



JOSHUA BESSEX — The Daily Astorian

Maurices, a women's clothing store, opened Jan. 23 at a newer, larger space at the North Coast Retail Center next to T.J. Maxx.

From one shopping center to another

By EDWARD STRATTON
The Daily Astorian

WARRENTON — The new retail building anchored by T.J. Maxx added its first auxiliary tenant late last month, when Maurice's opened its new location at 1479 S.E. Discovery Lane in the North Coast Retail Center, near Costco. Meanwhile, the Young's Bay Plaza lost one of its largest tenants.

T.J. Maxx is still shooting for a store opening in early March, said Alec Paddock from Center Cal Properties, which runs several large shopping centers in the Portland Metro area and down the West Coast, Warrenton being one of its smaller projects.

"We turned it over to them a few weeks ago," said Paddock. "They're doing their tenant buildout on the inside."

Maurices' move, he said, leaves two to three retail spaces to fill in the 21,000-square foot building, although no other companies have signed on yet. "We're talking to a couple of fashion and restaurant-type uses."

The Youngs Bay Plaza, built in 1977, has now lost Wauna Federal Credit Union, Gannaway Brothers Jewelry and Maurices to newer buildings.

By Sept. 1, Farm Girl Frozen Yogurt closed at the plaza as its found-



JOSHUA BESSEX — The Daily Astorian

The staff of Maurice's poses for a photo after the ribbon cutting ceremony.

ers moved to Idaho. And the supposed replacement, FroYo'z, never materialized.

"We have a handful of new tenants we're talking with," said Jeff Olsen of RTG Property Management, adding that there are about five spaces available.

Plaza owner Atlas Investments looks at the vacancies as a chance to consolidate spaces and move stuff

around, he said, and they're planning a refresh of the buildings to go along with recent improvements at Fred Meyer.

Olson said he doesn't see the North Coast Retail Center as competition for the Youngs Bay Plaza. "The retailers in general like to be in markets where there are other large, successful retailers. It makes other retailers take a look at Warrenton."

Unemployment declines a bit in December

Seasonally adjusted unemployment rates in northwest Oregon, including Clatsop, Columbia and Tillamook counties, continued a slow decline through December, according to data released Jan. 26 by the Oregon Employment Department.

The data covers seasonal employment data, comparing what's expected with reality.

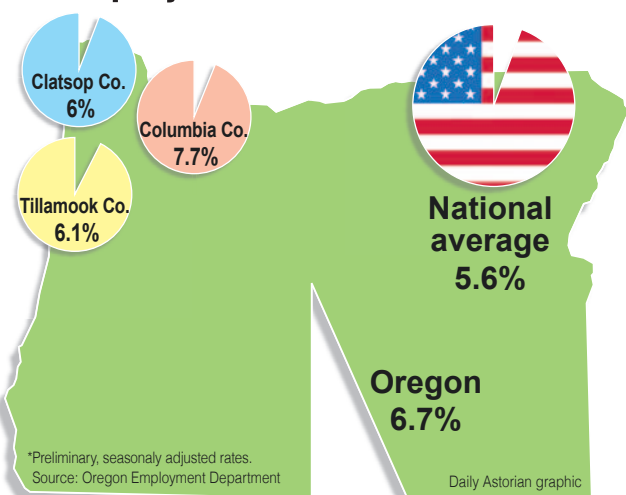
In Clatsop County, the seasonally adjusted unemployment rate in December was 6 percent, slightly down from the previous month (6.1 percent) and the year before (6.2 percent).

It was lower than the statewide rate (6.7 percent) and above the national rate (5.6 percent). Clatsop County had the fifth-lowest unemployment rate in the state in December. Its unemployment peaked at 9.6 percent in early 2010 and declined fairly steadily until 2014.

Clatsop County lost 170 nonfarm payroll employment jobs in December, 140 more than expected, leaving total nonfarm payroll employment at 17,260, 570 more than the year prior. The private sector cut 160 jobs over December, and government employment dipped by 10. Leisure and hospitality cut 130 jobs; retail trade trimmed 20; and private educational and health services was the only industry to show positive growth in December, adding 30 jobs.

Industries in Clatsop County adding the most jobs over the past year included retail trade (240); leisure and hospitality (100); construction (90); and

Unemployment rates for Dec. 2014*



professional and business services (70). Industries shedding the most jobs in the past year were durable goods manufacturing (40); transportation, warehousing and utilities (50); and state government. Local government added 110 jobs over the year, mostly in public education.

Columbia County

Columbia County's seasonally adjusted unemployment rate was 7.7 percent in December, down slightly from the previous month (7.9 percent) and slightly higher than the year before (7.5 percent). Columbia County's unemployment rate was 21st-lowest of Oregon's 36 counties in December. The rate peaked at 14 percent in mid-2009 then declined fairly steadily until 2014.

In December, Columbia County lost 60 nonfarm payroll employment jobs, 10 fewer than

expected. That left total nonfarm payroll employment at 10,030, 180 more than the year prior. Over December, the private sector shed 70 jobs, and government employment increased by 10. Professional and business services cut 40 jobs.

Over the past year, private sector employment rose by 120, and government employment increased by 60. Industries adding the most jobs since last year were leisure and hospitality (60); manufacturing (60); and trade, transportation and utilities (40). Industries losing jobs included professional and business services (30); and private educational and health services (30). Local governments added 40 jobs over the year.

Many Columbia County residents commute elsewhere for work, so it is not uncommon for the total number of employed people residing in the county to

change without a similar change in the number of payroll jobs located within the county.

