



Board of Directors Meeting Minutes May 23, 2019

ATTENDED

Board:

Molly Coston, CWEDA Chair, COW
Shannon Turk, CWEDA Vice Chair, COC
Larry Keister, CWEDA Secretary/Treasurer, PCW -
Mary Templeton, WSD
Derrick, CSD (for Jeff Snell)
Brittany Bagent, CREDC for Jennifer Baker

Liaisons

Steve Hogan, COC
Ray Kutch, COW

Ex-officio

Pete Capell, COC
Jen Forsberg, CWEDA CFO, COW
David Ripp, CWP
David Scott, COW

Staff

Paul Dennis, CWEDA President/CEO
Rene' Carroll, CWEDA support

EXCUSED:

Max Ault, WSU
Jennifer Baker, CREDC

Approval of Minutes

Chair Molly Coston called the meeting to order at 3:34pm and requested approval of the April 25, 2019 draft minutes. Larry Keister motioned to approve them as presented. Shannon Turk seconded. Motion was passed.

Monthly payable report

Jen Forsberg presented three invoices for payment. The bookkeeper, Rene Carroll Consulting and Cascade Planning Group for a total amount of \$XXXXX
Paul said he will work through some of the details of his final billings. They will be finalized for next payable.

Larry Keister motioned to approve the payables as presented. Shannon Turk seconded. Motion was passed.

Brittany Bagent, CREDC presented work on the Clark County Employment Land Study in 2016.

The study features the supply of jobs land. It provides a listing of the available 20+ acre sites and relative readiness, barriers to development, freight routes and such, so they are prepared to answer questions from perspective business. This work also helped to elevate the need to preserve these sites for jobs as more and more land is being developed for affordable housing.

Consultant team wants it outward facing, potential contacts.
Keeping pace with metro area. We are in year three they do every two years.

Did find 2 site in wasougal
4 sites in Cams and if any changes... wuatnify them and ready for employeers.

Wrokig togerhe is bester, \$5k last time. Because of scope and grants no longer available. Looking for \$7.5k to support the endeavor.

Focus on 20+ acres? Yes, orgeon side is sticking with 25+ acres. We have received more 20-25 requests. Advocating for smaller size in future years but will make it a much larger project.

Definntley a benefit for our area. David Ripp. Way more than this price.

Larry Keister moved to approve funding of \$7,500 for the CREDC Employment Land Study update. Shannon Turk seconded. Motion was passed.

Utility gap analysis. Difficult to udnrsdat pipe mapping. Site served or not, but about capacity. To nasweer those questions.

Phase 1 –

Phase 2 deep dive on five site, and really built out cost and potential on that site.
What are costs but what are the revenues? Look to advance this the next year.
Highest and best use users.

Online option will give more quicker to update.

Motion passes....

Transition Planning

Pete Capell updated the board regarding his work with David Scott and David Ripp to discuss the future configuration of CWEDA moving forward after Paul's departure May 31, 2019.

The group met on several occasions and included Jennifer Baker from CREDC for her perspective. CREDC has offered to track and follow up on leads and current economic development activity in the interim after June 1.

The current website is not operational until a new CWEDA debit card is received and payment can be made to Webfraction, the hosting agent. Once it is back up, inquiry email will be forwarded to Rene Carroll who will then forward them to the correct jurisdiction.

Paul outlined several considerations as we move forward including the question of whether or not the partners still want an economic development partnership. Also, the Port will be reducing their commitment to bring on an in-house representative to work on business retention and recruitment. Also CREDC is proposing the development of a Small City Associate that the city's could work with.

Need a plan for website.

Will sit with each city counterpart to show what is active, dormant and dead.

One of three be initial contact – will change once the path forward...

Rene' Will grab emails...

Do partner want a eco devo partnerships

What is financial commitment.

Port looked internally and found with industrial park and waterfront they need a person to do land leases, future develop, eco devo, marketing, meeting with tenants, these funds are now going to employee. May want to scale back to \$25 to \$30k.

Retention strategy and looking for expansion.

With reduction from port..... at \$130 won't buy us as much services.

If consultant would pear down amount of time. If staff person, the persons with this level of qualification and benefits, and expense, could not afford a full time position.

CREC – proposed a small city associate = bb, Ridgefield, LaCenter, camas and Washougal. Retention and development, in conjunction with REDC strategic plan. Develop eco devo policies

The partners also CREDC also contribute to the agencies... we would want it to be equitable. Each city needs to get value.... A lot of work to do. Needs to be through CREDC board for approval. An option we would recommend watching

Will is remain.

