

## CITY OF GEARHART

### **Staff Report**

For City Council Meeting - 1/7/2026

#### ***Subject - Visitors - Kevin Leahy - CEDR Update Presentation***

**Synopsis:** CEDR (Clatsop Economic Development Resources) is the regional Economic Development Organization for Clatsop County, and is the "one stop" business resource in the region for business recruitment, retention and expansion.

CEDR collaborates with local, state, and federal partners, including the cities of Astoria, Cannon Beach, Gearhart, Seaside, Warrenton, Clatsop County, and is aligned with Clatsop Community College. CEDR also works closely with Business Oregon, the economic development agency of the state of Oregon, and Col-Pac EDD (Economic Development District), federally designated.

CEDR is a paid membership organization, with many private sector members and a Board of Directors from both the Public and Private Sector. CEDR Executive Director is also the Clatsop County Enterprise Zone Manager.

Councilor Gould regularly attends CEDR Board meetings. Tonight, CEDR's SBDC Director, Kevin Leahy, will be giving the Council a powerpoint presentation to share an annual update.

**Recommended Motion:** N/A

**Legal Analysis:** N/A

**Financial Analysis:** N/A

Respectfully submitted,

A handwritten signature in blue ink, appearing to be the name "Chad", is written above the printed name.

Chad

# *City of Gearhart*

## *CEDR Update*

*January 7, 2026*



# Year in Review

## CEDR: Connector • Communicator • Convener

- Worked with federal and state elected officials and field teams to address the potential regional impacts of FEMA BioP changes.
- Coordinated regional response to the potential closure of the Tongue Point Job Corps Center and its economic impacts.
- Testified before the Legislative Ways & Means Committee (March 28, Liberty Theatre) in support of SBDC funding and CMH’s \$8M construction request.
- Invited as the only non-employee speaker at the \$158M Georgia-Pacific Wauna Mill #1 paper machine replacement ribbon-cutting (second-largest employer in the region).
- Provided transition support to CEDR Board member when Providence Seaside Hospital CEO Rebecca Coplin transferred, and Jason Plamondon was named interim CEO
- Note for the City of Gearhart the Clatsop SBDC has served 22 Gearhart businesses over the past 5 years, and 210 in the 97138 Zip Code. Plus, office is in Seaside.

## Clatsop Job & Career Fair — March 11

- 600 students from all Clatsop County high schools.
- CCC students, staff, and community job seekers participated at the Lexington Campus.
- 70+ employers; outstanding feedback—“best one yet.”
- **Save the Date:** March 3, 2026 — Seaside Civic & Convention Center.

## CEDR Annual Awards — May 22

- Held at Patriot Hall, CCC Lexington Campus.
- Sold-out event with 200 attendees.
- 14 awards presented, including Skip Hauke *Spirit of Business: Community Supporter* Award to Willis Van Dusen.
- **Save the Date:** May 22, 2026 — Seaside Convention Center.

# Childcare Support & Investment

- CEDR is a voting member of the Clatsop County Childcare Advisory Committee.
- Since 2022: **\$854,693 awarded** to licensed childcare providers for:
  - Family scholarships
  - Infant/toddler expansion (highest area of need)
  - Operational support
  - Staff professional development
- Contact: Program Manager Krissie Brown — [clatsopchildcarecollective@gmail.com](mailto:clatsopchildcarecollective@gmail.com)

# Community Engagement

- CEDR and the South County team attend weekly Seaside Chamber and SDDA meetings, providing updates and maintaining strong business connections.

# Clatsop WORKS Internship Program

- Continued growth under Program Manager Misty Bateman.
- **215 students** placed in paid internships since the program began.
- Employer Registration Deadline was 12/15. Record Number for 2026! 42 employers with 55 internships! (Last year was 31 employers with 50 internships. A record then, too!)
- Contact: [mbateman@clatsopcc.edu](mailto:mbateman@clatsopcc.edu)
- **Student Applications started January 1**

# Clatsop Community College Partnership

- Oversight of the Clatsop Center for Business, Community, and Professional Development:
  - SBDC
  - Community Education & Professional Development
  - Plumbers Apprenticeship Program
- Serving as CCC’s Cabinet-appointed “staff champion” for supporting business and industry—a strong alignment with CEDR’s mission.



