

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
FULL BOARD OF DIRECTORS
THURSDAY, MARCH 16, 2023
4:00 P.M.**

Skyline Hospital, 211 NE Skyline Dr, White Salmon, WA
And via Zoom: <https://us06web.zoom.us/j/83960737108>
Or call 346-248-7799, Meeting ID: 839 6073 7108

AGENDA

<u>Topic</u>	<u>Estimated Time</u>	<u>Item</u>
Call to Order/Introductions	5 minutes	Information
Loan Client Spotlight	5 minutes	Information
Consent Agenda	5 minutes	Approval
December 2022 Minutes		
Appointment of Budget Committee/Officer; Budget Process Approval		
Financial Report	5 minutes	Information
Comprehensive Economic Development Strategy	25 minutes	Decision
Regional Project Priorities		
Resolution 2023-1, CEDS Adoption		
District Expansion Request	15 minutes	Decision
Resolution 2023-2, District Expansion Approval		
Gorge Regional Transit Strategy Update	10 minutes	Decision
Executive Director Report	5 minutes	Discussion
Committee Reports	10 minutes	Information
Executive Committee		
Loan Administration Board		
Loan Loss Reserve Program Participation		Decision
 <i>Executive Session per ORS 192.660 (f) (Exempt Documents)</i> <i>Regular Session Reconvened</i>		
Staff Updates	15 minutes	Information
Regional Updates- <i>MCEDD Board members</i>	25 minutes	Discussion
New Business	5 minutes	Discussion
Adjournment		

Accessibility: The meeting location is accessible to persons with disabilities. If you have a disability that requires any special materials, services or assistance, please contact us at least 48 hours before the meeting.

Public Comment: Individuals wishing to address the Board on items not already listed on the Agenda may do so in an orderly fashion throughout the meeting. Please wait for the current topic to conclude and raise your hand to be recognized by the Chair for direction. Speakers are asked to give their name and address and to limit comments to three minutes unless extended by the Chair.

Agenda Times: Times on the agenda are approximate. The Chair reserves the opportunity to change the order and time of agenda items if unforeseen circumstances arise.

Consent Agenda: Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Board to spend its time and energy on the important items and issues. Any Board member may request an item be "pulled" from the Consent Agenda and be considered separately. Items pulled from the Consent Agenda will be placed on the Agenda following the end of the action items.

Loan Client Highlight: Huggins Family Farm

Monkey Brittle is a healthy snack made locally in Hood River from a combination of three simple ingredients: organic bananas, organic nuts, and raisins! Monkey Brittle tastes just like banana nut bread, but it is dried to achieve the crispy crunch that snackers love. The simplicity of Monkey Brittle's ingredients puts this snack into the gluten free, vegan, paleo, non-GMO, raw, and no added sugars dietary guidelines, so it can be enjoyed by everyone! It is sold in both a 2-ounce and 4-ounce bag and [can be purchased online](#) and locally with wholesale and retail pricing.

The trademark Monkey Brittle was filed by Huggins Family Farms, LLC, in 2015. The company is operated by Ryan Huggins on their property in Hood River County. For a few years the family experimented with recipes, trademarked, made tiny batches, and sold just locally. By January 2021, Huggins Family Farms officially launched into production, and you can now find Monkey Brittle at all New Seasons and Market of Choice locations across Oregon, as well as at quality independent grocers across the Gorge and Portland areas.



With a \$38,000 microloan from MCEDD in September 2022, the Farm purchased a second dehydrator and upgraded the electrical wiring and connections to accommodate this new equipment. The funding also supplied working capital for the labor, inventory and marketing needed to increase Monkey Brittle sales and production.

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
BOARD OF DIRECTORS MEETING
THURSDAY, DECEMBER 15, 2022
VIRTUAL MEETING**

BOARD MEMBERS: Bob Hamlin (Chair), Steve Kramer (Vice Chair), Leana Kinley (Secretary/Treasurer), Ken Bailey, Mike Foreaker, Eric Proffitt, Scott Clements, Joe Dabulskis, Ryan O’Connor, Jonathan Lewis, Garret Stump, Pat Albaugh, Robb Kimmes , Marta Yera Cronin, Mark Zanmiller, Jason Hartmann, Meinrad Kuettel, Kevin Greenwood, Tonya Brumley

STAFF: Jessica Metta (Executive Director), Carrie Pipinich (Deputy Director of Economic Development), Jacque Schei (Project Manager), Jill Brandt (Administrative Assistant), Kathy Fitzpatrick (Mobility Manager), Lindsay McClure (Energy Project Manager), Jesus Mendoza (Transportation Operations Manager), Kristyn Fix (Industry Engagement Manager), Dana Woods (Finance and Operations Manager), Ami Beaver (Loan Fund Manager)

GUESTS: Tamara and James Biscardi (Edeske Patisserie), Pat Shannon (Gilliam County Commissioner), Tara Koch (Pauly, Rogers and Co., P.C.)

CALL TO ORDER/ INTRODUCTIONS

Bob Hamlin called the meeting to order at 4 p.m. A quorum was present. A round table of introductions took place.

LOAN CLIENT SPOTLIGHT

James and Tamara Biscardi recently received a MCEDD microloan for their business, Edeske Patisserie. The couple started their business last May, baking out of CGCC’s incubator kitchen in The Dalles and selling at the Hood River Farmers Market with enough success to warrant opening in a permanent location. The loan will help finance the construction build-out and equipment that their kitchen needs. Their goal is opening by Valentine’s Day. James and Tamara showed samples of their handmade bon bons, emphasizing their use of local (within 50 miles of Hood River) ingredients as much as possible.

Chair Hamlin wished the couple success in their business and looked forward to visiting in person.

James and Tamara Biscardi left the meeting.

RECOGNITION FOR OUTGOING BOARD MEMBERS

Jessica Metta said that outgoing member Dave Sauter was absent today due to a schedule conflict. She commended his service and also Chair Hamlin’s service.

Discussion: Steve Kramer thanked Bob for his wisdom and experience and wished him the best. Scott Clements expressed his appreciation for their time working together on the loan board and hoped to work together again in future. Garret Stump thanked Bob for his work in Skamania County, and Leana Kinley agreed that Bob has been instrumental in moving both Skamania County and the whole region forward. Bob thanked everyone, expressing his appreciation for working with this group.

BOARD OFFICER VACANCY

Jessica explained that Bob's departure has created an open officer seat. Both Steve Kramer and Leana Kinley are okay with moving up in the traditional officer rotation. The customary Oregon/Washington rotation means the open seat should go to an Oregonian. At their last meeting, the Executive Committee recommended that the Board appoint Judge Joe Dabulskis as the Secretary/Treasurer.

Ken Bailey motioned to appoint Judge Joe Dabulskis as the Secretary/Treasurer. Eric Proffitt seconded the motion. All voted in favor, and the motion passed.

CONSENT AGENDA

The following items were brought before the Board for Approval as Consent Agenda: the September 2022 MCEDD minutes, October 2022 MCEDD Minutes, and Policy Updates for: ADA, Conflict of Interest Policy, Personnel Policies, and Background Check Policy. Jessica added that the policy changes were all recommended to MCEDD by WSDOT during their audit. Chair Hamlin asked for any questions or comments on the minutes or the policies in the packet. There were no comments.

Steve Kramer motioned to approve the Consent Agenda as presented. Scott Clements seconded the motion. All voted in favor, and the motion was passed unanimously.

Judge Joe Dabulskis entered the meeting at 4:19pm.

Steve Kramer announced that more in-person meetings would be his priority next year, then excused himself from the meeting at 4:20 pm.

FY22 AUDIT REPORT

Jessica introduced Tara Koch of Pauly, Rogers and Co., P.C. who presented the summary and findings of the FY22 audit. Tara went over the governing body letter that summarized the whole process.

Page 1 explained the threefold purpose of the audit. The Financial audit tested if MCEDD's accounting was fairly stated. The books were examined to determine if Compliance for OR Minimum Standards was met. In addition, the Federal single audit was performed to verify that all grants and loans received were in compliance.

Page 2 of the letter went over the results and presented the auditor's modified opinion on MCEDD's financial statements. Non-implementation of GASB 75 was noted as a result of the decision made to save the money of contracting an actuary. There were no issues regarding the State minimums. On the Federal audit, one issue of noncompliance was found. Tara asked for questions. *There were none.*

Tara noted one deficiency in the Management Letter that referred to the use of Quickbooks. This issue is being remedied with the changeover to Caselle. There were no difficulties noted in performing or completing the audit, and Tara commended both Jessica and Dana for their assistance during the process, formally stating that there were no disagreements with management during the process. The overall results of the audit were good.

She ended her presentation with a heads-up that accounting standards changes will be coming up next May that could change reporting and may require extra work for the financial department. Tara opened

the floor for questions. There were none.

Mike Foreaker motioned to approve receipt of the FY22 Audit as presented. Leana Kinley seconded the motion. All voted in favor, and the motion passed.

Tara Koch left the meeting at 4:25.

Jessica explained the Plan of Action on the Audit's Finding that was included in the packet. She requested Board approval on the Plan.

Leana Kinley motioned to approve the Plan of Action as presented. Eric Proffitt seconded the motion. All voted in favor.

