

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION
THURSDAY, March 13, 2014
Dufur City Hall
175 NE Third Street, Dufur, OR

ATTENDANCE

COMMISSION MEMBERS: Joan Silver, Frank Kay, Andrea Klaas, Donella Polehn, Jeff Renard and Mary Kramer

GUESTS: Rod Runyon

EDC STAFF: Amanda Hoey and Sherry Bohn

CALL TO ORDER: Meeting called to order at 10:05 am.

APPROVAL OF FEBRUARY 2014 MINUTES

Andrea noted a correction on page 3 which should read "5 gorge ports." Andrea Klaas moved to accept the February 20, 2014 minutes as corrected. Frank Kay seconded the motion. Motion passed unanimously.

APPOINTMENT RECOMMENDATION – POSITION 1

Amanda Hoey explained the Position 1 vacancy is for a designated seat for a member from the northern section of Wasco County, generally reserved for a Mosier. She reported that the position notification was sent out through the usual notification channels with a deadline of March 5, 2014 to apply. Previous applicants were also notified. Two candidates who had previously expressed interest reapplied: Terry Moore and Pat Bozanich. During this round, the City of Mosier asked to have an opportunity to provide input on candidates. Amanda stated that she had forwarded the names and a summary of candidate qualifications to the City. The City of Mosier expressed appreciation to the EDC for the opportunity to comment. The City clerk stated "They are both really wonderful candidates and Mosier is fortunate to have such great representatives!" Following the City Council meeting, the City recommended Terry Moore given his business perspective, experience and increasing ties to Mosier.

Discussion: Andrea Klaas stated that she was concerned about Terry's availability. Amanda Hoey stated that she had a conversation with Terry about his ability to provide sufficient time for Commission activities and he had expressed that although he may miss some meetings (as do other commissioners), he would be committed to the position. Frank Kay stated that he felt both candidates would do a good job but that Terry brings experience and a business perspective.

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

COMMUNITY ENHANCEMENT PROJECT PRESENTATIONS:

Amanda Hoey explained that last month the EDC listened to presentations on 41 projects and scored them based on readiness to proceed, need for the project, level of local funding available, economic impact, and adequate leadership. She explained that the EDC ranks and develops these priorities in order to:

- 1) Provide recognition to outside entities and funders of projects which are community and regional priorities.
- 2) Support the EDC in identifying gaps in the community economic development ecosystem.
- 3) Allow direction of EDC staff resources, if appropriate, to support grant writing, capacity building and other technical assistance.
- 4) Provide a process by which communities can bring needs and issues to the attention of the Wasco County Board of County Commissioners.
- 5) Bring projects to the attention of MCEDD and the State Regional Solutions Teams to bring additional federal and state resources and support to the project to address barriers and challenges.

She provided the compilation score of rankings and stated that this was a starting point for discussion. She asked the EDC to consider revisions taking into account the value prioritization may add to the project as well as consider geographic diversity of projects.

Joan Silver reminded how the scoring was done and stated that this was the opportunity to discuss and to move projects within the ranking if the commission wanted.

Discussion: Andrea Klaas requested information on how these rankings are shown on Agora. She asked if a project comes off the list if all the projects move up or if the list is static. Amanda Hoey stated that it can be recommended that the projects move up and it would occur naturally in Agora as a more dynamic system as projects close. Donella Polehn stated that she thought they should all move up. Rod Runyon stated that the thought that it would not be good to have the projects move up automatically but to reevaluate.

Joan Silver stated that she personally ranked # 9, the City of The Dalles Co-working Center, lower. Donella stated that she had as well. Frank Kay stated that projects like this had been successful elsewhere to encourage entrepreneurship and might be a good focus. Joan stated that similar projects had been tried before.

Jeff Renard asked if # 3, the City of The Dalles Downtown Parking, was a parking structure. Joan stated that it was and is tied to the hotel development project. She stated that she had not scored it as high due to the question of completion within the year.

Amanda Hoey asked about the relative ranking of # 5, The Dalles-Wasco County Library Foundation Room to Read, to # 22, South Wasco Library Fundraising Committee New Library and asked if the Commission would want to consider moving up the South Wasco library project. Frank Kay explained the fundraising process plans for meeting the needed 10% of the \$100,000 to \$150,000 needed and the grant writing process.

Joan Silver stated that Wasco County is interested in #17, White River Watershed Irrigation Survey. Andrea Klaas and Rod Runyon stated that the project was already moving forward.

Andrea Klaas stated that she had ranked # 29, City of Dufur Fire Hall, higher. She stated that while it sounded like it had a good chance of success she thought it should be ranked higher than 29.

Joan Silver stated that she thought that # 21, City of Dufur Wastewater Mutual Agreement & Order should be ranked higher given the DEQ deadline.

Jeff Renard stated that he thought that # 3, City of The Dalles Downtown Parking, should be moved lower until investment for the Granada block was fully secured.

Joan Silver asked if there was a motion to move any project to a particular position. Andrea Klaas stated that she was reluctant to start shuffling projects. She also stated that it was important that the commission set aside time to discuss any potential process changes for next year. Joan stated that in the future it would be good to look at what the commission can do to make projects more viable and/or to bring them to a better place of readiness. Frank Kay suggested that with communities with less capacity perhaps the commission could bring a team/resources to them in order to help.

Andrea Klaas moved to recommend to the Wasco County Board of Commissioners the ranking of the 2014 Community Enhancement Projects as presented. Donella Polehn seconded the motion. Motion passed unanimously.

