

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION

THURSDAY, December 7, 2017

9:30 am

MCEDD

515 E 2<sup>nd</sup> St

The Dalles, OR 97058

**ATTENDANCE**

COMMISSION MEMBERS: Kathy Ursprung, Matthew Klebes, Mary Kramer, Frank Kay, Stan Kelsay, Dean McAllister, Gary Grossman, Joan Silver, Nan Wimmers

GUESTS: Nate Stice (North Central Regional Solutions), Tyler Stone (Wasco Co), Jill Amery (Wasco Co), Steve Kramer (Wasco Co), Angie Brewer (Wasco Co) and Kelly Howsley-Glover (Wasco Co)

EDC STAFF: Carrie Pipinich (MCEDD), Jacque Schei (MCEDD)

**CALL TO ORDER**

The Chair called the meeting to order at 9:30 am.

**OCTOBER 2017 EDC MINUTES**

Frank Kay moved to approve the October 5, 2017, meeting minutes. Mary Kramer seconded the motion. Motion passed unanimously.

**POSITION 7 VACANCY**

Carrie reported that no applications were received for the open position. She asks the EDC to continue to think about candidates. Frank Kay reported that he and Fred Justesen are working on setting up meetings with two candidates to discuss the open position. Carrie noted that she had reached out to a few organizations that work with the agricultural producers but that had not resulted in specific names for outreach.

**COMMUNITY ENHANCEMENT PROJECTS**

An outreach list to go to organizations that will receive submission requests for Community Enhancement Projects is included in packet. Carrie asked that the group review the list for any changes or potential additions. The group provided feedback on several update contacts. Matthew Klebes also requested that the various department heads at the City receive the list rather than one contact. Carrie noted she would send it out to each of them.

Carrie also shared that she is working on scheduling an outreach session for the first week in January with a central location for the organizations on the list. Carrie asks that the EDC help with outreach to the organizations on this list, engagement with others to include, and additional support for uploading projects to Agora or referrals to Carrie for support if needed. Finally, Carrie has conflict with the Prioritization Process meeting for February. She requested that the meeting be rescheduled for February 8. Please revise your calendars.

**THE DALLES-WASCO COUNTY ENTERPRISE ZONE**

Matthew and Carrie Reviewed the memo provided in the packet as an overview of The Dalles-Wasco County Enterprise Zone (EZ). Joan Silver asked if Matthew had received a response from City Council regarding interest in re-designation and he reported that they expressed interested in exploring re-designation. Matthew and Carrie are seeking input from the EDC regarding both interest in continuing the Enterprise Zone as well as what role the EDC should play regarding re-designation of the Enterprise Zone.

Tyler Stone reported that the EZ negotiating team met and, felt it was a worthwhile process to move forward with exploring re-designation. He shared that there are a variety of businesses that utilize the enterprise zone. Jill Amery shared some details about the abatement. She noted that businesses get abatement on any new investment but not existing property. Both new and existing businesses can take advantage of the enterprise zone.

Kathy Usprung confirmed that the Port feels it is a valuable tool to draw businesses in. Joan agreed that we need the EZ tool and urged the EDC to recommend a renewal and support developing details. Frank concurred with Joan. He asked the group to consider how we might expand EZ to include underutilized properties in communities like Maupin. There are rules related to distance between zone areas, but Carrie suggested we can make a case to support inclusion of non-contiguous areas that are further than the regular distance based on the rural nature of the County.

There was discussion about whether or not an EZ can be revised within the 10-year timeline. Matthew reported that there is and he will look into details. Tyler asked the group to consider proposing an increase to boundaries to all potential areas in county with next application and not wait for the next designation process as this is a long term tool. Matthew noted that one challenge will be coordinating with planning departments, city councils, etc. from other communities and management of the Enterprise Zone. Carrie noted that the Hood River Enterprise Zone incorporates multiple communities and that she would look into the policies for consultation and utilization of fees as MCEDD provides administration for that zone.

Overall, it was decided that the EDC is interested in exploring re-designation and using EZ as a tool to support business growth.

*Frank Kay moved that the EDC support The Dalles –Wasco County Enterprise Zone re-designation process and assist with the exploration of additional areas. Mary Kramer seconded. Motion passed unanimously.*

### **EDC COMMITTEE UPDATES**

Carrie reviewed the committee updates noted in her staff report. These included:

- Proposals were coming in for the Dufur Community Branding effort that was occurring in partnership with the Dufur Chamber, the EDC, Port, and MCEDD.
- The Maupin Fiber project has been a focus with additional applications going out to several sources.

### **EDC, COMMISSIONER AND STAFF UPDATES**

Joan highlighted the economic value of non-profits to area. She also reported that MCCOG is closing and that the Area Agency on Aging has not yet found a home.

Nate Stice discussed the work of the Eagle Creek Recovery Council, who is having final meeting on December 18. He mentioned there is a potential for Business Oregon to develop a disaster assistance loan fund, but that they need to work with local lenders to ensure it would not be in competition with local sources. With respect to housing, he mentioned that the Governor's office will soon be announcing a request for proposals related to workforce housing.

Stan Kelsay reported that the Maupin broadband project is continuing to move forward and will go out for bid when dollars are in hand.

Mary mentioned the Dufur Home town Christmas is this weekend.

Frank reported that Maupin continues to move forward on library/City Hall project. He also reported on recent meetings with new state legislative representatives.

Matthew reported that the vertical housing zone has completed transition from state management to local zone sponsored management and that they have had one application thus far. He also reported that the City contracted with a new Fixed Base Operator (Tac Aero) at Airport and is in the process of selecting a new Airport Manager. The EDA flex space hanger building expected to be done by December 31, LifeFlight will occupy approximately half of the space.

Dean McAllister reported that a local grower Mike Omeg has been named Grower of the Year. He reported that it has been a tough year for wheat and cherry growers in terms of prices. \

Kathy reported that Gorge Works is getting up and running. It is a regional internship program (paid summer internships starting in 2018) and they are expecting to have about 12 internship positions in the coming year. They are conducting outreach to local educational institutions and the general public for candidates to fill the positions.

Meeting Adjourned at 11:20 am