## CEDR 2025-26 Approved Budget

Revenue	Baseline	Pct	Actual	Pct
County Sponsorship	\$70,000	17%		0%
* City/Port/SETD	\$39,000	9%		0%
CCC Support-Required "Cash Match"	\$40,000	9%		0%
Private Sector Sponsorship	\$33,000	8%		0%
Federal/SBDC Grants	\$115,000	27%		0%
Carryover into FY	\$126,205	30%		0%
<b>Total Revenue</b>	<b>\$423,205</b>	<b>100%</b>	<b>\$0</b>	<b>0%</b>
<b>Expenses</b>				
Wages & Fringe	\$300,000	75%		0%
Rent (South County)	\$9,000	2%		0%
SBDC Staff/Consultants	\$5,000	1%		0%
G&A/Advertising/Travel/Supplies/Misc.	\$35,000	9%		0%
Unallocated (Carry into next FY)	\$50,000	13%		0%
<b>Total Expense</b>	<b>\$399,000</b>	<b>100%</b>	<b>\$0</b>	<b>0%</b>

Projected Revenue: Clatsop County \$70,000. Cities of Astoria \$13,500, Seaside \$13,500

Warrenton \$7,500. Cannon Beach \$3,000. Port of Astoria \$1,000. Sunset Empire Transportation District - \$500

\*Gearhart Zero'd out CEDR for 2025-26

Clatsop Community College \$40,000 Cash "Match"

Private Sector Sponsorship \$28,000 + Samuel S. Johnson Foundation \$5,000. Total of 33,000

Federal/SBDC funding: SBA \$40,000 OBDD/Business Oregon \$75,000. Total=\$115,000

Expenses-

Wages & Fringe reduced from Associate Director LY but added in FT Advisor from ARPA funding. Includes 25% of Admin. Specialist wages/benefits.

SBDC PT staff payroll will come out of CCC "Program Income" reserves for 2026. Not sustainable long-term.

Strategy to write grants to support economic resiliency staff payroll for 2026-27 and beyond.

Also need a long-term funding strategy to support both a CEDR Executive Director & SBDC Director. 2026-27 and beyond.

CEDR Executive Committee work group. Recommendation at future CEDR Board meeting.

**Underwriter (\$5000)**

Pacific Power  
Samuel S Johnson Foundation

**Sustaining (\$2000)**

Georgia-Pacific Wauna Mill

**Sustaining (\$1000)**

Ashley Flukinger, Attorney at Law LLC  
Astoria-Warrenton Chamber of Commerce  
Bank of the Pacific  
Clatsop Distributing  
Columbia Hospitality  
Columbia Memorial Hospital  
Craft3  
Hampton Lumber Mills Inc  
Holly McHone Jewelers  
Lewis & Clark Bank  
NW Natural – North Coast  
Providence Seaside Hospital  
Recology Western Oregon  
Seaside Chamber of Commerce  
TDM Enterprises Inc/Damarkom Inc  
Versa Corporation

**Sponsor (\$500)**

Bornstein Seafoods  
Buoy Beer Co & Pilot House Distilling  
Cleanline Surf  
DaYang Seafood  
Escape Lodging Company  
Fort George Brewery + Public House  
Hyak Tongue Point LLC  
Lum's Auto Center  
Nuveen Natural Capital (L&C Tree Farm LLC)  
Oregon Web Solutions LLC  
Sundial Travel Services  
Umpqua Bank  
Van Dusen Beverages

