

Thursday, May 22, 2025

1. **Call to Order:** Meeting called to order at 2:05 p.m.

EDC Board members present: Mary Faith Bell, Jonathan Whittles, Michele Bradley, Tammy King-Crossley, Garritt Kuipers, Jeff Spink, Paul Jarrell

EDC Board Members absent: Suzanne Weber, KC Fagen

Staff members present: Terre Cooper

Guest present: none

1. **Public Comment for Items Not on the Agenda** – none

2. **Consent Agenda**

The Board reviewed the Minutes of March 20, 2025 meeting and current Financial Reports.

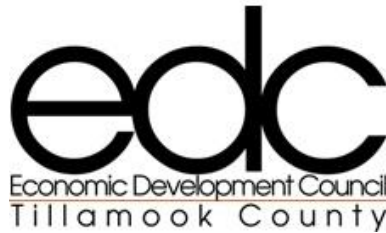
About the Revolving Loan Fund, Terre Cooper shares, “We have \$407,000 ready to loan out.”

Motion to approve Consent Agenda. First: Michele Bradley, Second: Garrit Kuipers. Passed unanimously.

New Business

Loan Fund Activity and Policy Review

The meeting covered financial updates, including marketing and outreach activities and payroll billing challenges. Terre discussed the current status of the revolving loan fund, noting only one loan is active and due to pay off in 2026, with limited new applications despite community interest. The group addressed concerns about low loan activity, with Terre suggesting a review of loan fund policies and guidelines to better meet community needs, particularly considering recent business struggles in Garibaldi due to road construction.



Loan Program Review and Restructuring

Tammy King Crossley addressed her concerns regarding the lack of loan applications and the board discussed the challenges in loan applications and the impact of interest rates on borrowing decisions. They agreed to review their loan program in the fall to address issues such as high interest rates and market uncertainty, which have led to fewer applications. Tammy King-Crossley emphasized the need to streamline processes and make the program more accessible to potential borrowers. They also considered the shift from mandatory business plan courses to one-on-one advising, which might affect application rates.

Client Planning and Ethics Updates

The board discussed challenges with business plans and budget preparation for clients, highlighting common issues such as difficulty with projections and understanding financial implications. Terre mentioned a software tool available for clients to streamline the process. The group also reflected on a recent Board Ethics training session, which was found to be informative, particularly regarding public meetings law and conflict management.

Staffing and Budget Planning Update

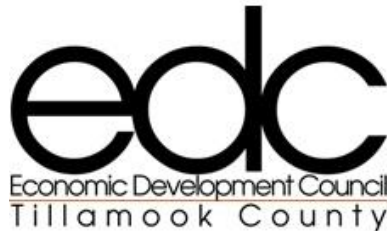
Terre discussed staffing changes and budget planning for the upcoming year. She explained that a contract position would be used for outreach work funded by a grant, while a part-time admin position would be created to handle office tasks. Terre mentioned that Rudel would work additional hours to maintain continuity until a new staff member is hired. The board needs to approve the budget next month, and Terre will update the numbers to reflect the new staffing plan. She also noted that the board must have a quorum for the June meeting to vote on the budget, and members were reminded about the importance of attending or providing advance notice if they cannot.

Tillamook Innovation Hub Application

The meeting focused on supporting the application for a regional innovation hub in Tillamook County, which would be part of a larger initiative covering multiple counties. Terre explained that the hub would support business development through innovation, particularly in areas like wind and ocean energy, drones, and robotics, leveraging existing resources such as the UAS approved test site. The group discussed the application process, which is being led by the Oregon Business Development Department, economic, Michele Bradley moved to support the grant application, emphasizing the potential benefits for attracting technology-based businesses to the area and Tammy King-Crossley seconded. Jeff Spink abstained.

Board Member Updates:

Michele Bradley provided updates on various port activities, including a \$1.4 million upgrade for wastewater treatment plant, an ongoing airport master plan, and the addition of a new board member, Donnie Jenck. She mentioned that Amazon is advertising for jobs and should be fully



operational within two months. Michele also discussed the wastewater treatment project, which involves upgrading lagoons and biosolids application sites, with a grant from DEQ covering half of the costs. The sheriff's office will have better equipment for wastewater processing, and Rachel is looking into an easement for inspections. Terre noted that the state's economic forecast shows a \$100 million deficit, but the port's budget should be fine for now.

Paul Jarrell provided updates on the healthcare facility's construction progress, which is expected to be completed in November, and the approval of a low bid contractor for the CIT building renovation. The EMS program received full 5-year accreditation, and plans are in place to offer advanced EMT and paramedic programs in the future. Finally, Paul mentioned the results of recent board elections, with three incumbents and one appointed member being reelected.

Tammy King-Crossley talked about the economic development challenges in Tillamook County, highlighting the need to address housing shortages and infrastructure limitations. She discussed how Oregon's land use laws established in 1970 have restricted development, particularly for rural housing, and agreed to schedule a workshop in the fall to explore solutions. They also touched on current housing developments in the area and the impact of rising interest rates on real estate, with Tammy noting that long-term rates remain higher than desired but have shown some improvement recently.

Garrit Kuipers shared positive updates about Tillamook Creamery's strong first-quarter performance and new CEO leadership, noting their success in buying milk at low market prices and maintaining high quality standards. He highlighted that local dairy farmers benefit from premium milk payments due to exceptional quality metrics, particularly low somatic cell counts. Garrit also discussed her role as Farm Bureau president and efforts to arrange farm tours for state representatives to demonstrate responsible dairy farming practices.

Jeff Spink, Tillamook Motors GM discussed challenges with Ford's production cuts affecting California and Washington state due to stricter EPA standards, which impact their ability to sell certain vehicle models

Mary Faith Bell – Tillamook County Commission talked about the current budget situation, noting they are using park funds and savings to balance the budget, with a potential crisis looming by 2027 if new revenue sources aren't found. The discussion also covered the TLT (tourism tax) measure, which could provide significant funding if passed, with 70% required for tourism facilities and 30% discretionary for other uses.

Jonathan Whittles - discussed the mission of the board being the broad goal of increasing Economic development in Tillamook County and suggested that the board might find clarity in asking the question. "What is hindering economic development in Tillamook County?" The question generated discussion about land use regulations and a statement by the chair Commissioner Bell that we should revisit that question in the fall and possibly get a presentation from the planning office to better understand land use regulations.