STAFFING REQUEST

Amanda Hoey reported that annually the EDC submits a budget request to Wasco County to continue to support staffing for the EDC and its primary activities. In FY14 the EDC requested level funding to maintain staffing. The need to distribute funds for other local government functions led to a reduced level of final funding in FY14 of \$35,000. As a result, the EDC elected to make some revisions to its scope of work to revise the Needs and Issues process, eliminate three meetings a year and scale back on some of the EDC's strategic priorities and outreach. Staff worked hard to maintain a consistent level of service despite the funding reduction. In order for staff to prepare the annual scope of work and budget request Amanda stated that staff requires direction from the EDC on the budget request and any revisions to staff's scope of work. She also stated that is the opportunity to continue discussions regarding exploring options for long term funding diversification.

Joan Silver opened the discussion by stating that if the commission wants to become more actively involved it will cost more money. She also stated that she knows that the county's budget process is difficult but the WCEDC needs more funding. She would like to see funding at \$45,000. Frank Kay stated that he agreed and mentioned EDC staff- Jessica Metta's work in Maupin as an example. Andrea Klaas stated that she always wants to do something and that asking for more funds needs to be directed

programmatically. Frank Kay stated that the WCEDC needed to pick a project for a programmatic request. Donella Polehn stated that the Dufur DEQ would be a good project. Joan Silver stated that they could ask for an increase in funding to provide staff to help any of the top 20 rated projects. Frank Kay stated that it needed to be noted that the commission would not spend the additional money without an identified project and plan in place. Joan Silver stated that the burden on whether or not to spend would be on staff. Andrea Klaas stated that it would need to be tracked.

Jeff Renard moved that the EDC requests \$45,000 for staffing, which includes a \$35,000 base and \$10,000 additional request for programmatic funding to allow the staff and commission to directly support and move forward projects included on the Community Enhancement Priorities list. Andrea Klaas seconded the motion. Motion passed unanimously.

DIRECTOR REPORT

Amanda Hoey presented the March Directors' reports highlighting the following:

Regional Solutions

The new Regional Solutions Coordinator, Kate Sinner, will start March 24th.

Oregon Business Council

Amanda reported that staff continues to plan for an April 2, 2014 event in The Dalles with the Oregon Business Council. Confirmed attendees from the Oregon Business Council include Duncan Wyse, Jeremy Rogers, Jay Clemens and John Mohlis.

Tentative draft agenda includes:

- Lunch at Google for OBC members and invited guests. Discussion of their expansion
- Tour of recent major capital investments
- Roundtable: Update on the Oregon Business Plan Objectives, discussion with local businesses with specific invitation to targeted employers and economic development groups at Columbia Gorge Community College.

Discussion: Andrea Klaas stated that there needed to be a map with key points highlighted. Frank Kay stated that he thought Polehn Farms needed to be a stop on the map because it shows the success of technology and how it can affect economic development.

University of Oregon Analysis: Economic Impact of Events

Two students from the University of Oregon are working on the Wasco County EDC's project: Anne Westmoreld and Nhi Dao. EDC staff has been working to clarify the project scope with them to start on a good path.

Broadband

In coordination with Keith Mobley and MCEDD, the EDC will host a broadband applications event at the Balch Hotel in Dufur, Oregon on Thursday, March 13, 2014. It will highlight local businesses that utilize broadband effectively to support their business models

South Wasco County

Staff attended a meeting to discuss outcomes from the “South Wasco Community Vision” process. Four areas were requested for assistance:

1. Land use regulations and restrictions; zoning assistance. *This is primarily a connection to the Wasco County planning department.*
2. Infrastructure, with a particular focus on fiber and high speed internet. *EDC staff offered support to this area in particular.*
3. Developing enterprise centers. *The State will connect the group with the industrial lands certification specialist. Both the EDC and Wasco county planning are likely helpful in this area as well with identification of sites, understanding needed and available infrastructure and supporting inclusion of incentives.*
4. Energy- biomass, solar and hydro.

General EDC Activities:

EDC staff provided the following support services:

- Community Enhancement Projects: Staff has started to follow-up with project owners funding opportunities.
- Staff will attend the Board of County Commissioners meeting on March 19 to present recommendations for appointments, provide our quarterly update and present the recommended Community Enhancement Priorities.
- Staff attended a Maupin City Council and Economic Development Taskforce meeting in February. Staff attended a Main Street Business Committee meeting in February.
- The EDC’s updated business siting guides have been well received
- Staff continues to participate in the Investing in Manufacturing Communities Partnership (IMCP), with a meeting held March 5, 2014 at the MCEDD offices with WSU faculty to provide input on the status of local economic development efforts. The IMCP team will be seeking Phase 2 designation, in partnership with Greater Portland, Inc and the State of Oregon is taking the lead.

Activities of Interest to the EDC

MCEDD submitted a Specialty Crop grant concept paper to the Oregon Department of Agriculture in February. The grant request would help form a cider alliance, support coordinated marketing activities, host a cider camp and provide business support.

COMMISSIONER UPDATES

Frank Kay – Cycle Oregon coming to the area and is going to help put the area on the map as a cycling destination.

Andrea Klaas – She attended the GTA CEO Lunch and thought it was very useful. On October 9th a large Aviation group will hold a meeting at WAAM. North Chenoweth project moving forward and the Outreach Team was well received in Washington DC

Donella Polehn – Cherries are growing. Food Safety will be a big issue

Gary Grossman – Urban renewal is going through a re-prioritization process. They will also revisit the granting process to review an opportunity to be able to grant to for profit businesses.

Joan Silver – The state of Oregon recently mandated the formation of a Wolf Depredation Committee that will allow for compensation to persons who suffer loss or injury to livestock or working dogs due to wolf depredation. She also thanked all of the commission members for their hard work.

ADJOURN: 11:45 am

Next meeting April 17, 2014 in Maupin from 10:00 – 12:00.

Submitted by Sherry Bohn, EDC Staff