**Business (\$100)**

Adrift Hospitality  
Arbor Care Tree Specialists  
Arnie's Cafe  
Astoria Vintage Hardware  
Baker, Monaghan & Assoc  
Bayview Asphalt, Inc.  
Bergerson Construction  
Bowpicker Fish & Chips  
Brownsmead Island Farm  
Bud's RV Park and Grocery  
Bussert, Law, & Associates LLP  
C & R Mercantile – Seaside/Cannon Beach  
Campbell & Popkin, LLC  
Cannon Beach Chamber of Commerce  
Columbia River Coffee Roaster  
Encore Dance Studio LLC  
Englund Marine & Industrial Supply  
Fishhawk Fisheries  
Fultano's Pizza-Astoria  
Gaetano's Market & Deli  
Gimre's Shoes Astoria Inc  
Greensmith Landscapes  
Helligso Construction  
Knutsen Insurance  
Mai Tong Thai Food LLC  
N Landwehr Financial Planner/Nicolle Landwehr LLC  
Ohana Media Group  
Pacifick Distillers Inc  
Pig N Pancake Inc  
Seaside Grocery Outlet  
Seaside Temps  
The Astorian – CMGEO Oregon LLC  
White Cap Catering LLC  
WWC Business Solutions

***THANK YOU to all of our  
CEDR Members... who  
continue to support the  
important work that we do!***

**Advocate (\$250)**

High Life Adventures  
M & N Workwear  
Gun & Boot & Gear LLC

**Individual (\$100)**

Steve Wright

**Supporter (\$50)**

Cann Lawyers PC  
Linda Dugan Insurance

**Public Sector Partners**

Cities of:

- Astoria
- Cannon Beach
- Seaside
- Warrenton

Plus:

- Clatsop County
- Clatsop Community College
- Port of Astoria
- Sunset Empire Transportation District

# THE 2025 CLATSOP JOB & CAREER FAIR...

HELD AT PATRIOT HALL AT  
CCC LEXINGTON CAMPUS  
MARCH 11, 2025, WITH JOB  
SEEKERS FROM LOCAL  
COMMUNITIES, AS WELL AS  
OVER 600 HIGH SCHOOL  
STUDENTS, TALKING WITH  
OVER 70 EMPLOYERS!

SAVE THE DATE:  
MARCH 3, 2026 AT SEASIDE  
CONVENTION CENTER





2025 CEDR AWARDS WERE HELD ON  
MAY 22, 2025 IN PATRIOT HALL, CCC  
LEXINGTON CAMPUS...17 AWARDS  
HANDLED OUT TO CLATSOP COUNTY  
BUSINESSES AND INDIVIDUALS!

SAVE THE DATE FOR 2026! MAY 21, 2026  
AT THE SEASIDE CONVENTION CENTER







## 2025-2030 STRATEGIC PLAN FRAMEWORK

### OUR MISSION

Empowering all students to reach their full potential.

### OUR VALUES

Accessibility | Collaboration | Community | Inclusivity | Integrity

### OUR VISION

We envision Clatsop Community College as a diverse, dynamic center for education, workforce development, and community enrichment.

### STRATEGIC PRIORITIES

#### 1. Improve Student Access

Expanding outreach, simplifying the enrollment process, and maximizing financial support to ensure more students can access opportunities.

#### 2. Increase Student Success

Enhancing support systems, improving academic resources, and fostering a sense of belonging to ensure students stay on track and achieve their goals.

#### 3. Strengthen Our Reputation

Showcasing academic excellence and the college's impact on enrichment and economic development in the region.

#### 4. Increase Organizational Effectiveness

Improving internal processes and communication to support faculty and staff in delivering high-quality education and services.

#### 5. Build & Sustain Partnerships

Developing and maintaining strong collaborations with high schools, universities and industry to create successful pathways for students.

# Community Education & Professional Development

## Community Education

- American Sign Language
- Japanese Language & Culture
- Strength & Flexibility Training
- Interval Circuit Training
- Writing A Memoir
- Oceanography & More!

## Professional Development

- Digital Marketing Essentials
- Build Your Own Website
- 1st Aid / CPR / AED Training
- Spanish In The Workplace
- Early Childhood Education
- Spanish For Educators & More!

