

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION
THURSDAY, JANUARY 18, 2018
9:30 am
The Dalles
515 East Second Street, The Dalles, OR 97058

ATTENDANCE

COMMISSION MEMBERS: Kathy Ursprung, Nan Wimmers, Frank Kay, Joan Silver, Matthew Klebes, Gary Grossman, Terry Moore

EDC STAFF: Carrie Pipinich, Lauren Hernandez

GUESTS: Keith Nantz, Nate Stice

ABSENT: Dean McAllister, Mary Kramer, Stan Kelsay

CALL TO ORDER

Chair Kathy Ursprung called the meeting to order at 9:33 a.m.

JANUARY 2018 EDC MINUTES:

Motion to approve the January 18, 2018 meeting minutes made by Frank Kay. Nan Wimmers seconded the motion. Motion passed unanimously.

POSITION 7:

Carrie Pipinich explained Fred Justesen resigned from Position #7, and the Commission is searching for another member to fill the at-large position that typically represents dryland crops and cattle production. Keith Nantz is seeking consideration for the position. Keith stated would like to be more impactful in his industry and seeks to have a positive effect in the county. Keith gave background about his previous cattle business and education.

Motion to recommend Keith Nantz fill Position #7 made by Joan Silver. Frank Kay seconded the motion. Motion passed unanimously.

COMMUNITY ENHANCEMENT PROJECT RANKING and CEP PROCESS

Carrie briefly highlighted other projects happening in the county not on the Community Enhancement Project list. She noted that the Wasco County Comprehensive Plan Update is moving forward and the Gorge Commission Management Plan update is in progress. Broadband access is also an ongoing topic. There are conversations around a variety of water resource concerns and projects. Enterprise Zone re-designation is being discussed. Carrie explained that the EDC will review the draft Community Enhancement Project list and make revisions as appropriate. The list will go to the County Commission for input and approval and then move to the regional process.

Joan Silver stated she scored Dufur School Solar4Schools Project high because the completion of the project could help pass the bond. She questioned the readiness and time frames of a few of the high ranked projects. Carrie stated the Dufur Waster Water Systems Improvement Project is ready to go, and The City of Dufur will fund the project with half of their own dollars. The rest of the funding is not competitive, so a high ranking may not impact the project.

Frank stated he would like to see the Maupin Civic Center placed in the top ten. The City of Maupin hired a grant writer to seek funding. Kathy suggested swapping the library for the solar project. Terry Moore suggested hearing from the representatives of entities with more than one project which of their projects are of the highest priority. Frank noted he would rather see the Maupin Fiber Project higher, as it must be finished.

Terry stated that out of Mosier's projects, the joint use facility is the highest priority, followed by the Mosier Water System Improvements project and Mosier Main Streetscape Improvements project. Terry explained his ranking strategy includes economic impact and what kind of momentum a project has. He asked about readiness to proceed and potential impacts of the Deschutes Rim Health Clinic Medical Clinic Building Replacement. Carrie stated the clinic trying to meet a great demand with very limited facilities. Improved broadband access will also bring opportunities to access remote resources, so the expansion is an opportunity for South Wasco County residents to access resources otherwise only available in Portland or Bend. Kathy added the clinic contributes to quality of life and will allow more people to remain in that area.

Matthew Klebes explained he ranks projects according to wants, needs, and readiness. The Tygh Valley Firehouse project has a straightforward need. Mill Creek Greenway is a want and is not ready. The UGB expansion in The Dalles is critical but the list will not substantially impact the process. It is critical for the Dog River Pipeline Upgrade to be high on the list however.

Terry asked for clarification about technical assistance. Carrie explained technical assistance is how staff and committee time is allocated. Technical assistance provision is separate from the rankings.

Nan Wimmers noted the Wamic Water System Improvements is not a ready-to-go project, which justifies a lower ranking for it as they work through the process to determine the best approach.

