

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION  
THURSDAY NOVEMBER 18, 2010  
SMALL BOARDROOM, BUILDING 2,  
COLUMBIA GORGE COMMUNITY COLLEGE  
400 E Scenic Drive, The Dalles, Oregon

ATTENDANCE

COMMISSION MEMBERS: Chair Joan Silver, Donella Polehn, Dan Durow, Dan Spatz, Frank Kay, Keith Mobley, and Andrea Klaas

GUESTS: Steve Lawrence and Carolyn Meece

EDC Staff: Jessica Metta, and Anna Tompkins

CALL TO ORDER

Chair Joan Silver called the meeting to order at 10:05 am. A quorum was present.

APPROVAL OF SEPTEMBER 15, 2010 MINUTES: Donella Polehn moved to accept minutes as presented. Andrea Klaas seconded. Motion passed unanimously.

NEEDS AND ISSUES PROCESS REVIEW

Staff Jessica Metta presented the Needs and Issues forms to the board for review and to re-look at last year's process. The recipients from last year's 2010 list received a letter about the process along with the forms, and Jessica asked the board whether they had suggestions of any additions to the mailing list.

Jessica also reviewed the changes that were implemented in last year's process: sent out notice letter earlier in November, rearranged list to cut down confusion, and stressed "Readiness to Proceed" - projects ready within a year if funding is attained.

Discussion among board followed regarding improvements for this year 2011. Joan Silver asked what the response was for the Long-Term form, and Jessica answered that it was about 33%. Donella commented that the Long-Term form is good for those to think ahead and about the lifetime of the project, and Frank Kay agreed. Joan suggested re-wording the last question with changing "economic" to "community" to reach people who have an understanding of community challenges. The goal of the Wasco County EDC is to find out what those challenges are, and communities need to have a good grasp of answers. Next steps will be to update some of the wording on the Long Term form.

Jessica asked if the board had any feedback to improve the Short-Term form. Joan mentioned that the *Planning/Engineering/Feasibility Costs* portion of the *Project Cost* section may be a little unclear. Frank Kay also commented that in feasibility and construction there is technical assistance and infrastructure cost and most people don't know the breakdown difference.

Andrea Klaas suggested breaking down the cost category to be more flexible to indicate different funds. Joan agreed that this is an important way to identify the project's stage for raising funds and progress of the project. Therefore, next steps will be to clarify the instruction page of what the Wasco County EDC expects; an explanation of what stage the project is at and estimated start date. Jessica will also clarify the budget columns to show what amount is on-hand and what is still needed to be raised.

More discussion on Short-term form changes, such as a fillable PDF option. The form is currently in Word Doc format however, the forms have been received back either typed or handwritten.

Presentation day comments and discussion followed regarding the schedule and the board conceded that it works well having it all on one day. Discussion followed on the schedule of the review process, such as point system and project ranking within community. Also the board wanted to know who would lead the project and therefore decided that though the first page is good the second page could use revision and rearranging of the information and questions.

Andrea asked who uses and looks at the form besides the Wasco County EDC, and Jessica replied that it is mainly utilized by the WCEDC and the information gained is given to the County. More discussion followed on the purpose of the forms and desired achievements. Through the discussion the board agreed that through the form the board is able to glean what the EDC really needs to know and important to simplify the form to make it clear.

Suggestion that there could be a third category to address compliance issues, such as water and sewer projects. Joan Silver stated that a challenge to the board is to enhance presentation by thoroughly advising the County Commission on the different needs such as sewer and water projects. More discussion followed on categorizing and listing projects from low to high priority. Joan Silver suggested that this year the WCEDC make an appeal to the County Commission on behalf of community projects and economics, therefore making the list more useful.

Jessica Metta asked the board about the time schedule regarding the deadline turn around. The board responded that the two weeks is adequate time to review the forms.

Guest Steve Lawrence in the audience was asked his opinion of the Needs and Issues process and he suggested the board provide an explanation of how the projects will be rated, especially to new presenters. He gave an example of the Granada listed over the Civic Auditorium project this year. Joan replied that WCEDC only judges on what is in the forms and presented, and takes into account that projects undergo change during the process timeline. The board uses discernment toward all projects presented. Also, the projects are not evaluated on competitive level but rather to evaluate the extent of the applicant's understanding of the project. Above all, the board is an advisory committee and therefore does not tell the county what to be involved with but, rather to inform of the entities that have needs. Generally a list of ten projects, identified by the EDC as important or well organized, are presented to the County.

