

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION

Thursday, July 18, 2013

MCEDD Conference Room

515 East 2<sup>nd</sup> Street, The Dalles, OR

**ATTENDANCE**

COMMISSION MEMBERS: Chair - Joan Silver, Mary Kramer, Dan Durow, Frank Kay, Donella Polehn, and Jeff Renard.

GUESTS: Scott Hege (Wasco County Commissioner), Board Position 1 Candidates - Pat Bozanich, Kristin Chatfield, Gary Grossman and Terry Moore

EDC STAFF: Amanda Hoey and Sherry Bohn

**CALL TO ORDER:** Meeting called to order at 10:00 am.

**APPROVAL OF JUNE 20, 2013 MINUTES:**

Dan Durow moved to accept the June 2013 minutes as presented. Frank Kay seconded. Motion passed unanimously.

**BOARD POSITION #1 CANDIDATE INTERVIEWS:**

Chair Joan Silver welcomed the candidates and explained the interview process. She asked each of the candidates to introduce themselves, explain their backgrounds and why they were interested in the position. Amanda Hoey explained that Carole Schmidt's interest form was received past the deadline but had been included for the Commission's consideration. The candidates proceeded in the following order - Gary Grossman, Kristin Chatfield, Pat Bozanich and Terry Moore. Following each of the candidate's introduction, background explanation and statement of interests, chair Joan Silver asked if there were any questions from the commission members. Joan then thanked all the candidates, welcomed them to stay for the rest of the meeting and explained that the commission would consider a recommendation later in the meeting, around 11:30 am. Scott Hege, Wasco County Commissioner, thanked each of the candidates for their time and interest.

Annette Liebe (RSC) joined the meeting via teleconference at 10:40 AM

**PROJECT CONSIDERATION**

Amanda Hoey explained that at last month's meeting the Commission discussed options for project implementation in Fiscal Year 2014. She stated that the attached memorandum outlined initial opportunities to further the discussion about potential projects. She stated that the EDC could take on multiple projects in a year, but each should have an EDC Commission lead(s) to be supported by staff. Amanda presented the compiled project ranking based on the returned ranking sheets as follows:

1. **Review Industrial Land and Zoning Critical to Economic Development:** Review zoning designations, considering areas of potential future growth, and identify necessary changes to zoning that would better facilitate economic development in the County. Included in the review would be considerations of ag industrial land designation and destination resort opportunities.

- Committee volunteers included Dan Durow (Lead), Jeff Renard, EDC staff and Joan Silver. In addition, the committee will discuss with John Roberts and Andrea Klaas to determine if they are also willing to participate.
2. **Conduct Community Analysis to Support Industry and Entrepreneurial Development:** Assess assets and areas for potential economic growth. Interview community and business leaders; review economic assets and opportunities. Develop strategies to promote development through education, mentoring, training, financing, and identifying barriers to entry. Potential focuses include value added agriculture; recreation and tourism, including outdoor gear; natural resources and renewable energy; and manufacturing.
    - Committee volunteers included Jeff Renard (Lead), Mike Zingg and Frank Kay
  3. **Analyze and Enhance Infrastructure to Support Community Readiness for Industrial/Commercial Growth:** Analyze and prioritize infrastructure projects critical to economic development; support project completion through EDC and partners; host grant writing trainings for small jurisdictions and provide grant writing support. The EDC discussed using the process to more fully inventory what we have for infrastructure including the condition, capacity, and managements.
    - Committee will flow from the work of priority #1 and is a function of the EDC as a whole. Primary partnership includes the Regional Solutions Team.
  4. **Enhance Broadband Access and Education:** Explore possibilities for leveraging existing public and private infrastructure to bridge rural last mile gaps and create access “hubs” with one hub community focus per year.
    - The Committee will follow the lead of Qlife in their implementation activities for the strategic plan and will therefore keep this project under consideration for next FY.
  5. **Establish a Rural Community Endowment Fund:** Establish a rural community endowment fund to capture a portion of the transfer of wealth between generations as a mechanism to support the County’s overall economic health.
    - Joan Silver has an interest to continue development of this project.
  5. **Higher Education Connections and Workforce Development:** Connect with OSU open campus to enhance access to higher education resources for all of Wasco County.
    - The EDC will keep up to date on connections through EDC member Mary Kramer.
  5. **Structure of the EDC:** Review the structure of the EDC and analyze additional models that may provide additional flexibility through business membership, opportunities for advocacy, and other.