FINANCIAL REPORT

Dana Woods presented MCEDD's financials ending October 31, 2022. On the Balance Sheet, MCEDD's Total Cash balance as of 10/31/2022 was \$7,183,810.79. The Loans Receivable balance was \$2,994,492.74, which was down slightly from prior months. There were no payoffs. In the Operations Budget vs. Actual, the loan payment expense (7400) was very high compared to the budget's forecast, because the budgeted number was based on the assumption that MCEDD could refinance its IRP loans. The refinance did not happen, so this line will continue to be over budget each month and will likely result in a supplemental budget towards the end of the fiscal year.

Dana gave a brief summary of her recent Caselle training in Provo, Utah. She also noted the changes made on the dashboard report (page 166 of the electronic packet) that were made based on feedback from Board.

- In the Human Resources section, the average length of employment for The Link's transportation employees was broken out separately from economic development and admin employees.
- The line showing transportation ride data was blank because there are no targets set, this is for information only.
- Dial-a-ride and senior rides were broken out.

Jessica added that the transportation employment length was skewed because two drivers have been employed for a very long time, and their length of employment was only counted from when they became MCEDD employees in 2018. Dana opened the floor for any questions. There were none.

Mike Foreaker motioned to approve the Financial Report as presented. Joe Dabulskis seconded the motion. All voted in favor, and the resolution was adopted.

EXECUTIVE DIRECTOR REPORT

Jessica reported on Gilliam County joining the district. The vote for the MCEDD Board to approve the addition of Gilliam County to the district had originally been set for today's meeting. The process has been delayed because Gilliam has not yet passed its resolution to leave the GEODC (Greater Eastern Oregon Development Corporation). The resolution took longer than anticipated to prepare and be approved by the EDA, and it is now scheduled to go to vote next week in Gilliam County. The last meeting's request to follow-up with Governor Inslee has been completed with no concerns from Washington. Judge Farrar was tasked with outreach to Arlington. The EDA was contacted and

expressed no concerns with this merge. At last week's Executive Committee Meeting, the prior concerns stated by Commissioner Kramer and Judge Dabulskis were revisited and have been found to be satisfied. The MCEDD Board's vote is now expected to occur at the March meeting. Jessica asked Commissioner Shannon if he had any further comments.

Discussion: Commissioner Shannon reported that he attended Arlington's City Council meeting last night. There were no problems or concerns raised there with the merger. He explained that any documents that require Arlington's signature can be submitted to the Gilliam County Court.

Jessica next reported on the Annual Symposium. She thanked all of the Board members who attended, with special thanks to Tonya Brumley for NW Natural's sponsorship. She credited both Chair Hamlin and Jonathon Lewis for their participation speaking at the event. There were more than 100 attendees, and the feedback was overwhelmingly positive. She emphasized the importance of this event as MCEDD's chance to publicly share how Economic Development supports the connections that MCEDD makes between industries and communities.

Other accomplishments included:

- Travel to NADO's National Training Conference in Pittsburgh to present MCEDD's CEDS, where MCEDD received an award for the Strategy's emphasis on equitable outcomes.
- Washington Microenterprise Association Grant award. MCEDD will coordinate and host a series of pub talks in Skamania and Klickitat Counties. This grant was increased to fund more than the original application requested, resulting in additional work to both utilize the extra funding and to raise the additional match. The Skamania EDC, Mt. Adams Chamber and Goldendale Chamber are all putting in money for the match. The grant requires that all of the events are completed before June 15, 2023.

Discussion: Commissioner Hamlin expressed his support for these talks to increase small business networking in Skamania and Klickitat Counties. Jessica was pleased to have this opportunity for MCEDD to do more work in the Washington half of the district.

EXECUTIVE COMMITTEE REPORT

Bob Hamlin reported that the Board Practices Assessment meeting was held on October 5th in Hood River. Attendance was good, and key performance areas were assessed. The report confirmed that the Board has confidence in MCEDD's program, staff and performance.

The Committee Report summarized the Executive Committee's discussions regarding:

- Proposed property sale of the flagpole piece to MCCAC.
- Approval for Grant applications to ODOT and WSDOT for transportation grants, both for The Link and for the Gorge Regional Transit Strategy.
- Presentation of Gorge Transit Strategy, Phase 2 project.
- EPA Brownfield's grant contractor approval.
- Gilliam County addition to the district.

LOAN ADMINISTRATION BOARD REPORT

Ami Beaver summarized the Loan Program's report. The two funded loans in the past quarter were both microloans to Edeske Patisserie and to Huggins Family Farms. Edeske we heard from earlier as the Loan

Client Spotlight, and Huggins is a cottage-industry business in Hood River that produces their own snack food. Huggins used their MCEDD loan to purchase a dehydrator. Ami noted that in her recent travels, she saw their product for sale in the airport!

During the quarter, two loan modifications were approved, to Pharaoh's Family Farm and to LDB Beverage. There were a number of active inquiries, with two completed applications submitted: one from an outdoor clothing designer and the other a microloan application for a coffee cart business.

The other significant work completed this quarter was the improvement on MCEDD's loan application form. Ami explained that the intent of the update project was to remove barriers to completing the application, which also included a translation into Spanish. This project was completed by a consultant using funding awarded by the Oregon Community Foundation. The consultant worked with the SBDC to improve our application by making it simpler and easier for clients. Ami noted that the most recent loan application received was the first to come in on the new form and there were notably fewer questions from the client!

STAFF REPORTS

Kathy Fitzpatrick reported on her work with regional transportation. She summarized the grants applied for from both ODOT and WSDOT. Implementation of the Gorge Regional Transit Strategy is currently at the stage of presenting stakeholders the options for regional system governance for transportation in order to achieve a consensus under which the actual implementation can move forward. The implementation is projected to include providing the details of the nuts and bolts of operations and services to achieve a coordinated regional public transit authority. A stakeholder partnership with the tribes has been developed and included in this project in order to ensure that transportation options are provided to tribal members living in the Gorge. This was identified as a high priority need in Phase 1.

Other transportation grants applied for this quarter were to fund travel training and public outreach for MCEDD's Washington Counties. The 1:1 travel training that has been so effective on the Oregon side would be expanded into both Skamania and Klickitat Counties. The travel training will increase public awareness of fixed route services, and fund outreach needed at events and businesses to increase public education for workers and residents throughout the entire region. MCEDD will hear in early 2023 what has been approved.

Jesus Mendoza reported on The Link Public Transit's progress on implementing the recommendations of the Wasco Transit Development Plan. Short-term opportunities that have been realized this past quarter for Wasco County included expanding service to Wamic and Pine Hollow, as well as expanding overall service hours. The modification of the Blue and Red fixed routes is now in progress, increasing the number of stops from eight to twenty-one. This will allow riders more access within shorter walking distances.

- This quarter, The Link also received a grant from the Google Tides Foundation to match a federal grant to purchase two hybrid vehicles.
- STIF discretionary funds to operate The Dalles to Hood River route were applied for.
- Marketing funding will be utilized to wrap the buses to boost visibility.
- In Operations this quarter, the Link hired two full-time and one part-time driver.
- Twenty simme seats have been purchased that will be installed along fixed routes to create visibility and a place to sit at stops.

Discussion: Joe Dabulskis asked what The Link's current fares were. Jesus replied that it costs \$1.50

for dial-a-ride or transit within town. Maupin service is \$5 for the round-trip to town with time to shop and do appointments built in between the arrival and departure.

Carrie Pipinich reported on current Broadband activity. The FCC’s Broadband Map is currently open for public input. Carrie emphasized that the finalized data on this map as it is recorded at the end of the public input period (on January 13, 2023) will determine the federal funding that is distributed to the states. Carrie assured the Board that MCEDD is working to ensure that our Counties receive funding.

Jacque Schei reported on her infrastructure assistance work in Sherman County with the award of Oregon’s Electric Mobility Grant to the Grass Valley Market. This grant from Pacific Power was targeted for non-residential customers to install EV chargers to increase infrastructure in the rural (underserved) areas and reduce gas emissions from transportation fuels. \$200,000 was awarded to the County at the end of November. The Market’s location on Highway 97 is convenient for use by both travelers and locals. Jacque thanked Sherman County for their support in the application.

Kristyn Fix reported on her work with the Wasco Innovation Initiative (WII) and the Regional Innovation Hub. MCEDD hosted a Biz Chat at September’s South Wasco Connect business networking event in Maupin, an October Innovator Drink’s event at Wines on 2nd, and a Sherman County Pub Talk at the Dirty Cowgirl Saloon in November. These events connected business owners in our rural communities to talk about the challenges and opportunities for growth. This work is laying the foundation of our Regional Innovation Hub.

Lindsay McClure reported on her work with the Hood River County Energy Council over the past quarter. The Solarize Hood River County campaign was conducted in September and October in collaboration with partners The Next Door Inc, who managed outreach and translation; Solar Oregon, who provided the education workshops; and Energy Trust of Oregon, who provided tech support. The Campaign’s goals were public education on solar and solar plus storage, and residential sign-ups for solar installations. There were five virtual educational workshops and one in-person event which was translated into Spanish. Over 60 people attended the webinars and the in-person event at the Hood River Library lawn also had a big turnout. There were over 100 sign-ups for bids, and the campaign’s contractors are still working through bidding.

Discussion: Scott Clements asked if this campaign was specific to Hood River County only. Lindsay explained that the effort was led by the Hood River County’s Energy Council and installation sign-ups were limited to the County, but educational webinars were open to everyone.

REGIONAL UPDATES

Scott Clements, Housing. The Housing Authority was generally attempting to complete projects that already in process but is running into supply and labor shortages and cost increases that cause further delays. Scott commended the efforts being made but noted that they are not enough to meet the demand.