Tillamook County

Tillamook County's seasonally adjusted unemployment rate was 6.1 percent in December, down from the previous month (6.4 percent) and the year before (6.5 percent). Tillamook County's unemployment rate was seventh-lowest of Oregon's 36 counties in December. The rate peaked at 10 percent in the spring of 2009. It declined unevenly since then and has changed little for the past year.

In December, Tillamook County lost 100 jobs, 50 fewer than expected. That left total nonfarm payroll employment at 8,640, 390 higher than the year prior. Over December, the private sector cut 70 jobs, and government employment dipped by 30. Leisure and hospitality shed 80 jobs; educational and health services added 30; and local governments trimmed 20.

Over the past year, the private sector added 360 jobs, and governments chipped in 30. Industries adding the most jobs included leisure and hospitality (90); professional and business services (110); food manufacturing (30); educational and health services (60); and trade, transportation and utilities (70).

The next news release on seasonally adjusted employment figures comes out March 10.

Unemployment rates for other counties can be found at <http://tinyurl.com/pzuosur>



EDWARD STRATTON — The Daily Astorian

Sandi Kelley is a certified Zentangle teacher based in Warrenton.

Making the Dollar

INTERVIEWS WITH LOCAL BUSINESSES
BY EDWARD STRATTON

Sandi Kelley
Certified Zentangle Teacher
Warrenton
503-440-9788 or
info@tanglesandthreads.com

There's a difference between Zentangle and mere doodling, says Sandi Kelley, and the difference is focus. She teaches Zentangle, a meditative process of drawing structured patterns (www.zentangle.com). Kelley, based in Warrenton, teaches classes by appointment and has pieces shown in various local galleries and at Coffee Addiction in Warrenton. Kelley can also be found on her website, www.tanglesandthreads.com/

What is it that you do?

"What I do is instruct and teach the art known as Zentangle. There's been a lot of misconception when it comes to Zentangle. A lot of people, their knee-jerk reaction is how can they put a trademark on art. And that's not what they've done. They've trademarked the name, the word Zentangle. But what Zentangle is, it's not art, it's actually a process of breaking down patterns and putting them into simple lines and simple strokes of the pen, to recreate them on paper."

How did you get into this business?

"I was searching the big time-suck, Pinterest, and I came across some Zentangle work somebody had done, and I had never heard of it before. So immediately you go to the source, I went to zentangle.com, and found out more about it. Not only is it an art, it's a very Zen-like, if you practice it every day. If you want to use it as a therapy, it works great, because it's really easy to get lost in the focus of what you're doing. I've been teaching now for two years, and it's really hard to get into the school, because they only have five classes a year, and they're usually booked within a week of notification. You have to go to the East Coast, to Providence, R.I., and you're taught by the people who created Zentangle."

Who are your main clientele?

"People who just are intrigued by the fact that we say there are no mistakes and anybody can do it. I was skeptical when I saw the stuff that was posted online. I doodled when I was in high school, but it never looked like this. This looks like doodling to me, and it looks like doodling to a lot of people. It's been older, younger. I've had several men in my classes, but mostly women."

What are some of the quirks or challenges of running your business?

"Mostly getting people to understand what it is and what it isn't. I had a booth at the Sunday Market, and some people get really pugilistic about it being a trademark. And there was one lady who wouldn't let me take a breath, she was so adamant that it was a terrible thing to do. My guess is that most people who think it's not really an art to do this are people who could create this without a class, whose doodles actually look like something. But for those of us who had no talent and had doodles that were just pen marks, once I figured I could do it, anybody could do it, because I had no background, no talent, nothing when I started."

Ready, set, start your business

SEASIDE — Tom Leiner continues his business start-up class, "Ready, Set, Start Your Business," from 8:30 to 10:30 a.m. Feb. 18 in Clatsop Community College's South County Campus at 1455 N. Roosevelt Drive in Seaside.

The class teaches prospective entrepreneurs how to identify reasons for starting a business, whether ownership is the right choice for them, how to evaluate business opportunities, learn the basics of

starting a business, research market potential and plan for and manage growth.

The class costs \$20, payable by check or credit card at class. To register, email SBDC@clatsopcc.edu or call 503-338-2402.

After the class, if participants decide to actively pursue a business, they can schedule a free and confidential appointment with a qualified adviser through CCC's Small Business Development Center.

Clatsop County Property Transactions

Seller: Columbia State Bank
Buyer: Luottamus Partners, LLC
Addresses: 1312 and 1332 Commercial St., Astoria
Price: \$515,000

Sellers: David L. Morgan, Nellie L. Morgan, Monica L. Raichl, Wade L. Morgan and Brenda L. Morgan

Buyer: Hecox Family, Inc.
Address: 44601 U.S. Highway 26, Seaside
Price: \$300,000

Seller: Clatsop County Sheriff's Office
Buyer: Capital One, N.A.
Address: 2068 Cooper Drive, Seaside
Price: \$280,060

Seller: Clatsop County Sheriff's Office
Buyer: Federal National Mortgage Association
Address: 4709 Cedar St., Astoria

Price: \$228,481

Seller: Ellen Sue Davies Collins
Buyers: William D. Miner III and Jody L. Gallino
Address: 1062 Jerome Ave., Astoria
Price: \$225,000

Sellers: Melissa C. Sutkowski and David M. Sutkowski
Buyer: David K. Konyha
Address: 1798 Spruce Drive A and B, Seaside
Price: \$220,500