



AGENDA
CORNELIUS ECONOMIC DEVELOPMENT COMMISSION

Wednesday, February 28, 2024
11:30 am – 1:00 pm
The Gallery Room, Cornelius Public Library
In-Person (Virtual as needed) Meeting

Committee Members:

Maria Rubio	Centro Cultural of Washington County
Eugene Zurbrugg	Commercial Property Owner
Neal Knight	Retired - Cherry Products Auto Body
Rhonda Wrobel	Higher Taste Ltd
Bill Reid	City of North Plains
Michelle Gilbertson	Sheldon Manufacturing
Claudia Yakos	Forest Grove/Cornelius Chamber of Commerce
Bruce (Coach) Fleskes	Coach Sarge Cine
Aimee Hall	Springer Auto Body

Self-introductions (All)	11:30 – 11:45
Commission By-Laws, Terms, and Election of Officers (Peter)	11:45 – 11:50
2024 Quarterly Meetings (Peter)	11:50 – 11:55
Cornelius Economic Development Background (Barbara/Peter)	11:55 – 12:30
Long Range Planning (Barbara)	12:30 – 12:45
Updates (All)	12:45 – 12:55
Good of the Order (All)	12:55 – 1:00
Adjournment	1:00

Cornelius

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Parking Lot Agenda Items:

- Community development tour
- Community Reinvestment presentation and discussion
- Business retention discussion
- Cultural District formation planning and funding
- Conversation with the Forest Grove/Cornelius Chamber of Commerce
- Invite student group to present their findings (Bill and Barbara)
- Matt Craigie from Washington County to discuss workforce development
- Term renewals (January)

2024 Economic Development Commission Meeting Dates:

- Tuesday January 9 joint meeting with Cornelius Planning Commission
- Wednesday February 28
- Wednesday April 24
- Wednesday August 28
- Wednesday November 27

Attachments: 1. Summary Meeting Presentation

Cornelius Economic Development Commission



February 28, 2024

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Economic Development Commission

- [EDC By-Laws](#)
- 9 Members, maximum of 15

Member	Position	Term Expires
Maria Rubio	1	Dec-24
Gene Zurbrugg	2	Dec-24
Neal Knight	3	Dec-24
Rhonda Wrobel	4	Dec-26
VACANT	5	
Bill Reid	6	Dec-24
Michelle Gilbertson	7	Dec-26
VACANT	8	
Claudia Yakos	9	Dec-26
Bruce (Coach) Fleskes	10	Dec-26
Aimee Hall	11	Dec-26
VACANT	12	
VACANT	13	
VACANT	14	
VACANT	15	

Terms and Election of Officers

- Three year terms, up to three terms, can sit out one year and re-apply
- Staggered to ensure coverage
- Chair appointed each January by Commission, also Vice-Chair and Secretary
- Chair is one-year term, can do two consecutive terms
- Secretary is City Manager or designee, also ex-officio member

2024 Meetings

- Quarterly meetings established for the year, can call special meetings
 - ❖ Tuesday, January 9, 2024
 - ❖ Wednesday, February 28, 2024
 - ❖ Wednesday, April 24, 2024
 - ❖ Wednesday, August 28, 2024
 - ❖ Wednesday, November 27, 2024

Economic Development Background

Cornelius Urban Renewal Plan

- Developed through robust community outreach
- Adopted in July 2019
- \$25.6 M in tax-increment financing over ~21 years