Meinrad Huettel, Cities of Sherman County.

Grass Valley:

- Lost its hemp processing facility due to fire. The City is working with the property owner planning for redevelopment. The business’ employees have all been moved to other facilities in the state with continued employment guaranteed through the holidays.
- Sewer project is on hold waiting for DEQ changes that are expected to be announced in

January. A bond was proposed to cover the City's portion of this project.

- A new shoe manufacturing business is moving in on Highway 97. It is a primarily web-based business for wider marketing and sales but will offer regular work for a few local employees.

Moro:

- Azure warehouse construction is halted for permitting now but will continue.
- The City negotiated with ODOT to lower the ADA curbs in town to help with winter maintenance.
- Water meter fees will continue to be based on a flat rate, rather than by meter usage.
- There are plans to create a business registry on the City's website.

Wasco:

The old school building facility is active- hosting events, renting space and working on renovations and improvements, including:

- Free movie nights, funded by a grant from Sherman County's Cultural Coalition.
- LED upgrades to the building through a Wasco Electric grant.
- Upgrades to the heating system through a Ford Foundation grant.

Rufus:

- Completed a feasibility study to drill an additional well. The town's main well is aging, has higher nitrate levels and is in the FEMA flood plain.
- Received an ODOT grant for 2nd Street improvements.

Leana Kinley, Cities of Skamania County. Stevenson's wastewater project is on hold due to weather. The project is at the stage of pouring the wastewater basin, and concrete pours require warmer temperatures to cure properly.

Tonya Brumley, Oregon's Chambers. The Chambers support Holiday Shopping at local area businesses! Hood River Holidays is in full swing with free parking downtown for residents until December 24th. The Dalles Chamber will be closed next Monday (12/19) through the end of the year. The Dalles annual Chamber meeting will be in January. Reservations and sponsorships are open now.

Robb Kimmes, Healthcare. Hospitals are full and busy all across the Pacific Northwest, due to short staffing and lots of viruses going around. Smaller area hospitals are holding sick patients in Emergency while finding beds in larger Portland and Vancouver hospitals. Locally, MCMC is pursuing an affiliation with Adventist. Oregon regulations on healthcare mergers and affiliations has changed and this will be the first merger under the new rules. It will take a while.

Judge Joe Dabulskis, Sherman County. There is a new Indian food cart in Biggs. Bigg's water project is still waiting for the water tank. He noted that this project has taken over a decade to complete due to multiple economic shocks over the past few years.

Jonathan Lewis, Washington Chambers. Skamania Chamber had its membership appreciation meeting and is promoting the Solstice events at Skamania Lodge. Mt. Adams Chamber continues to foster community connections. The Goldendale Chamber is actively promoting Art in the Heart of Goldendale with new murals downtown. The City of Goldendale has secured a \$1 million grant to do business development, and plans include opening a business incubator facility and hosting business training courses. The Goldendale Chamber's Membership meeting was held in September at Maryhill.

Mark Zanmiller, Cities of Hood River County. Jordon Bennet is Cascade Locks' new Administrator, replacing longtime administrator Gordon Zimmerman. 2023 project planning is going on now by the Hood River City Council with housing as the #1 priority. Hood River has a new Mayor and two new councilors, and the city is actively looking for a finance director and a project manager. Free parking in downtown Hood River will continue on Wednesday afternoons through Memorial Day in an effort to encourage locals to go downtown.

Kevin Greenwood, Oregon Ports. The Port at The Dalles will be updating its strategic plan for the next six months and will also assist the Wasco County EDC with Dufur's visioning plan. Homelessness is taking up Port time and resources. There are three local businesses expanding on Port property.

The Port of Hood River has been focused on the bridge project. A funding expedition recently returned from Washington, DC. with steadily climbing cost estimates. The environmental process is 95% complete. The remaining documentation is the biological opinion, estimated to be complete in three years. Meanwhile, ODOT is working on a review with the tribes. The new Mid-Columbia Bridge Authority will begin operations on July 1, 2023. At that time, the Port of Hood River will be out of the toll bridge business! The Port's Board convened a session to prioritize all other Port projects considering the \$3 million loss of toll revenue in the next operating budget.

The Port of Cascade Locks reports that childcare has been a struggle for employers in Cascade Locks, including the Port itself. Their project request for the CEDS list is for a childcare facility located in Cascade Locks. The Port is looking for a new tenant to fill its recently vacant commercial building. It will be requesting \$6 million for earthquake resiliency at the next Oregon Legislature session.

Jason Hartmann, Cities of Klickitat County. Bingen's newly updated comprehensive plan focuses on housing. White Salmon has been focused more on infrastructure, and now has approved funding to fix, maintain, and replace sidewalks, streets, and water infrastructure. Goldendale has secured \$1 million to create an incubator that will foster small business innovation and a \$3.3 million grant from Public Works to complete upgrades to the city's water mains. Future projects include improving the wastewater system and beginning early planning for an airport system.

Garret Stump, Forestry. The lumber market has been highly impacted since the pandemic and continues to respond to the changes in interest rates and housing with curtailment throughout the country. SDS in Bingen will be closed down for two weeks to complete upgrades, and to accommodate seasonal downtime over the holidays. The mills continue to employ about 430 people in the area. He noted that the timber side of the market is still OK, with the most uncertainty on the supply side.

Eric Proffitt left the meeting.

Ryan O'Connor, High-Tech. The local tech industry labor market currently lists 89 job postings through the GTA's newsletter and website, with the available engineering and tech opportunities centered mostly in Hood River and Klickitat Counties (at Insitu and Overwatch Imaging). He noted that Zepher Flight Labs is now hiring because they have successfully developed a new UAV prototype and secured a government contract to deliver test vehicles.

Discussion: He asked if this year's Gorge Economic Symposium had a recorded video available,

and Jessica explained that last year's virtual event was easily recorded through zoom, but this year's venue was not. Jessica noted that recording was something to consider for future in-person events.

Ken Bailey, Agriculture. Drought conditions have been accumulating for years. So far, this winter's snow and rainfall accumulations look good, but growers wonder if it is enough to offset the effects from the past number of years.

Mike Foreaker, Cities of Wasco County.

- Antelope is in transition to new mayor and city council leadership.
- Shaniko is closed for the holidays.
- Dufur has infrastructure projects in progress, notably is considering a co-mingled recycling depot modeled on Maupin's recycling center.
- Mosier will have a new mayor, Whit Anderson. Larger multi-year projects that are in slow progress are the Rock Creek restoration project, the town's Center Plaza, water system upgrades, sidewalk upgrades, and the Mosier Creek access project under freeway to Columbia.
- Maupin's Mayor Lynn Ewing is retiring after 26 years of involvement with the city council. Carol Beatty has been elected as the new mayor, and Mark Roper the new councilor.
 - Maupin Main Street's grant program to improve commercial properties had three applications this past year. The opportunity to apply to this program is ongoing. The town's water system upgrade will be funded through a combination of grants, loans and bonds.
 - The Donkey Path project will use up to \$150,000 in transportation funding to design a walkable route that will connect the three levels of town.
 - Stadium construction continues at the Sports Complex, the bleachers are now complete.
 - The Deschutes Rim Health Center is complete and operational.
 - Maupin Works' business incubator project is now under construction. When finished, this will improve downtown.
 - The Bakeoven Solar Project is ongoing and scheduled to be complete by next summer. The project has encountered supply chain delays.
 - There is another solar project planned on Juniper Flat by a company from Florida.
 - Maupin's Community Visioning meeting was successful, and town leaders will develop an action plan from the discussions.
- The Dalles has a new website. Its Dog River pipeline replacement project continues to move forward and is expected to be completed on schedule in fall of 2023. The 50/50 sidewalk rehab program is ongoing.

Bob Hamlin, Skamania County. His final project as Commissioner was to finalize the County's purchase of property in Stabler.

NEW BUSINESS

Chair Hamlin called for any new businesses. None was brought forward.

ADJOURNMENT

Bob Hamlin adjourned the meeting at 5:45 pm.

Respectfully submitted by Jill Brandt, Administrative Assistant

Memorandum

To: MCEDD Board of Directors
From: Jessica Metta, Executive Director
Re: Budget Committee -CONSENT AGENDA
Date: March 3, 2023

Overview

The MCEDD Budget Committee is an unpaid committee that meets to review and approve the MCEDD budget. The budget is adopted by the MCEDD Board. The Budget Committee consists of an equal number of at-large members and MCEDD board members. Members serve three-year terms, staggered so that one third of the terms of the appointive members end each year. Members are appointed by the MCEDD Board based on recommendations from the MCEDD Executive Committee. The primary qualification for appointive members is that they must be representative of the services provided by MCEDD.

The committee as appointed in 2022 is as follows:

Name	Term Expires
Andrea Krol (At Large)	February 2023
Leana Johnson (Board)	February 2023
Tiffany Prince (At Large)	February 2024
Eric Proffitt (Board)	February 2024
Sam Bauer (At Large)	February 2025
Jonathan Lewis (Board)	February 2025

Budget Officer: Dana Woods, MCEDD Finance and Operations Manager

Expiring Terms

Board Position

One board position on the Budget Committee expires; the position held by Leana Kinley. She is seeking reappointment.

At-Large Positions

The at-large position held by Andrea Krol expires this year and she is not seeking reappointment. We issued a press release about the position, posted it in our newsletter and social media. We received one applicant: Nichole Biechler. Her application materials are included in the packet.

