1. LOGIN INFORMATION TO ATTEND VIA ZOOM
   Join Zoom Meeting
   https://us02web.zoom.us/j/82380647394?pwd=OXByVGNUSkxuVzNVRDmb0d4TG8wZz09
   Meeting ID: 823 8064 7394
   Passcode: 326239

   Call in (no internet)
   253-215-8782
   Meeting ID: 823 8064 7394
   Passcode: 326239

2. CALL TO ORDER:

3. ROLL CALL:

4. PUBLIC COMMENT:
   We encourage those wishing to comment to do so in advance of the meeting by
   emailing comments to info@northplains.org. Comments will be read into the record.
   Persons wishing to speak on matters not on the agenda may be recognized at this time.

5. APPROVAL OF MINUTES:
   A. Review and approval of April 7, 2021, Regular Session Minutes
   □ Economic Development Committee - Regular Session - 07 April 2021 - Minutes

6. NEW BUSINESS:
   A. Downtown Study Update
   B. 2022-2023 Budgeted Economic Development Projects
C. Washington County Economic Indicators Monthly Report
   □ Washington County Economic Indicators Report - May 2021

7. UNFINISHED BUSINESS:
   A. Update on GOA
   B. UGB Study Update

8. STAFF, COUNCIL, PLANNING COMMENTS:
   A. Land Use Applications - Year to Date
      □ Land Use Application Index - Current
   B. 3J Consulting Monthly Update Report
      □ Update from 3JC - May 2021

9. ECONOMIC DEVELOPMENT COMMITTEE COMMENTS:

10. ADJOURNMENT:

*****

North Plains Economic Development Committee meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 5 days prior to the meeting. To obtain services, please call City Hall at (503) 647-5555

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The following North Plains Economic Development Committee Meetings are scheduled to be held via Zoom and/or Jessie Mays Community Center 30975 NW Hillcrest Street, North Plains, Oregon.

The meetings will be held the 3rd Wednesday of each month on the following dates at 6:00 p.m.:

Wednesday, June 2, 2021  Wednesday, July 7, 2021  Wednesday, August 4, 2021
MINUTES
Economic Development Committee - Regular Session - Meeting
Wednesday, April 7, 2021 VIA ZOOM 6:00 PM

COMMITTEE MEMBERS:
Chair Gabe Martinez, Vice-Chair Lisa Beutler, Jacquelyn Hunt, Eric Lawson, Erika Moellmer

COMMITTEE MEMBERS ABSENT:

STAFF PRESENT:
Finance Director Bill Reid, City Recorder Lori Lesmeister

OTHER:
Ex Officio Councilor Rickey Smith

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2 CALL TO ORDER: 6:02 pm

3 ROLL CALL:
   All members in attendance

4 PUBLIC COMMENT:
   a) None

5 APPROVAL OF MINUTES:
   a) Review and approval of March 3, 2021, Regular Session Minutes
      
      Motion to approve the March 3, 2021 Regular Session Economic Development Committee Minutes.
      Moved by Member Hunt. Second by Member Lawson. Motion was approved unanimously.

6 NEW BUSINESS:
   a) American Rescue Plan Act
Finance Director Reid gave a brief update on what he knows regarding this program right now. Details have not been specified at this point. Reid said that he is estimating that North Plains will receive at least $400,000 in funds, but nothing is set in stone yet. There have been no specific strings attached to what the funds can be used for and at this time the City has not really discussed what the funds might be used for. Reid welcomes suggestions from the EDC on possible uses.

Member Buetler said that Hillsboro has a food cart area that seems to be a very good program with good advertising.

Brief discussion ensued.

7 UNFINISHED BUSINESS:

a) Update on the Glencoe Opportunity Area/URA

Finance Director Reid said the plan is to have the Request for Proposals (RFP) to out in May. The applicants have to show in their proposal that they are able to do plan the uses for the area that the City wants in that area, how they would plan it, what the costs would be and that they have the experience doing this type of project. A grocery store will be required in the RFP to be considered.

Questions and discussion ensued.

b) Update on the Downtown Plan project

We have chosen a consultant team chosen for this and we are working with Oregon Department of Transportation (ODOT) on contracting but it is a rather lengthy process. The consultant team includes specialists in Code and Downtown areas to help facilitate development. Reid said that we want a document with real recommendations that we can use to move the project forward. The consultants were chosen because they have had previous success in helping smaller cities with growth and understand issues like the GOA, as well as the Urban Growth Process that is taking place now.

c) Update on the UGB study process

Finance Director Reid said we will be working with Washington County, the city of Hillsboro and ODOT to figure out growth and capacity for the Jackson School interchange, as well as the Glencoe Road and Dersham Road interchanges. We will updating our housing land need as well as employment land need in the coming months.