**CORNELIUS URBAN
RENEWAL PLAN**

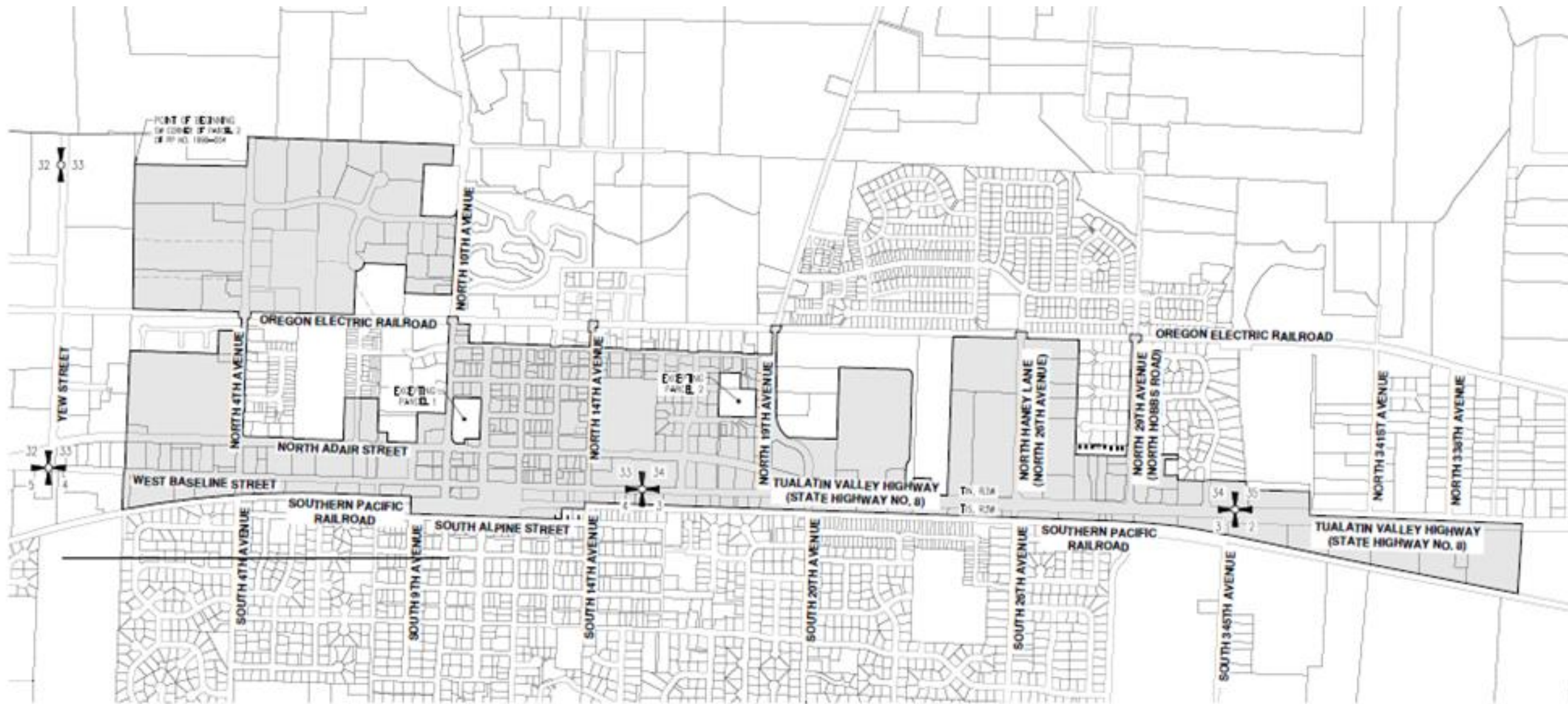
July 2019



Cornelius Urban Renewal Plan

- Goals
 - Transportation: Improve the overall transportation network in Cornelius
 - Developer Incentives: Facilitate development in Cornelius, stimulating economic growth and enhanced livability for the community
 - Creating Community: (1) Strengthen and re-establish “Old Town” as the heart of Cornelius (2) Celebrate and reconnect with the natural environment
- Currently \$446,379 cash on hand