Executive Committee Recommendation

The MCEDD Executive Committee recommended appointment of Leana Kinley and Nichole Biechler to the expiring terms on the MCEDD Budget Committee at their March 2023 meeting.

Request

Appoint Leana Kinley and Nichole Biechler to the openings for the Board and at-large positions respectively on the MCEDD Budget Committee.

**MCEDD BUDGET COMMITTEE
INTEREST FORM**

The purpose of this form is to assist the MCEDD Executive Committee, Board and staff in evaluating the qualifications of an applicant for appointment to the MCEDD Budget Committee. This is an unpaid position for a three year period. All forms will be reviewed and provided to the MCEDD Board of Directors for appointment. **For consideration of appointment, complete the entire form and return by 5 pm on February 24, 2023 to:**

*MCEDD, 802 Chenowith Loop Road, The Dalles, OR 97058
appointments@mcedd.org
For questions call 541-296-2266.*

PERSONAL DATA

Preferred Mailing Address: Home Business

Preferred Title _____ (e.g. Mr, Mrs, Ms, Dr, etc.)

First Name _____ Last Name _____

Home Mailing Address _____

City _____ State _____ Zip _____

County _____

Business Name _____

Business Address _____

City _____ State _____ Zip _____

Occupation _____

Home Phone _____ Business Phone (_____) _____ ext _____

Cell Phone (optional) (_____) _____ E-mail address _____

EDUCATION

Schools attended, including high school. *A current resume may be substituted for this section.*

School	City & State	Dates	Degree/Major
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Nichole Biechler

[REDACTED] The Dalles, OR 97058
[REDACTED]
[REDACTED]
<https://www.linkedin.com/in/nichole-biechler>
www.itsallalittlegrey.com



Experience

OCTOBER, 2021 – APRIL, 2022 (STILL OFFERING CONSULTATION SERVICES)

Interim Human Resources Director / MCCFL, The Dalles, OR

- Management collaboration between Wasco County and MCCFL (Mid-Columbia Center for Living).
- Provide HR support for collective bargaining and union policy and procedure
- Compliance and risk assessment
- Pay equity and market analysis lead
- FLSA audit
- Timekeeping/recording keeping audit
- Personnel file review
- Employee performance management
- Professional development of leadership and staff
- Oversight of Human Resources team of an HR Generalist and HR Assistant
- Currently transitioning into mentor/coaching/support role for the new HR Director (May, 2022)

SEPTEMBER, 2016 – CURRENT

Human Resources Director/ Wasco County, The Dalles, OR

Human Resources Director – July 2018-current) • Wasco County • The Dalles, OR

Human Resources Manager – September 2016–June 2018) • Wasco County • The Dalles, OR

- Coach/Mentor to 17 individual department heads and teams focused on human resource education, leadership development, professional development and training, conflict resolution and emotional literacy.
- Oversight, coordination and policy development of the Wellness Committee, Safety Committee, Diversity Committee (DEI), X-Trainers Committee (All-Staff Training/Professional Development) and Recognition & Rewards Committee (STAR Team).
- Development and implementation of the Human Resources Strategic Plan and Wasco County Strategic Plan.
- Development, implementation and education of Succession Planning across all departments with toolkit for documentation purposes.
- Lead on Pay Equity Analysis and education to management. Updated performance review and job descriptions compliant with state guidelines.
- Maintain knowledge of industry trends and employment legislation to ensure organization compliance.
- Annually reviews and makes recommendations to executive management for improvement of the organization's policies, procedures and practices on personnel matters.
- Point of contact for union related concerns including; grievances, labor negotiations, arbitration, etc.

SEPTEMBER, 2015 – SEPTEMBER, 2016

Human Resources Manager/Audigy Group, Vancouver, WA

- Provided direction, consultation, training and dissemination of human resources-related information to private practice audiology clinics located in Florida, North Carolina and Virginia.
- Areas of focus; recruitment, on-boarding/off-boarding HRIS database management, wage and hour laws, civil rights laws/Title VII, workers compensation, FMLA, EEO, ADA, interpreted and revised policies and procedures.
- Updated job descriptions to comply with federal regulations.
- Provided insight for hiring, termination and promotions/advancement.
- Oversaw grievance concerns.
- Created incentive/bonus compensation plans, reviewed benefit packages, etc.

- Internal human resource duties include training and development, conducting webinars focused on compliance and HR related topics, consultant for internal human resources team on issues surrounding insurance and benefits, on-boarding, etc.

MARCH, 2014 – SEPTEMBER, 2015

Human Resources Generalist/Assistant / IMESD, Pendleton, OR

- On-Boarding and Off-Boarding (Job Postings/Descriptions, Hiring, Interviewing)
- Recruitment
- Employee Evaluation Database Development
- HRIS/Personnel Database
- Training
- Employee IS Database Management/OEBB Employee Management
- Investigations/Conflict Management

MARCH, 2013 – MARCH, 2015

Intern (Human Resources/Marketing/Public Relations) / The Next Door, Inc. The Dalles, OR

- Developed Marketing Plan
- Human Resource Employee Survey Analysis/Report to Executive Director and Board
- Parenting in the Gorge Guide Marketing and Development
- Families First Poolside Benefit Concert Project Coordinator/Marketing Coordinator
- New Parent Services "It's a Jungle Out There" Annual Fundraiser and Dessert Auction Volunteer
- Board Breakfast Fundraiser Volunteer

Education

AUGUST 2010

M.B.A. / Marylhurst University, Marylhurst, OR

Master's in Business Administration, 3.9 GPA

AUGUST 2003

B.S. in Political Science / Western Oregon University, Monmouth, OR

Bachelor of Science in Political Science, minor in Legal Studies

Certifications

DECEMBER 2019

IPMA-SCP / International Public Management Association (IPMA-HR)

Senior Certified Professional in Human Resources

AUGUST 2016

SHRM-CP / Society for Human Resource Management (SHRM)

Certified Professional in Human Resources

AUGUST 2012

Human Resource Management Certification / Portland State University, Portland, OR

Cohort program designed to provide professional development for certified HR professionals.

Boards/Memberships

JANUARY 2020 - CURRENT

IPMA-HR Oregon Chapter President-Elect/ IPMA-HR, State of Oregon (January, 2023)

IPMA-HR Oregon Chapter Board Member/IPMA-HR, State of Oregon (January, 2022-December, 2022)

NOVEMBER 2019 - CURRENT

Human Resources Track, Founder/Chair/Association of Oregon Counties (AOC), State of Oregon

SEPTEMBER 2016 - CURRENT

Columbia Gorge HR Professionals Founder/CGHR Professionals, The Dalles, OR

MCEDD FY 2024 BUDGET PROCESS

(July 1, 2023 - June 30, 2024)

1. MCEDD Board approval of Budget Process **March 16**

2. MCEDD Board appoints/reappoints Budget Committee **March 16**
 - a. Budget Committee consists of (3-Year Terms):
 - 3 MCEDD Board Members:
 - (1) Leana Kinley
 - (2) Eric Proffitt
 - (3) Jonathan Lewis
 - 3 At-Large Members
 - (1) Nichole Biechler
 - (2) Tiffany Prince
 - (3) Sam Bauer

 - b. Budget Officer-Dana Woods, MCEDD Finance & Operations Manager

3. Budget Officer prepares Expenditure Estimates: **Mar 17 – April 30**

4. Budget Officer Publishes Notice of Budget Committee Meeting (8-14 days prior, one publication in each county)(*Columbia Gorge News, Goldendale Sentinel, Skamania Pioneer*) (Budget documents available for inspection) **May 4 - May 10**

5. Budget Committee Meets and Approves Budget **May 18**

6. Publish Notice of Public Hearing and Budget Summary (8-14 days prior to hearing, one publication in each county)(*Goldendale Sentinel, Columbia Gorge News, Skamania Pioneer*) **June 5**

7. MCEDD Board holds Public Hearing (Quarterly MCEDD Board Meeting) **June 15**
 - a. Adopts budget by Resolution

8. Keep a copy of the budget, notices required and resolution adopting the budget for two years following the end of the fiscal year for which the budget was adopted.



FINANCIAL SUMMARY

As of January 31, 2023

Balance Sheet

Total Cash balance as of 1/31/2023 is \$7,232,130.85. Accounts Receivable (1202) balance is \$363,548.38, with the majority of that being transportation related. MCEDD Loans Receivable balance is currently \$2,913,724.90. There were no new MCEDD loans closed during the month of January. Current Net Position as of 1/31/23 is \$14,113,857.84.

Operations Budget vs. Actual

Total year to date revenues as of January are at 35.88% of budget. Total year to date expenses as of January are 45.03% of budget. Personnel expenses are 46.5% of budget. Year to date Vehicle Costs (6500) are at 70.39%, which is ahead of where we would expect to be, mainly due to higher than budgeted fuel costs during the first half of the fiscal year.

Other Updates

- The Caselle transition is in full swing. It is going fairly well. The reporting that you are receiving does look considerably different than what you have historically received. I do expect there to be additional changes in the future as we continue to work on the reporting piece and how to present useful information in a format that is user friendly. I do greatly appreciate the patience from the Board during this transition. We are still confirming that the 12/31/22 Quickbooks balances converted correctly and that we have the appropriate balancing documentation to provide to the auditors. We are working on "fine tuning" the Caselle account setup to make sure that we are able to extract accurate information in the way that we are accustomed to seeing it. Once the transition settles down a bit, we will be looking at current processes to see if there are any that can be streamlined.

