

**CORNELIUS ECONOMIC DEVELOPMENT COMMISSION
MEETING AGENDA**

Wednesday, January 21, 2026, 11:30 – 1:00
1355 N Barlow Street - Cornelius, Oregon
City Council Chambers, City Hall

The City is committed to providing equal access to public meetings. Request for accommodation can be submitted to the City Recorder at least 48 hours before the meeting at: cityrecorder@corneliusor.gov or call (503) 357-9112.

Si usted necesita esta información en Español, por favor llama al teléfono # 503 357-9112.

1. Welcome (Chair Yakos)
 - A. Introductions
 - B. Reappointments (Commissioners Dixon, Lozano, Mendoza) and New Appointments (Commissioners Caballero Rubio, Giron)
 - C. Appointment of Chair and Vice Chair
2. Review of Meeting Minutes from November 19, 2025 EDC Meeting (Peter/All)
3. Town Center Properties Redevelopment (John Southgate)
4. Town Center Façade Improvement Grant Elements (Barbara)
5. Updates (All)
 - A. Commissioners
 - B. City
6. Good of the Order (Chair Yakos)
7. Adjournment (Chair Yakos)

2026 EDC Meeting Dates:

- Wednesday, January 21
- Wednesday, May 20
- Wednesday, August 19
- Wednesday, November 19

Parking Lot Agenda Items:

- FY2027 Capital Investment Plan (CIP) Projects
- Business retention discussion
- Cultural District implementation planning and funding
- Term Renewals (January)

Commission Members:

Position #	Member	Term
1	Margaret Garza	Appointed: 2/2025 Expires: 12/2027
2	Andrea Aguayo (2025 Vice Chair)	Appointed: 2/2025 Expires: 12/2027
3	Willow Oelke	Appointed: 2/2025 Expires: 12/2027
4	Rhonda Wrobel	Appointed: 1/2020; 1/2021; 2/2024 Expires: 12/2026
5	Anthony Mendoza	Appointed: 2/2025; 1/2026 Expires: 12/2028
6	Alma Lozano	Appointed: 2/2025; 1/2026 Expires: 12/2028
7	Robert Dixon	Appointed: 2/2025; 1/2026 Expires: 12/2028
8	Maria Caballero Rubio	Appointed: 1/2026 Expires: 12/2028
9	Vacant	
10	Claudia Yakos (2025 Chair)	Appointed: 2/2024 Expires: 12/2026
11	Brian (Coach) Fleskes	Appointed: 2/2024 Expires: 12/2026
12	Aimee Hall	Appointed: 2/2024 Expires: 12/2026
13	Lourdes Guadalupe Herencia Carrasco	Appointed: 6/2025 Expires: 12/2027
14	Cecilia Giron	Appointed: 1/2026 Expires: 12/2028
15	Vacant	
2026 Officers: Chair: TBD Vice Chair: TBD		
Ex Officio and Secretary: Peter Brandom, City Manager; Co-Facilitator, Barbara Fryer, Community Development Director		

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MEETING MINUTES**

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Present: Claudia Yakos (Chair), Andrea Aguayo (Vice Chair), Alma Lozano, Anthony Mendoza, Lourdes Herencia, Rhonda Wrobel

1. Welcome (Chair Yakos)
 - A. Introductions
Chair Yakos welcomed the group
 - B. Reappointments
The Commission voted unanimously to reappoint Alma, Anthony, and Robert. Chair Yakos offered the first motion, seconded by Rhonda
 - C. New Appointments
*The Commission voted unanimously to appoint Cecilia Giron and Maria Caballero Rubio to new terms. Rhonda offered the first motion, seconded by Alma.
Peter will send meeting notices to all, and reference binders for the new members.*

2. Review of Meeting Minutes from August 20, 2025 EDC Meeting (Peter/All)
The minutes from the August EDC meeting were unanimously approved, Alma offered the first motion, seconded by Rhonda.

3. Urban Renewal Updates (Peter)
 - A. FY2027 Capital Investment Plan (CIP) Projects (move to January, 2026 meeting)
 - B. Town Center Façade Improvement Grant Elements
*Peter went through several elements that might be included in a Town Center Façade improvement grant program. The Commission offered their input.
Timing: Forest Grove has two, one for storefronts, the other for buildings, which provides funding for storefront and architectural services; consider the time that a business has been in existence
Tenant improvement: if so, must clearly define the business case*

Design: please consider/require architectural consistency, i.e., how does the design inform the Town Center vision, what is the aesthetic quality – think long term; code elements for design and signage are needed, need clearer code; sign incentive would be nice, but clarity is most important

Eligibility: Consider exceptions for nonprofits that have a storefront – other cities have exclusions, need to understand why; maybe it's case-by-case, or does it create jobs; enhance incentive for local designers/architects, contractors (within City limits); maybe create preferred contractors list

Location: make as broad as possible

4. Updates (All)

A. Commissioners

Lourdes: Adelante is rapid response partner with Centro, others, related to immigration enforcement emergency; is having harmful impact on small businesses, Hispanic Chamber is developing support for small businesses that lose employees; their Casa Qui is closed for renovation until January; working on the future of Cornelius Farmers' Market; many activities have been moved online due to fear of immigration enforcement

Rhonda: at Higher Taste they are responding to questions from their employees about immigration enforcement; also having shifted production schedules; they are unveiling a new 'hammy' vegan sandwich; they are celebrating a 20-year employee anniversary; some fluctuations in business this year, planning for some adjustments with support from the small business development center

Alma: they would like to have more presence at the Farmers' Market, they will reach to Adelante; what if immigration enforcement impacts owners employees?