Cornelius
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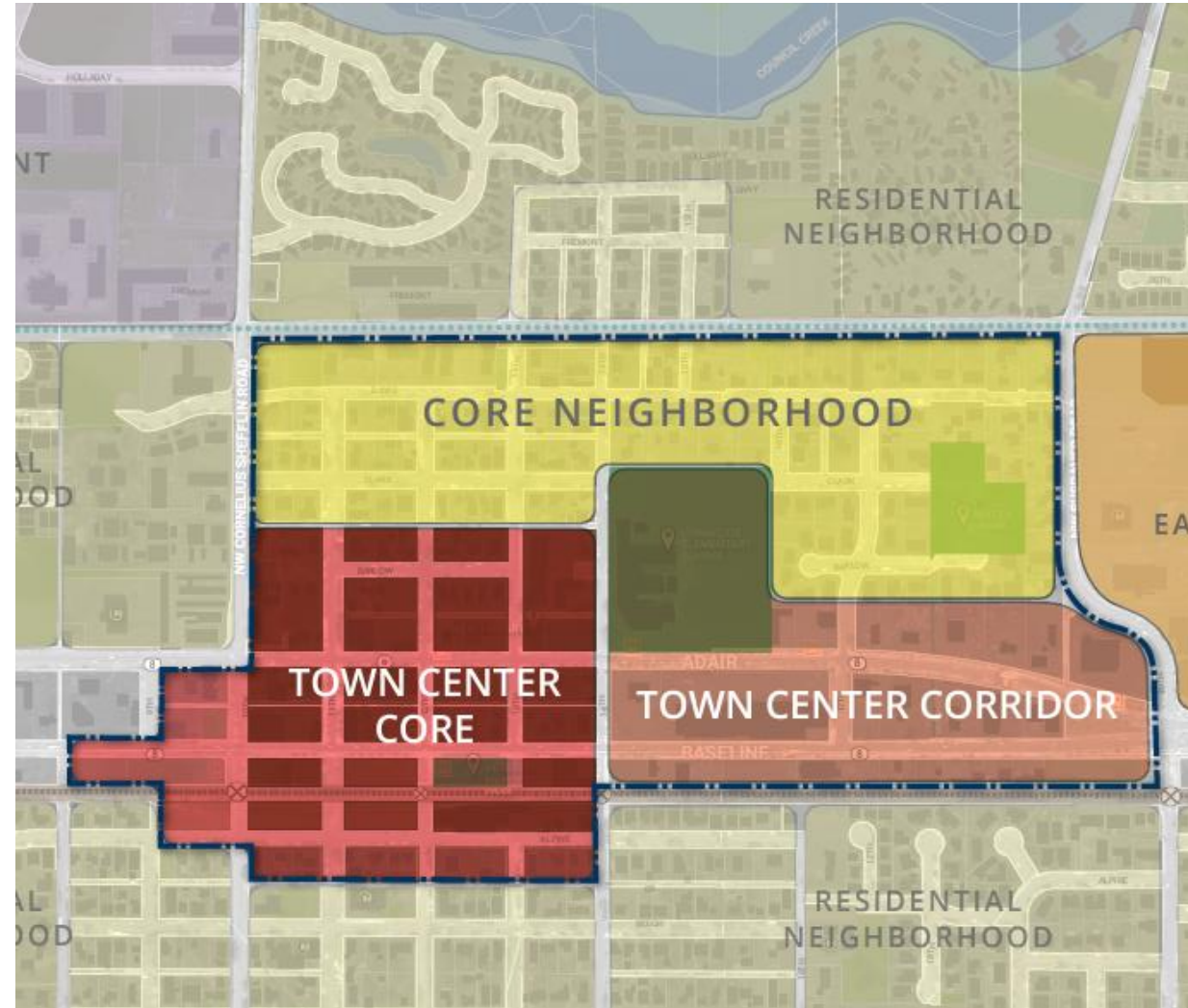
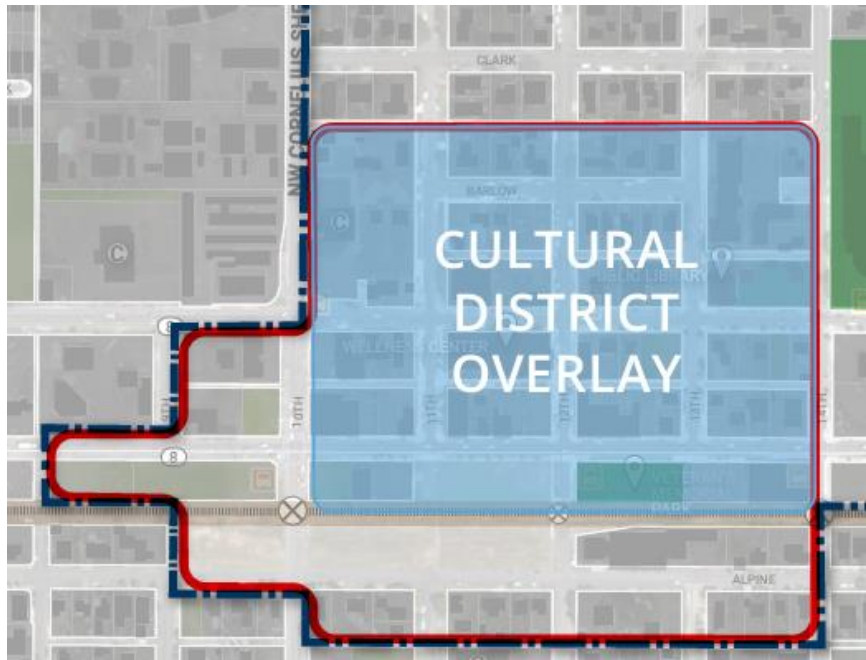
Project #	Project	Description	Updated Estimated Cost	Original Estimated Cost	Expected year of completion
1	Estby purchase and brownfield remediation	Purchase, demolition; assumes state grants for cleanup. Existing conditions: This parcel is vacant and has potential needs for brownfield remediation. It is a key development parcel in the Area.	\$ 292,630	\$ 292,630	2024
2	Purchase and demo house adjacent to library, develop parking	Purchase, demolition, paving, striping, landscaping, and frontage costs for a parking lot adjacent to City Hall. Existing conditions: The Cornelius Library was completed in 2019. There is a need for additional off-street parking to serve the facility. This parcel can provide that additional off-street parking.	\$ 481,110	\$ 481,110	2025
3	New "Welcome to Cornelius" sign on west side; easement acquisition	Design, construct and install a monument similar to the monument on east side of City. Existing conditions: There is a wooden welcome sign on the west side of Cornelius. The City desires to improve the quality and condition of the west-side entrance to the City.	\$ 100,000	\$ 67,530	2024
4	Downtown bike racks, garbage cans, and benches	Install bike racks, garbage cans, and benches that fit with the current streetscape. Existing conditions: Although there are some pedestrian amenities in the Area, additional pedestrian amenities will enhance the Area. Bike racks are provided at upgraded bus stops on Baseline at N 12th Avenue and N 14th Avenue. The TSP identifies that "available bicycle parking in Cornelius is quite low. Increase bicycle parking is needed to support and promote bicycling as a mode of transportation.	\$ 95,000	\$ 52,569	2024-2033