Will CWED A continue to hire a consultant...

Higher hourly rates. Amount of hours are less. Won't have same supervision as you have with an employee.

Broken down report by city...

This week – heard from Jennifer Baker – might be efficacy. Needs to be looked into. Have not fully vetted that one.

Conversation and feedback.

Port wanting to be more jr than sr partner.

When heard from port it changed things up.

Interested in idea of an employee – equity and value that we already work on.

Then dollar mount went down, makes it more challenging to make an fte...

Having in house eco devo help in house is good. City of Vancouver has two and half. Great for city to have inhouse resources question of priorities and funding.

We have worked well.

See pros and cons. Money is the thing we need to wrestle with.

Like CREDC professionalism and enormous resources.

If an employee has challenges. And how much more would we have to pay and if the councils our support it.

Why supplemented to CREDC –

Idea, don't abandon CREDC, but more in

Getting more advocate was the challenge for cweda... how can we have someone advocate on our behalf. Be on the forefront or a voice on these big project.

Our own marketing materials, website.

2010-2011 --- very different. Steigerwald in planning, Washougal planning, Camas just got Fisher.

Small cities associate

Clarity from Washougal? Council still committed to eco devo and eager to see what is next for this organization.

Camas city council – heard port desired fte, question of Washougal's role. What do we want our role. No definitive answer. Did not direct any one way.

All still interested in the partnership.

Need to sit down and decide what CWEDA would do for port.

Job numbers and contacts from paul was benefitision. Especially with grants.

Whole suite of services of an eco devo director. Looked at job descriptions.

If did not have resource community devloment and admin would have to take up that role. And you have to be responsive. Know where tax incentives.

Opprotuniites zones.

Kpi

Many Key performance indicator.

Where do school districts...

Working knowledge of what is here for jobs for students.

Retaining students in jobs locally.

Hash out more with Jen

How much would it cost for an employee to share?

Personllay leanding to a fte. Open to all. Strong sense ooking for service delivery and proritizatin. Only ok with \$50k.

If above or adding an FTE would take an act of god.

We do have a reserve in CWEDA to pa for it before

Fleshout

Host an FTE

Small City Associate

CWEDA activities

Mixed use one – in downtown Camas. Mark and Ross working on this. 2 1.2 hours in camas. Wanted more desence idea than the owner. Looking to break ground. First new housing project they have seenin their downtin and first property tax abaitment in Camas.

Two other working on assemimlation more greater

White oak – pre app a year ago, eight acres of flex use.

They have some tenant inquiries. Likely next year.

Holland master plan – office space first, then apartments. More three and four more family oriented. Benefit is a five story tower go up.

Fisher prepping the second building pad. As they build their first.
Full build out – environment mitigation- opportunities in grass valley to create a 60 acre area.
50k of employees could be there.
Port could play a role as a lead regulator arm. For the Portland corp of engineer.

Mini Holland – dormant

Five state – major developer – Cascade station, lake Oswego, Bridgeport. Self-funding organization, direct link to investment pool Looking at two properties. How a road will be build it a barrier.

3rd mixed use in grass valley – national development team doing layouts. 20 acre piece.
Need another property to take over half of the property.
That discussion will be coming this summer.
Made other strategic purchases and see initial foothold – like demographics.

Gadget 2.0 –

Last year CWEDA knew some properties going through zoning. City of camas rezoned to business park 54k square feet. Focused interall since growing so fast. Dormant but could come to life again.

OZ – number of inquiries.

Interest in the bishop properties. A sustainable community development.

Want to fully understand what family can do with property.

Industrial inquiries in Steigerwald – wood high end stores and homes, moving headquarters, - dormant to revisit in 2020.

Industrial client – dormant to active – still like Steigerwald but need internal system finished first. Like oz – will hand off

In April group that has done a lot of investment. Likes Washougal, not industrial park. Really like the downtown. Saw potential.

Company likes sharp property 150k sq feet. CREDC knew about expansion, does not have an update on that. Talked to camas fire – dormant. Good company good fit, out of space...

UL building –

50 acres – the price is right.

Building or raw dirt, four entities interested.

Group with purchase and sale agreement....

There are two back ups.

3K and 5K users. Need the space.

Parkland continues, as pads fill up with projects.

Standing ovation –

Adjourn

Meeting was adjourned at 520 pm

Next Meeting

CWEDA's next meeting will be schedule for July 18 at 3:30pm. Rene will send out a Calendar invite.

Respectfully submitted,
Rene' Carroll