Questions and discussion ensued.

8 STAFF, COUNCIL, PLANNING COMMENTS:

a) Land Use Applications - Year to Date

9 ECONOMIC DEVELOPMENT COMMITTEE COMMENTS:
a) Ex Officio Councilor Rickey Smith noted that there will be a lot going on in our area over the coming months, especially concerning Jackson School Road and that interchange.
Erika Moellmer asked if there is a place where the group share documents. Eric Lawson will send the link out to the Google Folder to the group.

10 ADJOURNMENT: 7:08 pm

Submitted by:

______________________________
Lori Lesmeister, City Recorder

Date Minutes Approved ________________
Washington County followed statewide trends and added 2,900 jobs in March 2021 which was led by leisure and hospitality. This was the largest month of job gains since August 2020 for the area. However, employment figures remain down by 5.1% compared with March 2020. The unemployment rate was 5.2% in March 2021 compared with 2.8% this time last year. An in-depth look at Washington County’s economy can be found [here](#).

The economic news for Oregon showed another month of recovery as the state added 20,100 jobs between February and March 2021 with leisure and hospitality accounting for two-thirds of those gains. Manufacturing, professional and business services, as well as transportation, warehousing, and utilities also added over 1,000 jobs during the same timeframe. These were the largest employment gains Oregon has seen since July 2020. However, Oregon’s nonfarm payroll employment totaled 1,840,600, a drop of 132,400 jobs, or 6.7% from the pre-recession peak in February 2020. The statewide unemployment rate of 6.0% in March 2021 remained essentially unchanged from February 2021 (6.1%). To learn more about the statewide economy, please follow this [link](#).
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<td>31385 NW Lenox Street</td>
<td>Partition application</td>
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<td>4/13/2021</td>
<td>Master Plan Refinement</td>
<td>Lennar Homes</td>
<td>Brynhill Subdivision</td>
<td>Brynhill Master Plan</td>
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CITY OF NORTH PLAINS
CITY COUNCIL UPDATE

Date: May 3, 2021

The following is a short summary of the current tasks undertaken by the 3J staff for both Community Planning and Engineering since the last update.

COMMUNITY PLANNING

1. **UGB Expansion**: Working on Phase 1 of the project.
   - Finalized soils analysis and UGB expansion study area boundary.
   - Phase 1 report drafted and provided to City.
   - Advisory Committee meeting May 6th.
   - Prepared flyer for May 17th public meeting.
   - Preparing updates to Housing Needs Analysis.
   - Coordinated multi-jurisdictional meeting regarding Jackson School Road Interchange.


3. **Development Review**:
   - **West Union Pedestrian Path and Bridge**: Approved by Planning Commission April 14th.
   - **Brynhill Rowhomes Design Review and Master Plan Refinement**: Complete application. Hearing before the Planning Commission on May 12th.
   - **Kindel Partition Extension Request**: In public notice period. Staff-level decision to be made May 11th.

ENGINEERING

1. **West Union Pedestrian Pathway**: Project was bid on April 20th with three bidders providing bids between $1,368,771.50 and $1,725,000.00. Low bid was Legacy Contracting. A Notice of Intent to Award was sent to the contractor and the contract is before Council tonight for approval. Plans have been approved by Washington County for the Facility permit rounding out the permits needed for the project. Once the contract is approved, the contractor will be issued a Notice to Proceed. Work at the site will take a bit to start due to material procurement.

2. **Commercial Street Water Line Extension**: Construction pending contractor’s schedule.

3. **Arsenic Treatment Analysis**: Scope under final review by city staff.

4. **North Ave. Sidewalk Connection**: 3J has prepared a design solution for the sidewalk. Coordination with the City, PGE, and the school district on implementing the design is underway.
5. **Pavement Management Program**: Initial research and database is being created of all city streets. Ground Penetrating Radar (GPR) performed last week. Coring of the streets is currently scheduled for May 4th through May 12th.

6. **Development Review**:  
   - **Brynhill Phase 1**:  
     - Phase 1- Subdivision (approved, under construction)  
     - Offsite Waterline (approved, under construction)  
   - **Holmstead Subdivision**: 3rd Plan Review completed in January  
   - **Glencoe Road/Pacific Street Commercial**: Anticipate 3rd permit submittal next week.  
   - **HD Fowler Industrial**: 3rd permit submittal received 4/28, under review  
   - **Brynhill North Ave Improvements**: 2nd permit submittal received and under review

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