**Academic Year 2024-2025**



- Programmed 134 Total Classes
- 28 Professional Dev Classes
- 106 Community Ed Classes
- 1,278 Total Class Registrations



**Clatsop  
Community  
College**



New Business  
Starts

**24**

Jobs Created

**50**

Training Attendees

**740**

Trainings Held

**100**

Long Term  
Advising Clients

**88**

Pre-Venture  
Advising Clients

**38%**

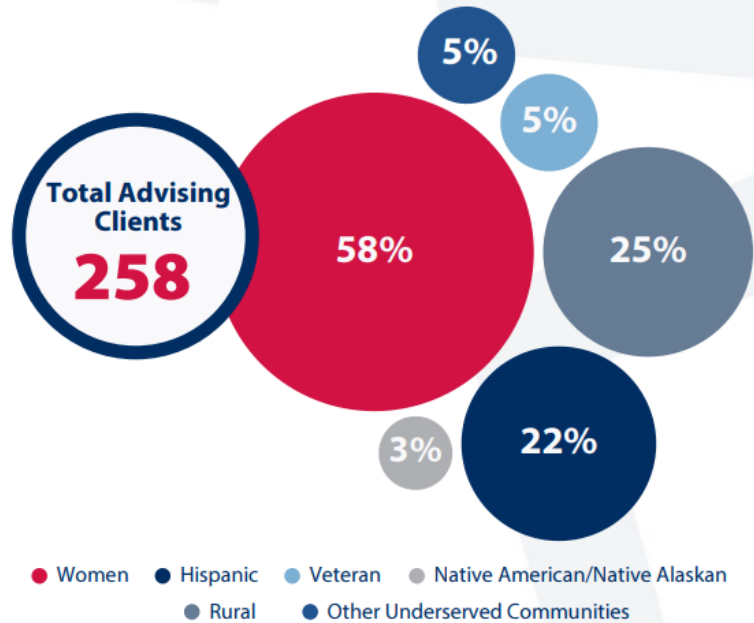
Existing Business  
Advising Clients

**62%**

**CAPITAL  
INFUSION  
TO LOCAL  
BUSINESSES  
\$2,525,700**

**37** **CAPITAL  
TRANSACTIONS**

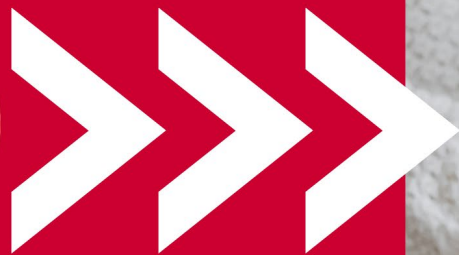
## ADVISING CLIENT DEMOGRAPHICS



Learn more about the Oregon SBDC Network at [OregonSBDC.org](https://OregonSBDC.org)







## LEARN WORLDS ON-DEMAND COURSES

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Building Credit For  
Your Small Business



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For Success



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**KERRY FARMER**  
Owner of Bayside Audiology | SBM Alumni



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schedule no-cost and confidential  
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YOU GROW.**

[www.oregonsbdc.org/clatsop](http://www.oregonsbdc.org/clatsop)  
(503) 338-2402  
Astoria & Seaside







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EXCELLENCE**



**LAUNCH MY  
BUSINESS**



**FOOD & BEV  
ENTREPRENEUR'S**



**RETAIL  
EXCELLENCE**



**SPECIALTY BOOT CAMPS**





# SMALL BUSINESS MANAGEMENT

## HELPING SMALL BUSINESSES THRIVE

- 5 month cohort-based programs
- Owners work **ON** their business vs **IN** their business
- Each educational session is paired with confidential 1:1 advising with a trusted SBDC professional

### SBM LEVEL 1

- Designed for newer business owners
- Help entrepreneur's develop and implement strong business fundamentals

### SBM LEVEL 2

- Designed for well established business owners and those who have taken SBM 1
- Implement systems to grow and expand existing business



