ski areas: Skibowl, Timberline and Mt. Hood Meadows**
- 3. The necessary infrastructure is in place within the community. Support opportunities to build-out area.**
- 4. Seek opportunities to provide enhanced law enforcement.**
- 5. Evaluate City status. Identify potential steps to help residents understand the importance of forming a city.**
- 6. Evaluate public safety issues.**
- 7. Evaluate stewardship contracting for timber lands.**
- 8. Evaluate the future needs and cost of maintenance for public infrastructure.**
- 9. Engage the Forest Service and ODOT in discussions to help reduce the obstacles that restrict the ability for the community to develop.**

**Clackamas County EDC**  
**Special Projects Committee: McLoughlin Corridor**  
***Final Recommendations***

The EDC *Special Project Committee for the McLoughlin Corridor* met per request from the BCC and discussed the questions posed by BCC and Clackamas County staff. The committee has prioritized recommendations to the Board of County Commissioners. The recommendations represent those issues that the committee believes need to be addressed to support economic development activity in the McLoughlin Corridor.

Attendees at the June 22<sup>nd</sup> and July 27<sup>th</sup> committee meetings included Clackamas County Commissioner Paul Savas and Commissioner Ann Lininger, EDC Executive Committee Members Tara Aarnio and Conrad Johnson, EDC Members Lita Colligan, Ross Connor, Danny Crossman, Bob Hanks, Ken McClintock, Cheryl McGinnis, Andrew McIntire, Kim Parker, Priyesh Patel, Wilda Parks, Metro Councilor Carlotta Collette, and County staff Gary Barth, Catherine Comer, Sam Honl, Dave Queener.

- Evaluate what has been done currently and how to improve contacts. The MAP committee has advertised meetings, contacted businesses and held public open houses to get involvement. There should be a reasonable expectation of participation from businesses, especially small businesses whose owners cannot leave the business to attend meetings. It may be necessary to come to the businesses and do door-to-door outreach.
- Get one or two active business owners to be involved and request that they help engage the business community. Define who the local leaders are.
- An identity goal should happen first to get the business community interested in participating. Currently there is a lack of a cohesive vision by leaders, the business community and property owners. There are many groups weighing in on the topic, and it would increase participation and lessen confusion to bring all of these groups to the same table under one name.
- Identify innovative transportation linkages. Currently the area is an “island” with very poor east-west connections.
- Build downtown Oak Grove as a destination area. With the Trolley Trail coming through there, and some amenities already in place, there is a ripe opportunity. Many people will be passing through, and they will need places to shop, eat, etc. Improvements would then move outward and encompass the greater McLoughlin corridor.
- Walkable communities are desired. People want to be able to go to one place and get all their shopping and service needs met.
- There should be hubs for the County to look at working on one hub at a time. Look at grants such as the \$5M sustainable cities grant.
- Focus on streetscapes and beautification. Cross Streets, areas and hubs need to be identified better. The sense is that there is too much cement and not enough thriving

business and amenities. The area is lacking a “quality” and/or an identity. Identify natural areas, and add additional greenery to create a more “friendly” street presence. Improve street lighting.

- More community gathering spots/businesses such as Arrivederci.
- Define what Clackamas Town Center is missing and what could be possible business development for the McLoughlin Corridor.
- Possible business clusters include: A health service community similar to Medford, a “Green”/eco-friendly business area, and a high density of senior services due to the strong senior demographic.
- One strength of the area is also one of its greatest weaknesses: the lack of identity and the thought that “there’s nothing there.” This leaves room to build, mold and transform the area.

## Clackamas County EDC

### Special Projects Committee: Agricultural Investment Plan

#### *Final Recommendation*

The EDC *Special Projects Committee for Agricultural Investment Plan* met and discussed the questions posed by the Board of Commissioners and Clackamas County staff.

Committee attendees: Commissioner Paul Savas; Ray Phelps, EDC Executive Committee Liaison; EDC members – Elizabeth Peters; Cheryl McGinnis; Annie Gannon; Ken Everett; Bill Avison; and Jamie Johnk, Business & Economic Development staff.

