



Board of Directors Meeting Minutes

September 27, 2018

Attending: Paul Dennis, Molly Coston, Steve Hogan, David Scott, Rene Carroll, Max Ault, Mary Templeton, Don Chaney (Camas mayor pro-tem)

CWEDA Marketing and Retail

Paul had a conversation with each CWEDA partner after the Buxton Group presentation (retail recruiting) and there was Board interest. In the meantime, another group, The Retail Coach, pitched Paul and provided a scope and their approach.

The costs were close, but they have different approaches. Buxton takes a site selection approach, like how they assist their private clients. The Retail Coach does a traditional leakage analysis, then compares to similar sized cities, and acts more like a commercial broker.

Since there are now two groups to consider, Paul feels a small CWEDA working group is a good idea. They would assist him in putting a framework together for developing a retail strategy then see which of the two proposals might fit into CWEDA to carry out the retail strategy. Dave Ripp, Dave Scott, Steve Hogan volunteered to be a part of the small group. Paul will get the group together in October.

Opportunity Zones

Paul described CREDC's work to set up Opportunity Zones in Clark County. The locations in our area include Washougal Town Center and Steigerwald. Camas did not qualify. Zones are based on census track data.

CREDC, Community Foundation of SW WA and CWEDA invited prospects to a June meeting. The idea was to put together a community fund with a social component. They continue to seek anyone who is interested. They held a second OZ presentation that focused on technical implementation and the questions asked were good ones. There was a representative from Killian and Wes Hickey was there. Hoping for formal rules on the tax law around OZs by end of October. Novogradac is hosting a conference soon that will provide resources.

CWEDA Board Officers and Number of Members

It is time to elect new officers - president and a secretary/treasurer.

Paul noted that there is very little time commitment, but the organization needs officers to stay current with state and federal regulation.

Molly Coston agreed to be nominated as president. A motion was made and seconded. It was a unanimous yes vote.

Larry Keister, who was not present, was nominated as Secretary/Treasurer. A motion was made and seconded. It was a unanimous yes vote.

Paul also suggested the board consider adding a seventh person to the board by adding the new WSU Assistant Vice Chancellor for Strategic Partnerships. This will be Max Ault starting in February. There was no action taken.

Community presentations

Paul is trying to close the loop with Camas to set the date for October 15. He is meeting with the Port on Monday, Oct 1 at 5pm. He will be at a City of Washougal workshop on October 8 at 5pm.

CWEDA Activity

Business Development

Everyone is aware of the Port RFQ on the waterfront properties. Paul has heard good chatter and at least a couple local entities may apply. Nov 30 is new due date for proposals.

Paul is working with a large Washougal property owner in master planning for a private-public partnership. This plan will be a key to long-term economic development in the Town Center area. They still have the goal of a master plan adopted by end of year or early in 2019. They are working to ensure that development standards in Washougal Town Center can fit any additional commercial development that may want to locate there.

Last Thursday Paul met with a developer in Portland who does work in five states and has experience with large retail developments. They see energy in our area, recognize potential and good demographics. They are the second retail entity that has come forward with questions. They are currently in the information gathering stage. They may consider buying a project and completing it. It is encouraging to see positive momentum.

Paul is working with a company that relocated to the area 18 months ago. They started with 140 employees and are now at 338. They have maxed out their location so are looking to further development and perhaps to double. They are providing more jobs in that building than has been there previously.

A larger, international company has a few local sites they are looking at for relocation to the area. They have had communication with the state and the locals. It is very positive. This would be a division that would fit nicely with the other high-tech companies here and they have history in the area.

Paul said there are a lot of folks kicking the tires. Both cities have had record years in development. 2019 will be another year of growth. Interest rates and construction costs will dictate just how much.

Next Meeting

Next regular meeting is October 25th at the Port of CW. 3:30pm

Respectfully submitted,
Rene' Carroll
September 30, 2018