Claudia: The Latino Policy Council is meeting regularly to status immigration enforcement actions and to support community; businesses are impacted, some are only months from having to close; Chamber is doing a Civics Bee

B. City

City declared a state of emergency in November, will grant some emergency funds to local community partners supporting the Cornelius community; updates on recent community development projects including the former gas station at 10th/Baseline, the future ~230 unit multifamily project east of Fred Meyer, Uhaul facility at 29th/TV Hwy, Chik-fil-a at 4th/Adair/Baseline, the Laurel Woods footbridge, and efforts to strategize redevelopment in the Town Center

5. 2026 Meeting Dates

A. Wednesday, January 21

B. Wednesday, May 20

C. Wednesday, August 19

D. Wednesday, November 19

6. Good of the Order (Chair Yakos)

7. Adjournment (Chair Yakos)

Parking Lot Agenda Items:

- Conversation with Chamber of Commerce
- Business retention discussion
- Cultural District implementation planning and funding
- Term Renewals (January)

2025 EDC Meeting Dates:

- Wednesday, March 19
- Wednesday, May 21
- Wednesday, August 20
- Wednesday, November 19

2026 EDC Meeting Dates:

- Wednesday, January 21

Commission Members:

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2025 Officers: Chair: Claudia Yakos Vice Chair: Andrea Aguayo		
Ex Officio and Secretary: Peter Brandom, City Manager; Co-Facilitator, Barbara Fryer, Community Development Director		

“Town Center Redevelopment”

Presentation to the Cornelius Economic Development Commission

January 21, 2026

John Southgate Consulting

Project Purpose: Catalytic redevelopment of the former “Grande Foods” site, as a “generational opportunity” to advance the City’s Downtown Revitalization agenda

Mission: *To identify one or more developers to bring a critical mass of dynamic uses and activities to the City’s properties in DT Cornelius, supporting the community’s aspirations for a visionary sense of place that generates community wealth and pride.*

Site Overview

Basic Facts: 3.75 acre site, featuring a 55,000 square foot “mid-century” single level commercial building which originally housed Hank’s Thriftway, later the Grande Foods store (primarily catering to the Latino market), currently housing a variety of tenants, primarily on short term leases. City acquired in the past year, on a contract with the former owner.

Zoning: CC, “Corridor Commercial”, allows a broad range of uses (including housing, retail, food & beverage, office, hotel, artisan manufacturing, government, cultural/educational, food carts); generally discourages auto-dominant uses (no *new* drive through businesses or auto repair);
Height limit: 60 feet (5 stories)

Building Assessment Report

Policy Context

- Economic Development Plan
- Urban Renewal Plan (2019)
- Town Center Plan (2019)
- Concept Plan for Grande Site (2019)
- “Cornelius 2045: A Community Vision and Action Plan (2024)
- Economic Opportunity Analysis (2024)
- Anti-Displacement Strategy (2025)

Other Possible Sites that could be included in the Development Offering:

- City Hall
- Future Community Center (former Cornelius Elementary School)

- Former Gas Station at 10th/ Baseline
- Public Works/Community Development
- Western States Building at 14th/ Baseline

Development Offering

- Flexible – Program, Phasing, Design, Deal Structure, All vs Partial Site, Inclusion of other sites
- “Low Bar” to Apply (Canby Example)
- Ultimately may entail retention/adaptive re-use of some or all of the existing building, or new construction, or some combination thereof
- Selection Criteria. Derived from community-based strategic planning that the City has initiated (Vision Plan, etc.). An initial sample of possible ideas:
 - Create a stronger sense of place, of establishing DT Cornelius as a regionally prominent destination
 - Enhance the City’s DT revitalization efforts
 - Catalyze new mixed use, walkable development
 - Retain and support existing businesses where possible
 - Generate local wealth creation
 - Build a sense of community pride
 - Enhance the City’s fiscal position (specifically related to new property tax revenues feeding the Urban Renewal Program).
- *Possible Incentives* (all financial incentives will be subject to City’s determination that they are necessary to achieve financially viable desired project):
 - *Urban Renewal Funds – grants, loans, small business assistance, pre-development studies*
 - *Write-down of land sale price or ground lease*
 - *System Development Charges: Credits for existing building; financing of some or all SDCs to minimize up-front costs*
 - *CPACE (tax exempt funding for projects which incorporate substantial sustainable features)*
 - *Vertical Housing Tax Abatement (for mixed use development with multiple floors of housing over ground level commercial use)*
 - *Consider initiating modifications to the development codes, if such modifications are necessary to achieve a desired project design/program*
 - *Assist developer in securing necessary entitlements from other jurisdictions (i.e. ODOT, CWS).*

- *Assist developer in securing financial participation from non-City sources, e.g. Metro TOD (Transit-Oriented Development) grants, New Market Tax Credits, Opportunity Zone funding, etc.*
- Challenges
 - Condition of existing building
 - Interest Rates
 - Construction Costs
 - Market Dynamics – National, Regional, and Local
 - Immediate Context (limited number of pedestrian-friendly development)
 - Displacement of Existing Businesses
 - For proposals including housing – there will be competition from 500+ new apartments nearby

Process

- Developer Interviews
- Community Stakeholder Interviews
- Site Tours – *focus on retrofit of mid-century buildings into “cool” active uses*
- EDC Briefing
- City Council Briefing
- Formation of Advisory Committee
- Issuance: March, 2026
- Marketing to developers (and related professionals, e.g. architects, General Contractors), and also to targeted tenants
 - Pre-Submittal Meeting & Site Tour
- Evaluation of Responses, Possible Interviews of “Short List”
- *Provisional* Selection by City Council
- Exclusive Negotiating Agreement
- Pre-Development: Community Engagement; Program development & refinement; financing, including possible City/URA funding and incentives

EDC Member Questions

Thank-you!