Committee members agreed the work of this committee at this time is premature, in that much of the information needed to offer substantive recommendations to the Board of Commissioners is now under development. For example, Jamie Johnk reported Economic Development staff has been working on a survey format to send to growers/producers and businesses that could benefit from a coherent Agricultural Investment Plan.

Notwithstanding this outcome, which the committee understood at the outset probably was premature; the committee felt it worthwhile to review the current status of this Plan.

Committee members requested at its first meeting on June 22nd any currently available background information to help the members grasp the scope of this planning process. Economic Development staff sent the committee members the following items:

- Agricultural Investment Plan. This plan focuses on creating new emergent markets for the county's agricultural base by exploring interconnections among activities and optimization of various land use within the agricultural sector.
- Green Ribbon Report. On August 26, 2006 the Board of Commissioners, on behalf of the Clackamas County Economic Development Commission, appointed a 15-member Green Ribbon Committee. The Committee's assignment was twofold:
  - Develop a Clackamas County Agricultural/Natural Resources/Sustainability Economic Development Roadmap, and
  - Develop a Business Plan and Financial Strategy for a Clackamas County Sustainability Center/Complex.

Building on the County's adopted definition of sustainability, this Green Ribbon Committee addressed the first of these two assignments: "Using, developing and protecting resources at a rate and in a manner enabling people to meet current needs and also provides that future generations can meet their own needs. Sustainability requires simultaneously meeting environmental, economic and community needs."

- Clackamas County Biomass Feasibility Report. The EDC *Special Projects Committee for Agricultural Investment Plan* found the goals of the county's biomass program laudable. Biomass facilities, however, have the potential to threaten the availability of wood mill based residual materials, including bark, bark based soils

and mulch supplies. The nursery, greenhouse, landscaping and florist industries are concerned that suppliers of softwood and hardwood bark – the primary component of growing media for most containerized nursery crops and an important source of landscape mulch – would encourage these material to be diverted to energy generation.

Economic Development Staff Response: The Clackamas County Biomass Feasibility Report is an independent study commissioned to identify fuelstock availability in the region. The study identified a number of fuel sources available in Clackamas County including Mill Residues, Urban Wood Waste, Energy Plantations, Logging Slash, Thinning, Christmas Trees, Orchard Trimmings, Farm Refuse/ Manure, Grass Seed Straw, Wheat/Barley Straw, Hay/Forage, Corn Stover, et al.

- Cogentech Reports
- USDA 2007 Census data sheets

The *Special Projects Committee for Agricultural Investment Plan* observed Clackamas County relies on agricultural enterprises and small businesses to provide jobs and services for both rural and urban communities. Much of the county's agriculture industry is fighting to survive in a tough economic environment. More than ever, it is important that the county foster businesses in rural areas since these areas serve a vital role in the economic health and stability of our county and region.

Following are proposed areas for updating Clackamas County's *Agriculture Investment Plan* to support the retention and growth of existing and new agri-businesses in Clackamas County.

- **Business Development.** Focus on supporting small businesses by addressing specific needs, such as access to financing or technical and professional services. Improve survival rate of small farms by partnering with local educational institutions, professional societies and industry groups to provide structured training and support.
- **Workforce Development.** Agriculture businesses and the county's various agriculture clusters cannot function and survive without a well-trained and available workforce.
- **Marketplace Recognition and Positioning.** Certain agriculture clusters in Clackamas County – such as shade trees, flowering shrubs, and Christmas trees – stand out as national leaders. The county can work with strategic partners to assist businesses in accessing markets in order to enhance the position of Clackamas County's agricultural businesses in the national and global economy.

Economic Development Staff Response: As we conduct outreach to the growers and producers in Clackamas County, we will identify areas where additional assistance and/or resources are needed. Staff will ensure that these identified needs and those provided above, are included in the Ag Plan and that strategies to address needs are implemented.