Respectfully Submitted,

Dana Woods
Finance Manager

Mid-Columbia Economic Development District
Balance Sheet
As of January 31, 2023

1/31/2023

Checking/Savings

1000 Bank Demand Deposits

1010 MCEDD Checking

1038 MCEDD Micro Loan	\$ 14,151.87
-----------------------	--------------

1060 Link Cash	\$ 1,067,765.78
----------------	-----------------

1010 MCEDD Checking	\$ (236,212.27)
---------------------	-----------------

Total MCEDD Checking	\$ 845,705.38
----------------------	---------------

1015

MCEDD Micro Loan MM	\$ 1,588.57
---------------------	-------------

1015 MCEDD MM	\$ 10.73
---------------	----------

Total Money Market	\$ 1,599.30
--------------------	-------------

1020 IRP

1021 IRP Sherman	\$ 147,863.07
------------------	---------------

1022 IRP WA	\$ 50,051.31
-------------	--------------

1020 IRP Other	\$ 63,784.61
----------------	--------------

Total IRP	\$ 261,698.99
-----------	---------------

1030 Loan Funds

1036 EDA RLF's	\$ 158,341.34
----------------	---------------

1037 EDA CARES RLF	\$ 159,836.16
--------------------	---------------

1045 Reg Strat	\$ 53,360.95
----------------	--------------

1050 RBEG-OR	\$ 51,841.49
--------------	--------------

1055 RBEG-WA	\$ 16,540.96
--------------	--------------

1057 RBEG-KL	\$ 27,832.43
--------------	--------------

1067 CDBG Microenterprises	\$ 32,608.93
----------------------------	--------------

Total Loan Funds	\$ 500,362.26
------------------	---------------

1031 Housing RLF	\$ 93,002.39
------------------	--------------

1070 National Scenic Fund	\$ 130,464.43
---------------------------	---------------

1120 LGIP - IRP	\$ 1,369,338.78
-----------------	-----------------

1136 LGIP Loan Funds	\$ 1,117,738.04
----------------------	-----------------

1131 LGIP Housing RLF	\$ 1,271,052.04
-----------------------	-----------------

1171 LGIP National Scenic Fund	\$ 1,221,541.53
--------------------------------	-----------------

Total Bank Demand Deposits	\$ 6,812,503.14
----------------------------	-----------------

1100 CDs

1121 IRP Reserve	\$ 96,047.64
------------------	--------------

Total 1100 CDs	\$ 96,047.64
----------------	--------------

Mid-Columbia Economic Development District

Yellow

Balance Sheet

As of January 31, 2023

1122 IRP-DDM Product	\$	323,430.07
1125 LINK Petty Cash	\$	150.00
TOTAL CHECKING / SAVINGS	\$	7,232,130.85
Accounts Receivable		
1202 Accounts Receivable	\$	363,548.38
1205 Interfund Loan Receivable	\$	38,548.74
TOTAL ACCOUNTS RECEIVABLE	\$	402,097.12
Other Current Assets		
1200 - Receivables & Accruals		
1210 Accrued Revenue	\$	(15,625.00)
1240 Prepaid Expenses	\$	15,095.32
1260 Accrued Loan Interest	\$	15,970.22
TOTAL RECEIVABLES & ACCRUALS	\$	15,440.54
1300 - Loans Receivable		
1330 - MCEDD Loans Receivable		
1320 IRP	\$	935,396.33
1321 IRP - Sherman	\$	74,036.91
1322 IRP - WA	\$	80,256.55
1336 EDA RLF's	\$	172,378.62
1337 EDA RLF CARES	\$	715,154.08
1345 Reg Strat	\$	28,179.41
1350 RBEG-OR	\$	12,599.09
1371 Housing RLF	\$	750,000.00
1372 MCEDD Micro Loan	\$	8,678.91
1373 USDA NSA	\$	137,045.00
Total 1330 - MCEDD Loans Receivable	\$	2,913,724.90
1370 OIB Loans Receivable	\$	1,587,071.11
TOTAL 1300 - Loans Receivable	\$	4,500,796.01
1400 - Loan Payments Holding		
TOTAL 1400 - Loan Payments Holding	\$	-
1500 - Allowance for Doubtful Loans		
1520 IRP Allowance	\$	(38,961.53)
1521 IRP-SH Co	\$	(3,000.00)
1522 IRP-WA	\$	(3,337.38)

Mid-Columbia Economic Development District

Yellow

Balance Sheet

As of January 31, 2023

1536 EDA RLF's Allowance	\$	(8,040.40)
1537 EDA RLF CARES Allowance	\$	(29,288.53)
1545 Reg Strat Allowance	\$	(1,152.95)
1555 RBEG Allowance	\$	(766.44)
1571 Housing RLF Allowance	\$	(30,000.00)
1572 MCEDD Micro Allowance	\$	(474.66)
1573 USDA NSA Allowance	\$	(5,481.80)
1575 OIB Allowance	\$	(49,535.30)
TOTAL 1500 - Allowance for Doubtful Loans	\$	(170,038.99)
Total Other Current Assets	\$	4,748,294.68
TOTAL CURRENT ASSETS	\$	11,980,425.53
Fixed Assets		
1600 - Fixed Assets		
1605 Vehicles	\$	773,440.00
1610 Land	\$	172,681.00
1620 Buildings	\$	1,453,177.00
1650 Accumulated Depreciation	\$	(267,195.00)
Total 1600 -Fixed Assets	\$	2,132,103.00
Other Assets		
Due To / From Internal Accounts		
1800 Due From Accounts	\$	1,265,294.01
1801 Due To Accounts	\$	(1,263,964.70)
Total Due To/Due From Internal Accounts	\$	1,329.31
TOTAL ASSETS	\$	14,113,857.84
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2005 Interfund Loan Payable	\$	(41,591.29)
2010 A/P General	\$	(13,717.47)
Total Accounts Payable	\$	(55,308.76)
Other Current Liabilities		
2030 Accrued Loan Payment	\$	(67,158.68)
2035 Acrued Interest Payable	\$	(103.57)
2050 PTO-Accrued	\$	(64,990.25)
2070 Health Insurance Payable	\$	11,357.88
2080 Life & Disability Payable	\$	(589.23)
2085 Retirement Payable	\$	(411.35)

Mid-Columbia Economic Development District

Yellow

Balance Sheet

As of January 31, 2023

2090 WC SAIF ins	\$	(5,236.87)
2100 Payroll Liabilities	\$	(1,790.46)
2120 - State Payroll Liabilities	\$	(1,492.47)
2115 - OR-SUTA Payroll Liabilities	\$	683.50
2105	\$	(154.17)
2120	\$	(1,492.47)
2180 - Payroll Liabilities - Prior Per	\$	-
2100 - Payroll Liabilities - Other	\$	(1,790.46)
2800 Deferred Revenue	\$	(13,333.27)
2900 Unavailable Revenue A/R	\$	(261,232.60)
Total Other Current Liabilities	\$	(407,734.47)
 Total Current Liabilities	\$	(463,043.23)
 Long Term Liabilities		
2820 IRP Loan Payable \$1 Million	\$	(285,323.06)
2821 IRP Loan Payable \$600,000	\$	(286,514.32)
2822 IRP Loan Payable \$750,000	\$	(441,284.90)
2823 IRP Loan Payable - WA \$310,000	\$	(232,139.57)
2824 IRP Loan Payable - SH \$200,000	\$	(145,925.80)
Total Long Term Liabilities	\$	(1,391,187.65)
 TOTAL LIABILITIES	\$	<u>(1,854,230.88)</u>
 Equity		
3100 Fund Balances	\$	(1,039,161.53)
3110 Carryforward Balance	\$	(167,373.00)
3900 Retained Earnings	\$	(10,912,406.69)
Net Income	\$	<u>(140,685.74)</u>
 Total Equity	\$	<u>(12,259,626.96)</u>
 TOTAL LIABILITIES & EQUITY	\$	(14,113,857.84)

