

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION  
THURSDAY, February 21, 2013  
Port of The Dalles  
3636 Klindt Drive, The Dalles, OR

ATTENDANCE

COMMISSION MEMBERS: Chair Joan Silver, Dan Durow, Dan Spatz, Frank Kay, Donella Polehn, Andrea Klaas, Fred Justesen, Mike Zingg, Mary Kramer

GUESTS: Aaron James, Scott Hege, Rod Runyon and Annette Liebe (teleconference)

EDC STAFF: Amanda Hoey and Sherry Bohn

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

APPROVAL OF NOVEMBER 2012 and JANUARY 2013 MINUTES: Dan Spatz moved to accept the November 2012 and January 2013 minutes as presented with the noted name correction for Donella Polehn. Frank Kay seconded. Michael Zingg abstained. Motion passed.

NEEDS AND ISSUES PRIORITIES: After a review of the 2013 Short-term Infrastructure Project list Joan Silver opened the discussion by stating that the project ranked number nine (Columbia Cascade Housing) was not subject to property taxes. She stated that they may pay a negotiated tax in lieu of the normal property tax assessment. She also stated that this would take a substantial property off the county's tax roll. Joan asked if the project should be moved to number eleven. Mike Zingg asked how the shortage of migrant workers affects this project. Donella Polehn stated that the migrant workers that are needed are short term. Dan Spatz stated that this project is for permanent farmworker housing. Annette Liebe asked about the USDA Rural Development Grant and the source of match noting discussions across the state reviewing the proportional distribution of state funding. Frank Kay asked about the potential of the project not being full and if the project would serve the year round agriculture community. Mike Zingg asked where year round agriculture workers are living. Donella Polehn stated that many are living on the farms. Dan Spatz stated that the Stronger Economies Together outcomes speak to this project with the emphasis on the need to address regional housing concerns. Joan Silver stated that she did not think the project needed to be in the top 10.

Frank Kay motioned to adopt the 2013 Short-term Infrastructure Project list with the Columbia Cascade Housing Project moved to the number 11 position as noted in the table below. Mike Zingg seconded. Motion passed with 8 in favor and 1 opposed (Spatz).

The adopted recommended infrastructure list will be presented to the Wasco County Board of Commissioners for approval. The list will be presented with the top ten projects in ranked order followed by a listing of additional projects, not ranked.

<b>Wasco County Infrastructure Priorities Recommended by the EDC</b>		
<b>#</b>	<b>Sponsor</b>	<b>Project title</b>
1	The Dalles, City of	Downtown Riverfront Access Railroad Undercrossing
2	The Dalles, City of	Downtown Parking Structure
3	The Dalles, City of	Industrial Park Fire Flow Waterline
4	Mosier Middle School	Modular Facility Upgrades
5	Dufur, City of	Fire Hall Construction
5	The Dalles, City of	Downtown Streetscape Improvements
7	Mosier, City of	Bike Hub Project
7	Columbia Gorge Discovery Center	HVAC Chiller
9	The Dalles, City of	W 6th St Widening and Signalization Project
10	Mid-Columbia Senior Center	Elevator Addition
11	Columbia Cascade Housing	Cielo Grand Apartments
12	Dufur Recreation District	West-End Restroom Replacement
13	The Dalles, City of	Chenowith Area Storm Sewer
14	Wasco County Public Works	Wamic Market Grade Reconstruction
15	Dufur Recreation District	Waste Can Replacement
16	The Dalles, City of	Waldron Drug Building Exterior
17	The Dalles, City of	Lewis and Clark Fountain
18	Pine Hollow	Boat Ramp

Annette Liebe inquired as to what happens to those projects not listed in the top ten. Amanda Hoey stated that they stay on the list and are incorporated to the Wasco County EDC strategic plan and can still be used to demonstrate project support.

After a review of the 2013 Short-term Technical Assistance Project list Dan Spatz stated that the Armory project needed to stay on the list but that federal money may be available. Joan Silver stated that the Armory project was in the top ten due to a tie with the City of Dufur Wastewater project. Andrea Klaas stated that the Q-Life project was more important and should be ranked higher due to economic development impact. Mary Kramer stated that she agreed. Dan Spatz stated that there would be economic ramifications to closing the pool and he did not want to see that project drop too far down the list. He also suggested combining the Port of the Dalles projects, ranked number 1 and 3, into one project and then moving everything up one position.

Frank Kay moved to combine the Port of the Dalles projects, North Chenoweth Industrial Park Dev (Phases 1 and 2), into one project with a ranking of 1. Dan Spatz seconded. Motion passed unanimously.