Steve asked what was the mission of the Wasco County EDC, and Joan replied that though there is no official mission of the EDC, it adopts the primary needs and issues of the communities in the county and provides recommendation and input to the County Commission. Dan Durow added that the ordinance came out of frustration from the lack of voice from communities in Wasco County outside of The Dalles. It is a method of identifying what is important to the County through a documentation and communication link. Jessica Metta then shared the goals of the EDC as presented in the Strategic Action Plan.

Discussion then followed on the purpose of EDC projects listed on the evaluation list and how they pertain to the EDC. Andrea agreed that being on the list is important, however reminded that the number on the list has not mattered on which projects actually receive funding. Discussion followed on how to best proceed in clarifying the top-ten list to public and reason for the list, especially since gaining more attention.

#### COMMISSION POSITIONS

Jessica announced that Andrea Klaas was approved by Wasco County Commission to serve another term and Keith Mobley will not be running after his term ends December 31, 2010. He has been a member since 2003. Dan Spatz expressed thanks to Keith for his service on the WCEDC board.

Dan Spatz made a motion to formally thank Keith Mobley. Andrea Klaas seconded. Motion passed unanimously.

#### COMMISSION UPDATES

Keith Mobley reported that Dufur is doing well, the school is good, and Kramer Market is looking really good. A gas station is still lacking in the town but hopeful that one will be coming soon and maybe the next project for Dufur.

Frank Kay noted that Maupin Market is open and going well, and it is becoming a small community center. Despite concerns of coming into the slow season owners have assured community that they are doing fine. It is a tremendous gain to the community; in fact Governor-Elect Kitzhaber stopped in and was awed by the transformation from Graves Market. Trout Unlimited is looking to locate on the Deschutes River, and could be a good gain for Maupin. Frank was interested to know about micro-enterprise program development plans, which may be worthwhile for small towns like Maupin. His interest is to explore the options available. Carolyn Meece and Dan Spatz responded that they will see what they can do to look into it.

Andrea Klaas gave a report on the Port of The Dalles. The Port will be closing on some property soon, and she is facilitating strategic planning with Wasco County working on the visioning process of looking ahead for the county and considering goals.

Carolyn Meece had no major report to make except mentioning that having a new governor means some transition and hoping to continue work as usual in the coming New Year.

Dan Durow gave an update for the City of The Dalles that it will be closing on the sale of the flour mill, as it was never the goal of the City to own property, and pleased with the plans for the property under private ownership. Discussion continues for the design for 3<sup>rd</sup> Street, with hopefully construction in September 2011. The marine terminal will not meet this year's in-water work window which gives contractors more time to assemble equipment and materials and will be going out for bids soon. Urban growth boundary update: working with tribes on expanding boundaries.

Dan Spatz reported that the Columbia Gorge Community College received a Title III funding for Strengthening Institutions, which give the college significant funds and very competitive process. On a sad note that the County bond for the college did not pass. However, still have options for funding with the state. Received earmark funds for Renewable Energy Program for wind turbines and solar.

Donella Polehn, speaking for the cherry growers, minimum wage is going up and will significantly impact intensive labor agriculture. This year, 2010, was a much more profitable year with new varieties that helped to extend the season. On Dec 3, 2010 there will be a Cherry Pruning Tour in The Dalles, for those interested the tour will be in English and Spanish.

Joan Silver gave an update on the presentations of the Strategic Action Plan given to the south county communities by Jessica Metta, Keith Mobley and herself. Only had attendance from Wamic in the first meeting, Tygh Valley and Pine Hollow did not show. Did take away the distinction and deeper understanding that Tygh Valley, Pine Hollow, and Wamic are very unique communities and function individually. The next meeting in Pine Grove seemed very positive about the concept, yet sensed uncertainty as to how to proceed with the process. She highlighted the level of difficulty of getting small communities on board to the strategic plan concept. Therefore it is important to keep unincorporated towns included in plans, and give them time to take hold of the concept and prepare them for the reality of costs.

In closing, Frank Kay thanked Joan Silver for understanding the function of the Wasco County EDC, and ability to convey that to County Commission, communities, and individuals. Keith Mobley thanked the board and appreciates everything they do.

Next regular meeting January 20<sup>th</sup>, 2010

Meeting adjourned: 12:11 pm