**Mid-Columbia Economic Development District
Budget vs Actual FY23**

Yellow

		1/31/2023	6/30/2023		
Account	Account Title	Balance	Budget	Unearned/Unexpended	% of Budget
	4010 Trans Frm/To Fund (Match)	\$ 7,057.70	\$ 15,992.00	\$ 8,934.30	44.13%
	4012 Trans Frm/To Fund (Support)	\$ 11,459.15	\$ 22,539.00	\$ 11,079.85	50.84%
	4014 STIF Student Tickets	\$ 313.50	\$ -	\$ (313.50)	
	4100 Federal	\$ 640,789.68	\$ 3,026,067.00	\$ 2,385,277.32	21.18%
	4200 State	\$ 432,667.00	\$ 1,313,181.00	\$ 880,514.00	32.95%
	4300 Local Match	\$ 84,460.24	\$ 115,000.00	\$ 30,539.76	73.44%
	4400 Local Assessment	\$ 85,949.00	\$ 86,481.00	\$ 532.00	99.38%
	4500 Contract Reimbursement	\$ 362,863.00	\$ 549,928.00	\$ 187,065.00	65.98%
	4600 Loan Interest	\$ 176,976.76	\$ 171,133.00	\$ (5,843.76)	103.41%
	4700 Loan Processing Fees	\$ 25,950.01	\$ 41,017.00	\$ 15,066.99	63.27%
	4705 Loan Filing Fees	\$ 2,718.16	\$ 5,850.00	\$ 3,131.84	46.46%
	4710 Loan Late Fee	\$ 5,369.02	\$ 2,950.00	\$ (2,419.02)	182.00%
	4750 Investment Interest	\$ 68,743.32	\$ 12,761.00	\$ (55,982.32)	538.70%
	4820 Greyhound Sales	\$ 4,546.49	\$ -	\$ (4,546.49)	
	4825 Greyhound Commission	\$ 458.08	\$ -	\$ (458.08)	
	4800 Other Revenue	\$ 13,974.55	\$ 8,595.00	\$ (5,379.55)	162.59%
	4805 Farebox Revenue	\$ 21,069.69	\$ 50,599.00	\$ 29,529.31	41.64%
Total Income		\$ 1,945,365.35	\$ 5,422,093.00	\$ 3,476,727.65	35.88%
	Expense				
	5000 Personnel Expense	\$ 1,061,391.08	\$ 2,282,447.00	\$ 1,221,055.92	46.50%
	6110 Travel & Conference	\$ 12,991.88	\$ 26,815.00	\$ 13,823.12	48.45%
	6190 Event Services	\$ 51.56	\$ 7,900.00	\$ 7,848.44	0.65%
	6200 Equipment	\$ 2,302.72	\$ 11,028.00	\$ 8,725.28	20.88%
	6300 Supplies	\$ 18,265.95	\$ 25,224.00	\$ 6,958.05	72.41%
	6400 Professional Services	\$ 234,851.54	\$ 652,407.00	\$ 417,555.46	36.00%
	6500 Vehicle Costs	\$ 90,241.71	\$ 128,194.00	\$ 37,952.29	70.39%
	6600 Communications	\$ 7,506.92	\$ 38,846.00	\$ 31,339.08	19.32%
	6700 Building Costs	\$ 31,301.13	\$ 58,472.00	\$ 27,170.87	53.53%
	6800 Bonds & Insurance	\$ 25,343.50	\$ 21,926.00	\$ (3,417.50)	115.59%
	6900 Other Materials & Supplies	\$ 9,530.90	\$ 47,127.00	\$ 37,596.10	20.22%
	9000 Indirect Spread	\$ (5,057.32)	\$ 9.00	\$ 5,066.32	-56192.44%
	9100 Capital Purchase	\$ 19,160.00	\$ 61,528.00	\$ 42,368.00	31.14%
	9600 Transfer to/from Source	\$ 7,057.70	\$ 2,000.00	\$ (5,057.70)	352.89%
Total Expense		\$ 1,514,939.27	\$ 3,363,923.00	\$ (1,848,983.73)	45.03%
	Net Ordinary Income	\$ 430,426.08	\$ 2,058,170.00	\$ (2,488,596.08)	
	Other Income/Expense				
	7010 Bad Debt Expense	\$ 51,248.84	\$ -	\$ (51,248.84)	
	7300 Student Tickets	\$ 313.50	\$ -	\$ (313.50)	
	7400 Loan Payment	\$ 70,805.00	\$ 58,342.00	\$ (12,463.00)	121.36%
	7050 Unrestricted Carryover	\$ 62,823.00	\$ 41,489.00	\$ (21,334.00)	151.42%
	7540 Restricted Carryover	\$ 104,550.00	\$ 114,112.00	\$ 9,562.00	91.62%
Total 7500	Carryover to Next Year	\$ 167,373.00	\$ 155,601.00	\$ (11,772.00)	
	Total Other Expense	\$ 289,740.34	\$ 213,943.00	\$ 75,797.34	135.43%
	Net Other Income	\$ (289,740.34)	\$ (213,943.00)	\$ (75,797.34)	135.43%
	Net Income	\$ 140,685.74	\$ 1,844,227.00	\$ (2,564,393.42)	

**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
FY 23 COMBINED PIPELINE (Special Projects Only)**

SPECIAL PROJECTS SUMMARY		ANTICIPATED FY 23	SUBMITTED	IN PROCESS	TOTAL	CONFIRMED %
	Special Projects - Anticipated Revenue	1,361,060	1,000,000	75,000	2,436,060	55.87%
	Budgeted Expenses (Excludes In-Kind)	1,254,816				
	Gap/Surplus	106,244				
PROJ CODE	SPECIAL PROJECTS DETAILS	FY23	NOTES			
206	OCF Thriving Entrepreneurs Grant Prgrm	12,000	OCF \$15,000 Total split between FY22 and FY23			
206	Rural Opportunity Initiative	83,000				
208	Rural Capacity	88,636				
209	Regional Innovation Hub	140,000				
5571	GTA Staffing	48,000				
534	Crystal Springs	13,750				
549	CL-HR Enterprise Zone	4,000				
554	Sherman Co EDC	47,500				
559	Wasco Co EDC	80,000				
570	OEDD Website	-				
574	Hood River Energy Plan	65,000				
574	Energy - Meyer Memorial Trust	57,000				
5742	CGBREZ	-				
582	Hood River EDG	8,400				
585	Commute Options	10,000				
587	HR Drive Less Connect - ODOT	43,086				
590	Gorge Pass Marketing	192,000				
540	Columbia Center for the Arts	3,150				
5011	CREA - Financial Services	6,000				
5112	Biggs Water Development	20,000	FY22Multi-year project			
5113	CL Wastewater System Upgrade	15,000				
5114	HR Stormwater	15,000	\$40,000 Total / Remaining split between FY23 and FY24			
5115	City of TD - Dog River	8,000				
5116	Sherman County Bus Barn	5,000	\$5000 - FY24			
5117	HRV Adult Center	15,000				
5711	Mobility Management	192,331				
5716	GTS Phase II	179,207				
583	WA State Microenterprise Assoc. Grant	10,000				
TOTAL ANTICIPATED REVENUE		1,361,060				
PROPOSALS SUBMITTED						
	EPA Brownfields Assessment	1,000,000				
TOTAL PROPOSALS SUBMITTED		1,000,000				
IN DEVELOPMENT						
	WSU Broadband Planning	75,000				
TOTAL IN DEVELOPMENT		75,000				
DECLINED						
TOTAL DECLINED		-				

MCEDD Dashboard

Loan Program	Target	Q3 FY2022 (Jan 1 - Mar 31)	Q4 FY2022 (Apr 1 - June 30)	Q1 FY2023 (July 1 - Sept 30)	Q2 FY2023 (Oct 1 - Dec 30)
Lending Activity	\$215,000 loaned/quarter	\$ 10,000.00	\$ 212,045.00	\$1,260,000 (includes AHDRLF) \$510,000 (without AHDRLF)	\$ 38,000.00
Loan Utilization Rate- All RLFs	75% or more	36.20%	35.00%	41.00%	44.60%
Loan Utilization rate- EDA RLFs	75% or more	*	64.6% (EDA is not tracking this still)	*	84.99%
Loan Delinquency Rate (>30 days)	5% or less	0.00%	1.61%	2.70%	2.50%
Job creation and retention/\$ loaned	1 job/\$35,000 loaned	1 job/\$10,000 Loaned	1/\$18,750 Loaned	1/\$15,455 (without AHDRLF)	1 / \$19,500
Inquiries/outreach	20 inquiries per quarter 5 outreach visits per quarter	19 Inquiries, 8 Outreach Visits	23 Inquiries, 7 Outreach Visits	25 Inquiries, 11 Outreach Visits	28 Inquiries, 9 Outreach Visits
Reporting Completed on Time	All	ALL	ALL	ALL	ALL

Finance	Target	Q3 FY2022 (Jan 1 - Mar 31)	Q4 FY2022 (Apr 1 - June 30)	Q1 FY2023 (July 1 - Sept 30)	Q2 FY2023 (Oct 1 - Dec 30)
Special Projects Revenue Gap	At or exceeding budget	92,107	92,107	106,994	106,244
Local Jurisdiction Participation	100%	100%	100%	100%	100%
Average days of accounts receivable	33	28.61	28.51	28.61	28.73
Operational YTD Actual vs. Budget by Revenue & Expenses	Revenue: 100% or more Expenses: 100% or less	Revenue: 50.9% Expenses: 51.1%	Revenue: 59.8% Expenses: 63.6%	Revenue: 65.6% Expenses: 58.4%	Revenue: 61.7% Expenses: 68.4%

Key: Yellow Highlight= Watch. Red Highlight= Action Needed.