Dan Spatz asked if it was necessary to have two Wasco County Parks and Recreation projects and whether or not those could be combined. Frank Kay stated that they were two distinctly different projects and they needed to be kept separate but they could be moved further apart. He

noted that the Chenoweth Middle School project would contribute to an enhanced asset and the pool would result in a loss of an asset. Dan Spatz noted the middle school as the immediate opportunity and the pool as the longer term opportunity. Mary Kramer stated she would like to see the Barlow Water Improvement project ranked higher because it was a basic need. Joan Silver stated that as of yesterday there were no matching funds for the project and that the district was a full year away from developing their part.

Dan Spatz moved to advance the Qlife project to a #5 ranking and move the pool to #6. Dan Durow seconded the motion. Motion passed unanimously.

Andrea Klaas moved to advance the Barlow water project to a #10 ranking by moving the City of Dufur projects to a #11 ranking (wastewater mutual agreement and order) and #12 ranking (Dedicated water line to reservoir). Frank Kay seconded. Motion passed unanimously.

Mike Zingg moved to adopt the 2013 Short-term Technical Assistance Project list as noted in the table below. Frank Kay seconded. Motion passed unanimously.

<b>Wasco County Tech Assistance Priorities Recommended by the EDC</b>		
<b>#</b>	<b>Sponsor</b>	<b>Project title</b>
1	Port of The Dalles	North Chenoweth Industrial Park Dev (Phases 1 and 2)
2	Port of The Dalles	Port Wetland Regulatory Streamlining
3	Mosier Watershed Council	Mosier Groundwater Sustainability
4	Northern Wasco Co. Parks & Rec.	Chenoweth Middle School
5	Qlife	Downtown Fiber Service Expansion
6	Northern Wasco Co. Parks & Rec.	Thompson Park Aquatic Facility
7	Civic Auditorium	Auditorium Theater Restoration
8	The Dalles-Wasco County Library Foundation	Room to Read: Library Expansion Project
9	Wasco County	Armory Property
10	Barlow Water Improvement District & Wamic Water and Sanitary Authority	Upgrade to Well #7
11	Dufur, City of	Wastewater Mutual Agreement & Order
12	Dufur, City of	Dedicated water line to reservoir
13	Dufur, City of	South Basin water storage
14	Fort Dalles Museum	Vehicle Display and Curation Building
15	The Dalles, City of	Mill Creek Greenway
16	Dufur, City of	Stormwater system
17	Mosier, City of	UPRR Land Acquisition
18	Wasco County-Public Works	Hood River Road Engineering
19	Wasco County EDC	Pine Hollow Reservoir Maintenance

The adopted recommended technical assistance list will be presented to the Wasco County Board of Commissioners for approval. The list will be presented with the top ten projects in ranked order followed by a listing of additional projects, not ranked.

Andrea Klaas asked, if a project gets funding, does everything move up during the year. Joan Silver stated that project ranking is done annually, so there is no shifting of projects during the course of the year.

Amanda Hoey reported that Klickitat County is also submitting projects to MCEDD for the annual infrastructure and technical assistance regional process. She reported that the following, listed below, were the three projects their Economic Development Department submitted and that they were looking for support from Wasco County.

- Columbia Gorge Regional Airport Terminal Building Design (Technical Assistance)
- Columbia Gorge Regional Airport Flex Space (Infrastructure)
- Columbia Gorge Regional Airport Runway Lengthening (Infrastructure)

Joan Silver stated that these were not additions to the Wasco County Needs and Issues list, but endorsements to a regional list.

Donella Polehn moved to recommend to the Wasco County Board of Commissioners to support/endorse the Klickitat County project submissions as noted above. Dan Spatz seconded. Motion passed unanimously.

**INVESTMENT PLATFORM:** Aaron James, MCEDD Investment Platform Manager, presented and explained the Agora Investment Platform. He discussed the status of the project development. He explained how to access the platform at [agora-platform.com](http://agora-platform.com) and requested the committee members to “join” and give feedback. Amanda Hoey explained that this would be an additional tool and add to functionality of the Wasco County needs and issues process. Joan Silver requested that all the committee members go online to explore the platform and she asked Aaron to return so that they could ask questions. Amanda Hoey explained that the platform was still in beta phase and requested committee feedback on improvements prior to full launch.