5	Add bulbouts along 11th - 14th between Adair and Davis	Extend the sidewalk area into the parking lane to provide a more convenient and comfortable pedestrian connection. Existing conditions: The existing transportation network can be improved by pedestrian safety measure. These features are included in the City's updated Public Works Standards (March 2017).	\$ 2,000,000	\$ 1,727,001	2025-2040
6	Railroad ROW property acquisition	This project authorizes the purchase of the Railroad ROW within the Area; assumes state grants for brownfield cleanup. Existing conditions: The railroad ROW is undeveloped and is providing no productive use to the Area.	\$ 579,650	\$ 579,650	2025
7	Decorative informational signs	Design, construct and install decorative informational signs. Existing conditions: There are no informational signs in Cornelius. The City desires to add decorative informational signs to assist with wayfinding and tourism.	\$ 17,390	\$ 17,390	2024
8	Connections and equipment for downtown holiday lighting	Purchase and installation of equipment for downtown holiday lighting. Existing conditions: There are insufficient connections and equipment for a robust downtown holiday lighting program.	\$ 100,000	\$ 69,558	2024
9	Close-in Neighborhood Frontage Improvements	\$300K per block face 22 block faces Install sidewalk improvements including planting of street trees. Existing conditions: There is an incomplete sidewalk system in the close-in neighborhood. The lack of sidewalks contribute to unsafe pedestrian connections in the Area. These deficiencies are identified in the Cornelius Transportation System Plan Figure 5-1.	\$ 6,600,000	\$ 2,399,052	2025-2039
10	Add electrical conduit and service to downtown	Add electrical conduit and service to downtown. Destroying sidewalks and rebuilding. Sewer line in south side of Baseline, private utilities underground, and water service underground and massive amounts of conduit in the sidewalk, Existing conditions: There is no electrical conduit within the downtown. The City desires to add electrical conduit to facilitate future events downtown.	\$ 5,000,000	\$ 89,558	2025