Human Resources	Target	Q3 FY2022 (Jan 1 - Mar 31)	Q4 FY2022 (Apr 1 - June 30)	Q1 FY2023 (July 1 - Sept 30)	Q2 FY2023 (Oct 1 - Dec 30)
Performance Evaluation Completed on Time	100%	95%	95%	95%	95%
Average Employment Length (Years) - Econ Dev / Admin	3 years	3.15	3.24	3.99	4.24
Average Employment Length (Years) - Transportation	3 years	-	-	2.30	2.58

Transportation Ride Data	Target	Q3 FY2022 (Jan 1 - Mar 31)	Q4 FY2022 (Apr 1 - June 30)	Q1 FY2023 (July 1 - Sept 30)	Q2 FY2023 (Oct 1 - Dec 30)
Dial A Ride	Not set, provided as info			1109	1342
Fixed Route	Not set, provided as info			2290	1497
Senior / Disabled	Not set, provided as info			2133	1998

Board of Directors	Target	Q3 FY2022 (Jan 1 - Mar 31)	Q4 FY2022 (Apr 1 - June 30)	Q1 FY2023 (July 1 - Sept 30)	Q2 FY2023 (Oct 1 - Dec 30)
Board Meeting Attendance	75%	71%	71%	77%	86%
Meetings Lacking Quorum	0	0	0	0	0
Board Vacancies	0	0	0	0	0

Project Mgmt/ Regional Coordination	Target	Q3 FY2022 (Jan 1 - Mar 31)	Q4 FY2022 (Apr 1 - June 30)	Q1 FY2023 (July 1 - Sept 30)	Q2 FY2023 (Oct 1 - Dec 30)
Number of objectives addressed from CEDS	2/quarter	7	5	6	6
Reporting Completed on Time	All	All	All	All	95%

Memorandum

To: MCEDD Board of Directors
From: Carrie Pipinich, Deputy Director of Economic Development and Jacque Schei, Project Manager
Date: March 9, 2022
Re: CEDS Project Prioritization

Action Requested:

MCEDD Board members serve as the MCEDD Comprehensive Economic Development Strategy (CEDS) Committee and are responsible for developing regional priority project lists that include both technical assistance and public works projects. Annually, the Board is asked to establish regional priority projects for incorporation into the Columbia Gorge CEDS (top ten projects in both Oregon and Washington). A *draft* priority ranking is attached as a place to begin discussion. The Board is expected to have a robust discussion on ranking and to shift projects around to best reflect regional priorities. The final list will be approved as part of Resolution 2023-1 adopting this list as an update to the 2022-2027 Columbia Gorge Economic Development Strategy.

Overview

Annually, the MCEDD Board, acting as the CEDS Strategy Committee, prioritizes a single list of public works and technical assistance projects from its two Washington and three Oregon counties for incorporation to the MCEDD CEDS. These projects are prioritized based upon the following factors:

- **Connection to CEDS strategies:** Alignment with the broader regional strategy.
- **Community ranking:** Respecting local governing body ranking of prioritization.
- **Economic impact:** Impact on current and future job growth/retention as well as enhancing opportunities in economically distressed areas.
- **Regional significance/ impact:** Potential for impact across the full region or a larger portion of the region.
- **Geographic disbursement:** Ensure rankings support communities across the five-county region.
- **Potential availability of funding sources:** Local match and potential funding paths have been identified.
- **Readiness to proceed:** Opportunity for progress in the coming year given the annual nature of the list.

The intended purpose of prioritization is to:

- Inventory and prioritize economic development project needs and regional issues;
- Develop regional consensus on high priorities;
- Develop a tool to promote high-priority projects or issues to funders.

Attached are projects submitted for consideration of inclusion and ranking in the regional strategy. These projects lists are submitted to MCEDD from each county through local processes that leverage each county's economic development partners.

Also attached is a review of priority project status from the 2022 adopted list.

2023 Regional Priority Rank (Oregon) - DRAFT

Rank	Sponsor	Project	Reasoning
1	Ports of Cascade Locks, Hood River, and Klickitat, Klickitat County, Cities of Bingen and White Salmon	<p><u>Interstate Bridges</u></p> <p><u>Port of Hood River Hood River-White Salmon Interstate Bridge Replacement:</u> The existing bridge is nearly 90 years old, structurally obsolete and seismically deficient. A new bridge is needed to improve and ensure multi-modal transportation of people and goods across the Columbia River between the communities of Bingen and White Salmon in Washington, and Hood River in Oregon. Total project cost estimate: \$400M. Approximately \$300 million in State and Federal grants will be needed.</p> <p><u>Port of Cascade Locks Bridge of the Gods Strengthening and Safety Improvements:</u> Maintenance of the Bridge of the Gods and improvements to include 1) Seismic Strengthening of the Bridge (\$12M) and 2) Additional Bridge resiliency and safety measures including a safe pathway for pedestrian and bicyclist needs (\$70M).</p>	Core transportation connection. Resilience issue. Impact to key industry sectors.
2	Hood River, Sherman, and Wasco Counties, City of Hood River	<p><u>Housing</u></p> <p><u>Hood River:</u> Development of the 780 Rand Road Housing Development project for affordable housing as well as additional land acquisition for affordable and attainable housing development in the City of Hood River and Hood River County. Total project cost estimate: \$54M. Estimated amount of funds still needed is \$51M (will apply for \$17.6M in LIFT funds; \$18M in LIHTC in 2023).</p> <p><u>Sherman:</u> The housing stock in Sherman County is lacking the quantity and quality necessary for new employees to find a place to live in the County. Sherman County has created four incentive programs to encourage the construction of new housing or the rehabilitation of existing housing. The County continues to look for creative ideas that would solve the housing issues.</p> <p><u>Wasco:</u> Housing prices have continued to be unaffordable for many in Wasco County and supply is not meeting current needs. This has hindered employees seeking to come to Wasco County have hindered businesses' ability to grow. Better understanding this need and supporting community partners in opportunities to address it will impact access to a robust workforce moving forward.</p>	Addressing housing constraints is a priority strategy for the CEDS
3	Columbia Gorge Community College	<p><u>Columbia Gorge Childcare Center (CGCC)</u></p> <p>There continues to be a serious shortage of qualified childcare. CGCC completed a feasibility study as the first step in developing a public childcare center and to improve workforce training available to childcare providers. CGCC is working with local partners for both potential locations and ongoing engagement. They are also increasing the size of the proposed center to 200 slots to reduce the subsidy needed based on economies of scale. CGCC has approximately \$1.75 million in ARPA funds allocated by the State for this project and will likely seek additional resources if the project is able to move forward.</p>	Childcare needs (costs, lack of access) is a priority strategy in the CEDS. Addresses support for workforce participation.
4	Sherman and Wasco Counties, Q-Life	<p><u>Broadband</u></p> <p><u>Sherman:</u> The County has completed fiber to the home in the cities and connected each community to a fiber backbone. The County has also purchased four solar-powered trailers with mounted repeating antennas that can pick up the signal from wireless towers and redirect the signal to homes that are not in the direct line of those towers. They would like to continue this project into more areas to reach those hardest to serve.</p> <p><u>Q-Life and Wasco County:</u> Q-Life is working to clearly identify gaps in broadband service availability for communities across Wasco County, develop strategies to address key areas, and preparing for funding resources at the State and Federal levels. Additionally, Q-life is developing an improved colocation facility in The Dalles where providers and emergency communications networks can meet and access scalable communication paths. They completed initial designs for the facility with a cost estimate of approximately \$1 million. Additionally, Q-Life is working to ensure that communities across the County are connected via fiber to support strong last mile connection opportunities.</p>	Broadband is a key infrastructure need outlined in the CEDS. Regional in nature. Adds resiliency to the region.

2023 Regional Priority Rank (Oregon) - DRAFT

5	City of Hood River	<p><u>Hood River Elevated Sewer Line</u> The existing elevated sewer main on the south side of the interstate is very old, exposed and there is no means to divert or stop the flow if there is a break on the main, with potentially catastrophic environmental costs. This project will install a lift station and re-route the sewer line. Total project cost estimate: \$6.7M with \$6.4M still needed.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
6	City of The Dalles, Klickitat County, CGCC	<p><u>Aviation Maintenance Training Hangar and Industrial Park Development</u> City of The Dalles and Klickitat County are co-applicants for a successful \$2.8 million EDA funding request to match a \$700,000 local commitment to support college training program hangar and industrial park development at Columbia Gorge Regional Airport. Cost escalation since EDA proposal was submitted two and a half years ago has resulted in a projected shortfall of \$1.9 million however. Klickitat County is seeking \$500,000 grant from Washington State Department of Commerce and the City of The Dalles submitted a congressionally directed spending request for additional resources to close the gap on this project.</p>	Addresses opportunities for key industry sectors, encourages development in an economically distressed area, opportunity for job creation.
7	City of Grass Valley	<p><u>Waste Water Project</u> The City of Grass Valley is researching construction of a municipal waste water system. The council hired an engineer to do a feasibility study in 2021 and that study is complete and has been presented to the community for feedback. The City had a One Stop meeting in 2022 and learned that the CWSRF program will be increasing its maximum forgivable loan amount. The City is waiting to hear details of the program changes (expected in early 2023) before proceeding with any funding applications. The City submitted a FY24 Congressionally Directed Spending Request for a portion of project costs. Estimated project cost is \$6 million.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Opens opportunities for development. Adds resiliency to the region.
8	Port of Cascade Locks	<p><u>Business Park Infrastructure Development</u> Development of roads and other infrastructure related to commercial developments. Total cost: \$3 million.</p>	Addresses opportunities for key industry sectors.
9	Port of Hood River	<p><u>Lot 1</u> Lot 1 is the largest remaining light industrial property in Hood River. A significant infrastructure investment- specifically, water, sewer, and public streets - is necessary to prepare the site for industrial development to meet long term job creation and economic development goals of the community. Total project cost estimate: \$4,800,000.</p>	Addresses opportunities for key industry sectors.
10	City of Rufus	<p><u>Well #3 Feasibility Study & Upgrades</u> Primary well underperforming for years even with consistent maintenance. The City is unsure about water levels or future capabilities of the well, so will be seeking funding to do further investigations and repair, if feasible, or for drilling a new well.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Adds resiliency to the region.