**2013 PROJECT CONSIDERATIONS:** Joan Silver opened the discussion of 2013 projects for the committee to consider by suggesting the following projects:

1. Barlow Water Improvement District project – Joan Silver suggested the committee work on how the district can get to the next step and how the district can get the homeowners to buy into the approach. She suggested that the committee consider how to help the community find a way to raise the necessary money. Frank Kay stated that there needs to be a community education process. Dan Durow stated that the project needed to show a return on the investment for the community and the education process could help identify that return. Andrea Klaas stated that some of the communities are just hanging on and that she was wondering how to bridge the gap. She stated that the community needs a creative solution. Joan Silver suggested that a list be developed and each home chooses their solution. Annette Liebe stated that this was a great discussion offered connection to engage state agencies in the discussion. She stated that there are aggregate issues and they needed to be rolled into the new market tax credit conversation happening at the state level. The committee asked Annette Liebe to attend the next meeting scheduled for

April 18<sup>th</sup> in Tygh Valley. Annette Liebe stated she would put it on her calendar and extend an invite to state agencies.

2. Pine Hollow Boat Ramp – Joan Silver suggested contacting Sherry Holiday to see if she would be interested in working on this project as part of a subcommittee. Frank Kay stated the he thought it was a good idea. Scott Hege stated that the committee would need to find someone to do the project because it was not owned by the County. Joan Silver stated that someone needs to develop a plan for ownership as it is unclear who owns the project and then needs to see if it is viable. Frank Kay stated that there had been some discussion about forming a South Wasco County Parks and Recreation District. The EDC agreed that the question of ownership needed to be explored and a subcommittee could help identify a willing owner.
3. Economic Development Summit – Joan Silver stated that the last summit was held in July and it might be time to do another one. Frank Kay stated it could happen in September/October and should not be repetitive. Donella Polehn inquired if it would replace a WCEDC meeting. Joan Silver stated she thought it would be in addition. Mike Zingg expressed his concerns about a lack of defined actions from the last summit. Dan Spatz stated a summit could communicate, educate and inform. Joan stated that a goal of finding a specific need as an outcome could be possible. Dan Durrow stated that discussions about coordinating economic development entities has been taking place for the past 30+ years. Mike Zingg questioned how this ties back into family wage level jobs. Andrea Klaas stated that this could be designed around the need to create wealth and include strategic discussions about the big picture for economic development of the county. She stated that it could be at the higher level focusing on the future need that is then presented to the county commission. Dan Durrow stated that it would be best to be project orientated and act as a catalyst. Joan Silver stated that it would be good to bring everyone together if it could be meaningful. She was seeking consensus if a summit should be organized and if there was a clear purpose. Annette Liebe offered to help gather state support if the committee was interested. Joan Silver asked the committee members to send their suggestions/opinions to Amanda Hoey. Amanda will compile them and bring the results back to the committee at the March meeting.

EDC Staff Report: Amanda Hoey presented the EDC staff report as outlined in the meeting packet, highlighting the following:

- EDC staff attended the Wasco County/Qlife Broadband forum on economic development to discuss opportunities for enhanced broadband availability, adoption and utilization for business growth. Staff will provide information on the final results, but a number of the early conversation points are relevant to the EDC's work.
- Joan Silver and Amanda Hoey conducted an orientation for new Commission member Jeff Renard and developed a new member orientation packet.

Commission Member Regional Updates:

- Donella Polehn noted that is business as usual for the cherry industry and that Business Manager meetings, conducted by the Extension Service, will start soon.
- Dan Durow stated that the hotel development project is moving along. They are close on a DDA but are still dealing with archeological issues. Referencing the grant for the Riverfront Trail he stated that they had to adjustments to the project due primarily to the cost of obtaining particular easements, but that the change will likely allow for

enhancements of other sections of the trail to make them open year round. He reported that they are waiting on the state to approve the change of scope.

- Dan Spatz stated that he is getting ready for a phone call with Todd Batta from USDA to further conversations of the designation of the region as a Regional Center of Innovation. He also stated that a team from CGCC are meeting with Dr. Rudy Crew, State of Oregon Education Superintendent, to discuss state funding for the pilot STEM project.
- Andrea Klaas stated that the North Chenoweth project is moving forward. In April a group of architectural students will do a “Studio 10” week study of downtown The Dalles. They will study the physical buildings, the types of businesses and allow for mixed use. They will then report back some concepts. Mike Zingg asked if consideration of affordability would be incorporated into the design and Andrea responded that it would.
- Mary Kramer reported that the Dufur Historical Society has a match donor. They will be redoing a building to serve as a community center. She also reported that the Dufer Tavern is for sale.
- Frank Kay announced that RiverFest posters are available. He reported that they were working on a project that would double the recreation season in Maupin by opening up bicycle trails. There is a lot of interest in bicycle tourism and they see it as a showcase for rural tourism

Meeting Adjourned at 12:10 PM

NEXT MEETING: March 21, 2013

*Submitted by Sherry Bohn, EDC Staff*