# 2025 AMERICA'S SBDC 46TH ANNUAL TRAINING EVENT, ORLANDO, FLORIDA SEPTEMBER 2-5, 2025



**KEVIN LEAHY**  
Oregon SBDC



**MICHAEL TAIJERON,**  
Pacific Islands S



**ALESHIA MARSHALL**  
Pennsylvania SBDC



**ARMANDO ZAYAS**  
Puerto Rico SBDC



**SANDRA MCNAMARA**  
Rhode Island SBDC

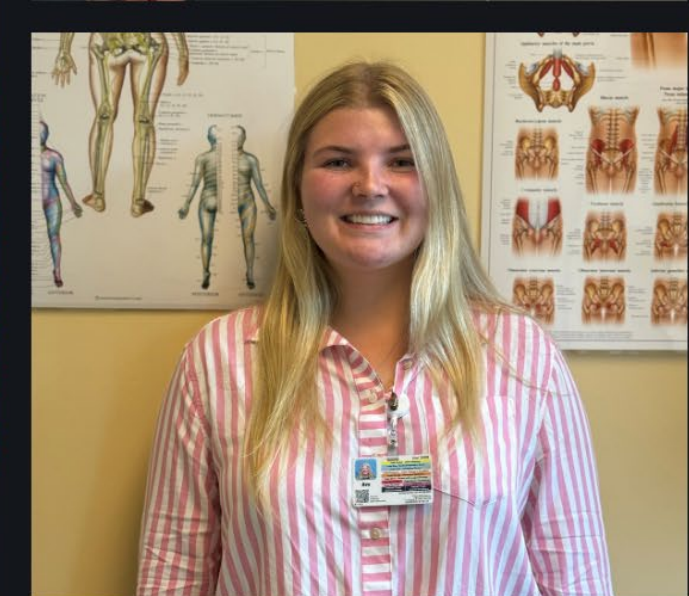
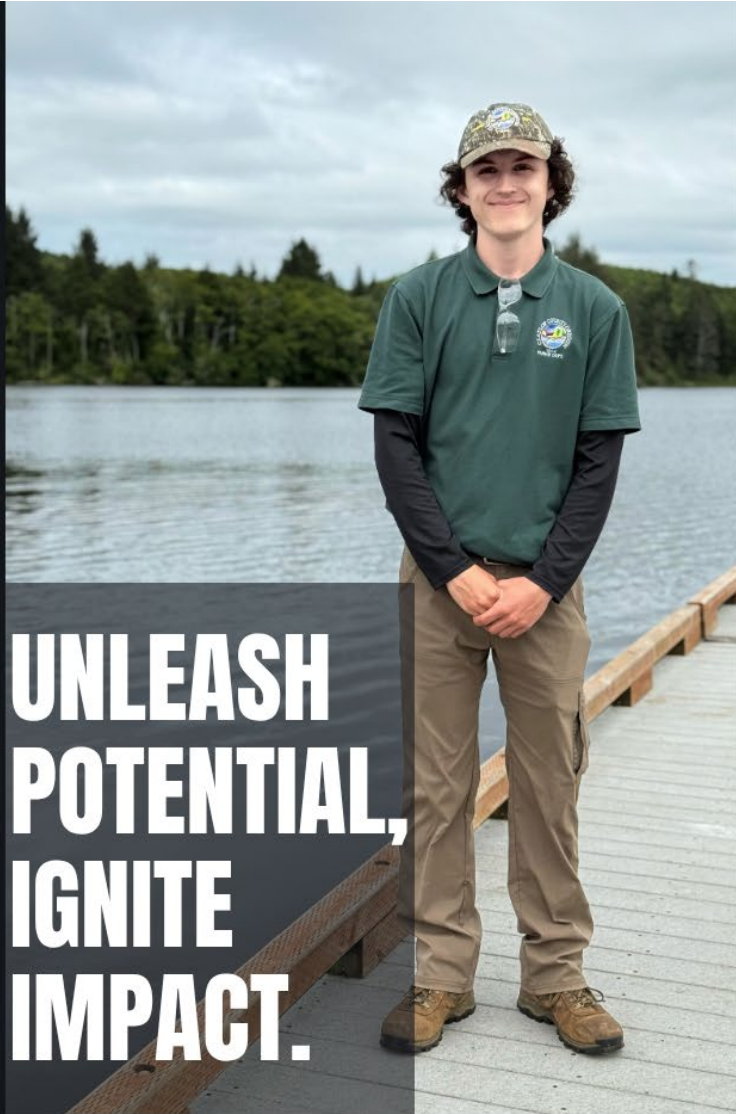