Cornelius
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Town Center Plan, Adopted in 2019

Key Concepts

- Build on existing public assets
- Diversify amenities and services
- Add community spaces and events
- Improve traffic congestion and safety
- Enhance livability for all residents



Economic Opportunities Analysis (EOA)

Core Initiatives – Planning Commission 3/26/24

CORE INITIATIVE		
Actions	Notes	
SUPPORT AND EXPAND EMPLOYMENT IN TARGETED INDUSTRIES		
11	Adopt and regularly update target industry profiles.	Industry patterns can change significantly over time, and target industries should be assessed regularly for progress on metrics like job creation and new firms.
12	Maintain and enhance business outreach and communication.	Coordinate business cluster and employment district networking opportunities. Participate in efforts of major regional economic development partners. Potential actions in support of this strategy include developing and updating marketing materials, attending industry tradeshows, following up on referrals by partner organizations, publicizing the success of local businesses, and highlighting competitive advantages of the area for proposals.
13	Develop a marketing plan to attract businesses within the identified target industry business sectors.	Assemble and distribute materials of specific interest to targeted industries and identify key industry groups.
14	Support and engage regional and statewide partners.	Regularly meet and coordinate with groups such as the Chamber of Commerce, Westside Economic Alliance, Greater Portland Inc., Washington County, and Business Oregon. Promote available employment space and land.
15	Regularly update Oregon Prospector to promote available employment space and land to site selectors.	Business Oregon provides the Oregon Prospector tool which provides open, free data on available employment lands across the state, including both industrial and commercial properties. Ensure that all key sites are listed, and information is accurate and up to date.
16	Promote locally available tools: Enterprise Zone and Urban Renewal Grant Programs.	In all site listings and marketing materials, ensure that the benefits of the existing zones are mentioned where applicable.

SUPPORT SMALL BUSINESS DEVELOPMENT		
17	Develop and/or market programs to assist emerging and under-capitalized firms	Technical assistance, micro loans, storefront improvement programs, master leases, and credit enhancement. Refer businesses to partner agencies providing grants, training, and other programs.
18	Evaluate development of incubator space.	A shared work or incubator space, often affiliated with a college, economic development agency, or other agency, to provide space for small but promising companies to work and collaborate in a subsidized environment while they grow.
19	Evaluate development of shared small emerging business, fabrication space, and/or "makers" collective.	Look for opportunities to repurpose existing space to support multi-tenant small business spaces. These provide small spaces for craftsmen and artisans to work and share tools and knowledge, to incubate new businesses. A good fit for a local economy with a diverse manufacturing base and workforce. The community has a density of very small, low-barrier businesses providing such as food service, craftspeople, and personal services that may not be able to afford their own dedicated space.
20	Connect small business opportunities with property owners.	The City can serve as a clearinghouse or matchmaker, matching business needs with local property owners. This could include food carts, which can serve as an incubator for future food service tenants.
21	Study Anti-Displacement methods to protect existing small businesses in the town center.	The City should study opportunities to protect established small and local businesses from gentrification and displacement pressures that can accompany new job growth and property appreciation. The City recently received a Metro 2040 grant to study anti-displacement measures.

Vision Action Plan

Visioning/Placemaking

Q2 2023



Implement Elements of Vision/Placemaking

Q1 2024



Comp. Plan Update Inc. Parks Master Plan

Write update, public process and adoption

Q1 2024

EOA Update

Q1 2023



Cultural District



Potential Plaza Construction



Potential Recreation Programs



Anti-Gentrification



Sign Program



Potential Relocation of the Cornelius Farmers' Market



2023

2024

2025

2026