Annette Liebe (RSC) leaves the meeting at 10:55 AM due to conversation volume technical difficulties

*Discussion: Joan Silver stated that committee members for each of the projects are not limited to just EDC commission members. She also inquired as to how much the EDC should take on in the next year. Mary Kramer emphasized that the EDC should not try to take on more than it could accomplish. Amanda Hoey stated that the top three were a lot for the commission to take on this next year.*

*Regarding the third ranked project (analyze infrastructure), the committee discussed who should lead and felt that it could naturally progress following the work on priority 1 and would be an effort of the entire EDC. In addition, the committee responded favorably to Dan Durow's suggestion that the inventory be more comprehensive and include an overview of what is available, its condition, the condition, capacity and management.*

*Regarding the fourth and fifth ranked projects, the committee will follow the lead of other entities or discuss in FY 15. Joan Silver asked if Mary Kramer would serve as a connector to the commission regarding the higher education project. Mary agreed. Joan also stated that at a later time the commission could/should think about restructuring so that it could apply for grants.*

*Joan Silver introduced a potential additional project for future discussion related to the role of the EDC to ensure long term maintenance of the new GIS system. Scott Hege stated that there has been initial fear over the cost of the system maintenance but he thought the GIS system was being maintained adequately. However, there is an opportunity for enhancements to the system, including connections to data through the assessor's office. Joan Silver asked that the September EDC meeting include commission discussion on GIS support, enhancement and update.*

### **STRATEGIC PLAN FRAMEWORK**

Amanda Hoey stated that, following the June EDC meeting, staff updated the strategic action plan summary based on revisions recommended by EDC members. The updated summary was provided for review and approval. Amanda stated that development of the strategic plan guides the actions of staff and is required as part of the contract between MCEDD and the County.

Frank Kay moved to approve the Strategic Plan Summary as presented. Donella Polehn seconded. Motion passed unanimously.

### **EDC STAFF REPORT**

Amanda Hoey presented the EDC staff report highlighting the following:

- Continued to work with a company seeking bond financing for a value added manufacturing business. The company is seeking to locate in South Wasco County. Discussed options with County administrative staff and sought technical assistance from the State of Oregon and through the Yakima County Development Association.
- Updated the 2012 summary book of economic development partners and resources. The entity overviews were collected for the EDC economic development summit in June 2012, but had not been compiled to one document.
- Signed our contract for staffing for FY2014 with Wasco County to support the EDC. An abbreviated final scope of work was provided.
- Increased interest in the commission and that Google had requested that their PR representative make a presentation at the September meeting.

### **POSITION 1 RECOMMENDATION**

*Discussion: Joan Silver opened the discussion stating that she was pleased with all of the candidates and hoped that there would be a way to retain and utilize the*

*individuals not selected to fill the position. All of the commissioners stated that they were faced with a tough choice. The Commission members discussed the need for Mosier representation, time availability of the candidates and opportunities to contribute to EDC projects. Joan Silver stated that that the commissioners needed to keep in mind that this board was moving towards the direction of a working group.*

Donella Polehn moved to recommend to the Wasco County Board of Commissioners the appointment of Kristin Chatfield to position 1. Frank Kay seconded. Motion passed unanimously.

*Discussion: Joan Silver asked staff to send a letter thanking each of the candidates for their application, stating the commission's recommendation, explaining the next step with the board of commissioners and asking for their assistance with EDC's top three projects discussed above.*

*Amanda Hoey stated that she has a schedule conflict with the August 21<sup>st</sup> Board of Commissioner's meeting. Joan Silver said she would put that date on her calendar. Scott Hege stated there may be a meeting before that date. Amanda thanked all the commission members for their deliberations.*

#### **COMMISSION MEMBER REGIONAL UPDATES**

- Dan Durow reported that the Riverfront Trail expansion is progressing and currently waiting for ODOT approval on the design package. In addition, the Trail Board approved funds to allow for a parking design analysis at the Marina. He also reported that the downtown hotel project is seeking to utilize the 120 day extension allowed in the DDA, which, if approved, would put the property sale closure near the end of December. The project is currently working on securing its final investments for an estimated \$22 million project.
- Frank Kay reported that the bike connection group went on a boat ride with BLM to explore options for further developing the trail.
- Scott Hege stated that "Run 21" was happening in Tygh Valley this weekend and that discussions regarding the Google Enterprise Zone were beginning.
- Donella Polehn reported the rain damage to the cherry crop and the financial impact to local farmers.
- Jeff Renard stated that chamber needs more people to support the downtown events and to attend scheduled functions.
- Mary Kramer reported that it looked like "What the Festival" was going to happen in Dufur.
- Joan Silver reported that the library's "Room to Read" expansion was moving forward but they were close to reaching their goal for local matching funds, with only \$30,000 left to go before they can apply for grants. She also reported that the Oregon legislature approved \$80,000 to the Gorge Commission for Urban Growth Boundary work and they approved legislation to allow Young Life to apply for expansion.

Meeting Adjourned at 12:00 PM

*Submitted by Sherry Bohn, EDC Staff*