Kathy stated the high ranking of the Gorge Works Regional Program will allow the program to move into a more stable position in the upcoming year.

Discussion was held about the ranking of various projects. Keith stated the Maupin Fiber Project will contribute to agriculture but noted he didn't see any agriculture-specific projects. He questioned how the Commission could include more projects within the agriculture sector. Frank explained the Commission does not initiate projects on the list. The Commission is approached by representatives from communities. Carrie clarified the list is for governmental and non-profit entities and the list is geared towards helping entities with the capacity to receive public funds.

Motion to approve the top ten 2018 CEP projects as listed below made by Joan Silver. Nan Wimmers seconded the motion. Motion passed unanimously.

1. Deschutes Rim Health Clinic – Medical Clinic Building Replacement
2. Wasco County Soil & Water Conservation District – Mosier Well Repair
3. City of Mosier – Mosier Fire Hall/City Hall
4. City of Maupin – Maupin Fiber Project
5. City of The Dalles – Dog River Pipeline Upgrade
6. Columbia Gorge Community College – Campus Housing and Workforce Training Skill Center
7. City of Maupin – South Wasco County Library and Civic Center
8. Port of The Dalles – Gorge Works Regional Program

- 9. City of Mosier – City of Mosier Water System Improvements: Well #5 + East Side Improvements
- 10. Dufur School District – Dufur School Solar4Schools Project

Additional projects are included in the list but not ranked. Carrie asked the Commission for suggestions or tweaks that can be made to improve the ranking process. The group agreed that thinking about projects in terms of ‘want,’ ‘need,’ and ‘readiness’ is a great way to rank them. Taking technical assistance out of the ranking worked well. Frank stated the ranking should consider the economic impact or end result of a project. Nan suggested the ranking consider the consequence of not having a project ranked.

2018/2019 COMMITTEES AND WORK PLAN DEVELOPMENT, MEETING CALENDAR, BUDGET REQUEST, AND CONTRACT

Carrie explained the Technical Assistance Capacity and Workplan Process is intended to be a check-in for how to allocate time and resources in the upcoming year. Currently, the top projects voted for in the Technical Assistance category include Wamic Water and Sanitary Projects, Tygh Valley Fire House, and Shaniko Water System Assessment. Other projects may fit in where existing committees have been focusing.

Kathy explained the Open for Business Committee stemmed from the idea of making communities more business ready. Mathew noted the OBC is a source of information for other committees, and the product is the information that is gathered, shared, and used. Carrie stated she feels the Broadband Committee remains critical. Joan suggested she and Dean sit down with Keith to reassess the Agriculture Committee. Terry suggested no more committees be added due to limited staff capacity. It was noted there are Dufur, Maupin, and Mosier committees. Joan suggested forming an Unincorporated Area Committee and an Incorporated Area Committee to address the needs of both types of communities rather than place based committees. This would broaden the reach these committees have. The EDC expressed consensus for moving forward with this approach

Carrie noted the budget process is beginning for FY 2019. Wasco County funded the EDC at \$45,000 and another \$5,000 was provided through a specific allocation for FY2018. The funds are used to support staff time. Frank noted the EDC is the face of the County outside of The Dalles city limits and that outreach the Commission and Carrie does is instrumental to development happening across the County. Joan emphasized the Commission has a broad overall economic view of each corner of the County. The EDC is the resource where all accumulated knowledge rests, and investing in the EDC opens doors for economic expansion.

EDC COMMISSIONER AND STAFF UPDATES

Matthew Klebes – Matthew reported he attended a meeting regarding the cruise ships and what passengers look for when stopping in The Dalles. On average, each passenger spends \$74 per stop, and approximately 18,000 passengers come through each year. This is approximately \$1.3 million annually.

OTHER BUSINESS:

No new business.

The next meeting will be June 7th in Mosier.

Meeting Adjourned at 11:41 a.m.

Submitted by Lauren Hernandez, EDC Staff