**SCOTT MARSHALL**  
South Car



# Internships build a bridge from school to career,

connecting classroom learning to the **real world** and providing an opportunity to practice skills in a professional work setting.





*215* Clatsop County students have received a professional, paid summer internship through the Clatsop WORKS program. Last summer *43* students were able to gain invaluable first-hand experience in the working world outside of the classroom!







Summer 2025  
Numbers in the  
Clatsop WORKS  
internship program  
were the strongest to  
date with 123 student  
applicants.

Seaside High student  
participation was the  
highest we've  
seen yet!





# Seaside High School results

SHS Student participation in this program has increased in the last two years and we are working to keep the momentum going!

## Summer 2024

- SHS apps: 14
- CCC/SHS apps: 3
- HIRED =10

## Summer 2025

- SHS apps: 19
- CCC/SHS apps: 3
- HIRED =11

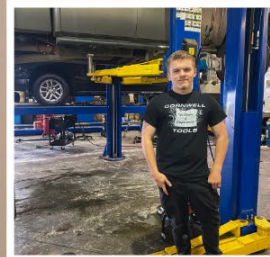
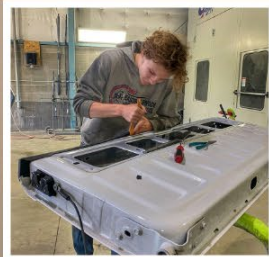
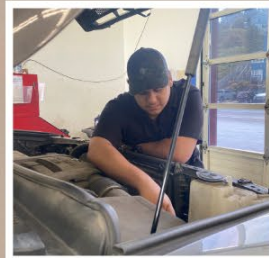
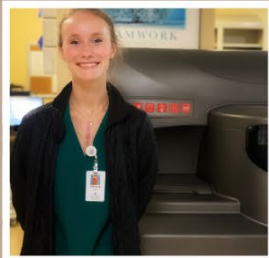




LONG TERM JOB  
POSSIBILITIES  
post internship

33

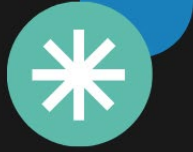
HIRED



HIRED



**CW** **CLATSOP**  
**WORKS**  
**PAID INTERNSHIPS**



**MEET  
OUR  
EMPLOYERS**

Seaside Police Department

Parking Officer Intern

## South County Host Employers

- South County employer participation in the program is growing!
- In summer 2024 we had 7 South County Employers, 3 in Cannon Beach & 4 in Seaside/Gearhart -3 of those employers were new to the program
- For summer 2025, we had 14 South County Employers, 4 in Cannon Beach & 10 in Seaside/Gearhart -6 of those employers were new to the program!

# South County Employers who've participated in the Clatsop WORKS program



- Cannon Beach Police Dept
- Haystack Rock Awareness Program
- Coastal Restoration
- Sunset Empire Park & Rec
- Seaside Library, City of Seaside
- Seaside Museum & Historic Society
- Columbia Memorial Seaside Clinic
- Seaside Providence Hospital
- Seaside School District
- Mason Autobody
- White Bird Gallery
- Seaside Chamber of Commerce
- Buddha Kat Winery
- Cannon Beach Chamber of Commerce
- Seaside Police Department
- Seaside Fire & Rescue
- Pizza a'fetta
- Ter Har's
- Escape Lodging

## **NEW employers for summer 2026**

- Caffe Latte Coffee & Gift Shop
- Hillcrest Inn