2023 Regional Priority Rank (Washington) - DRAFT

Rank	Sponsor	Project	Reasoning
1	Klickitat County	<p><u>Goldendale Pumped Storage Hydro</u> Project is a proposed \$2 billion pumped-hydro energy storage project. Using existing pumping infrastructure from an old aluminum smelting facility, the closed-loop system would include three variable-speed reversible pump-turbines for a total generating capacity of 1200 MW and a total pumping capacity of 1552 MW. The project would provide a range of services to the grid to support reliability and resilience in addition to specifically balancing variable wind generation. A preliminary permit for the project was issued by the Federal Energy Regulatory Commission (FERC) in March 2018.</p>	Key industry sector impact and potential to open huge economic development opportunities regionally. Adds resiliency to the region.
2	Port of Skamania	<p><u>Cascades Business Park</u> Cascades Business Park is one of the few large remaining industrial sites in the Columbia River Gorge NSA that's within a one-hour drive of Portland. A market and feasibility study done in 2021 concluded that the business park could employ 379 people with an average salary of \$56,000. Commercial/light industrial buildings are needed to provide the local employment. They have put in a request to the state for funding and have submitted a CDS request for federal funds for the project. The Port will reevaluate moving forward with CERB funds and an EDA application in spring of 2023.</p>	Opens development in an otherwise severely land-constrained county. Addresses opportunities for key industry sectors.
3	City of Stevenson	<p><u>Cascade Ave Improvement</u> The condition of the existing water and sewer mains on Cascade Avenue pose health and sanitation concerns. The sewer line along Cascade Avenue is undersized for existing users. The waterline is AC pipe installed over 50 years ago. The project will replace the waterline with ductile iron and increase the sewer line to handle existing and future flows. It will also add decorative street lights to increase safety along the city's waterfront and match the look and feel of the rest of the city's Downtown area.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
4	Port of Klickitat	<p><u>Port of Klickitat Business Park Development</u> <u>Dallesport Industrial Park -DIP Lot 39 Development:</u> Port of Klickitat is seeking funds to complete a 5,000 sq ft light industrial building. This building will be the second of five buildings proposed for the future development of Lot 39 in Dallesport.</p> <p><u>Bingen Point Business Park:</u> Task 1: BPBP Improvement Bring up to an additional 5 acres to shovel ready condition Task 2: Flex Building Construction of a 15,000 sq. ft. flex building Task 3: Marina Park Boat and Car Parking Pave boat and car parking area at Marina Park and Boat Launch in Bingen.</p>	Addresses opportunities for key industry sectors and encourages development in an economically distressed area.

2023 Regional Priority Rank (Washington) - DRAFT

5	Skamania PUD	<p><u>Skamania County Water System Upgrades</u> <u>Carson Water Treatment:</u> This project includes final design and construction of a new 1 million gallon per day (MGD) drinking water treatment plant to serve the community of Carson. Project components include a pressurized membrane filter treatment system, clear well, finished water pumps, chemical storage tanks, on-site electric (chlorine) generation system and emergency generator in a 5,000 sq ft building. The pre-design report was finalized in 2022. Skamania PUD is looking for funding to cover the \$5.95M project.</p> <p><u>Underwood Reservoir:</u> This project includes final design and construction of a new 250,000-gallon welded steel water tank in Pressure Zone 3 in the unincorporated community of Underwood. The project will ensure clean, safe drinking water and allow for continued community growth. The pre-design report was finalized in 2022. Skamania PUD is looking for funding to cover the \$1.75M project.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Opens opportunities for development. Adds resiliency to the region.
6	City of White Salmon	<p><u>Buck Creek Water Distribution Line Replacement</u> Replace 7 miles of deteriorating water main.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
7	Skamania County	<p><u>Wind River Road Stabilization</u> This project is to ensure long term safe access to the Carson and Stabler communities. The two access roads into this area are both failing due to the roadways sliding. This is also the gateway to the Gifford Pinchot National forest and heavily used by residents and visitors seeking recreation in the forest. The County is seeking funding to complete all phases of this project. Total project cost is estimated at \$10 million. The County currently has \$5 million secured.</p>	Key infrastructure need. Resilience issue. Impact to key industry sectors.
8	Klickitat Valley Health Hospital District	<p><u>KVH Building Addition</u> KVH is seeking funding for an addition of 12,000 square feet for a new acute care unit, surgery department and long-term care unit, and 12,000 square feet of shell space for future growth.</p>	Addresses key business, industry sector and resilience needs; opportunity for job creation.
9	City of Goldendale	<p><u>Waste Water Treatment Plant Improvements</u> Project includes grit removal, solids handling system, aeration system and process configuration system improvements.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Addresses key business needs. Adds resiliency to the region.
10	City of North Bonneville	<p><u>City of North Bonneville Lift Station Replacement</u> The City's lift station #3 continues to need constant maintenance and patching to function without the funds for complete replacement. Lift station #4 is also in need of upgrades, but priority is on #3. Continues to be high priority. The City is working on water and sewer rate studies.</p>	Water/wastewater is a key infrastructure need outlined in the CEDS. Adds resiliency to the region.

Status of Prioritized 2022 Projects

Only projects that do not appear on the prioritized 2023 list

Washington		
Rank	Project	Status
10	Stevenson Landing Upgrade and Improvements	The County is working with project proponents to resolve brownfield and environmental study issues for the project.

Oregon		
Rank	Project	Status
3	Dog River Pipeline Upgrade	The City has secured funding for the entire project. They secured contractors for all components of work (pipeline construction, timber removal, fish passage construction). Timber removal was completed in 2022. Pipeline construction started in 2022 and is expected to be complete in late 2023. Fish passage construction is expected to begin in spring 2023 and be complete within a few months.
8	Backup Power/Emergency Generator Purchase	The City of Rufus has not yet secured funds but is focusing on improvements to their primary well and will consider integration of a backup generator with any improvements they proceed with.
10	Expansion of Rural Health Clinics (Sherman and White River Health District)	The Sherman Health District project is still on the County's priority list, but did not make the top ten for the state list. They are still researching expansion options. The White River Health District received their final funding and is operating out of their new space now.

Hood River County 2023 CEDS Priority Projects
As approved by the Hood River County Board of Commissioners, Feb. 21, 2023

1. **Interstate Bridges:**

Port of Hood River Hood River-White Salmon Interstate Bridge Replacement. The existing bridge is nearly 90 years old, structurally obsolete and seismically deficient. A new bridge is needed to improve and ensure multi-modal transportation of people and goods across the Columbia River between the communities of Bingen and White Salmon in Washington, and Hood River in Oregon. Total project cost estimate: \$400M. Approximately \$300 million in State and Federal grants will be needed.

Port of Cascade Locks Bridge of the Gods Strengthening and Safety Improvements. Maintenance of the Bridge of the Gods and improvements to include 1) Seismic Strengthening of the Bridge (\$12M) and 2) Additional Bridge resiliency and safety measures including a safe pathway for pedestrian and bicyclist needs (\$70M).
2. **City of Hood River and Hood River County Affordable Housing.** Development of the 780 Rand Road Housing Development project for affordable housing as well as additional land acquisition for affordable and attainable housing development in the City of Hood River and Hood River County. Total project cost estimate: \$54M. Estimated amount of funds still needed is \$51M (will apply for \$17.6M in LIFT funds; \$18M in LIHTC in 2023).
3. **Port of Cascade Locks Business Park Infrastructure Development.** Development of roads and other infrastructure related to commercial developments. Total cost: \$3 million.
4. **City of Hood River Elevated Sewer Line.** The existing elevated sewer main on the south side of the interstate is very old, exposed and there is no means to divert or stop the flow if there is a break on the main, with potentially catastrophic environmental costs. This project will install a lift station and re-route the sewer line. Total project cost estimate: \$6.7M with \$6.4M still needed.
5. **Port of Hood River Lot 1.** Lot 1 is the largest remaining light industrial property in Hood River. A significant infrastructure investment- specifically, water, sewer, and public streets - is necessary to prepare the site for industrial development to meet long term job creation and economic development goals of the community. Total project cost estimate: \$4,800,000.
6. **East Fork Irrigation District Pipeline Replacement Project.** East Fork Irrigation District, with the support of the Hood River Watershed Group, Confederated Tribes of the Warm Springs, Natural Resources Conservation Service, and other agencies, is working to increase instream flows in the East Fork Hood River and mainstem Hood River while at the same time improving water reliability for EFID. The East Fork Hood River supports ESA-listed populations of spring Chinook salmon, winter and summer steelhead, and coho, and EFID currently diverts over 80% of the streamflow for consumptive use during the peak of irrigation season. The Oanna and Yasui pipelines serve over 2,000 acres of perennial fruit trees (primarily pears), have a flow rate of 26 CFS, and drop over 800 vertical feet in old/non-pressure rated pipe. Due to the significant elevation drop, coupled with the non-pressure rated pipe, any water not used by patrons' overflows and is lost from the system. The proposed project will replace the old pipes with new pressure-rated high-density polyethylene (HDPE) pipe and several pressure reducing stations. The pipelines to be installed as part of this project also allow 'closing' (i.e. eliminating losses from) to an additional 25,000' of downstream pipe of the Oanna and Yasui pipelines, and hence allow

surcharging of the pipe and eliminating all overflows/losses from the entire sub-lateral system. EFID is committed to putting 100% of this water back instream. This project has been recommended and prioritized in the Hood River Basin Study (Reclamation, 2015), EFID Improvements Plan (WPN, 2021), the Hood River Basin Partnership Strategic Action Plan (HRWG, 2021), and other studies. This project has had an Environmental Assessment completed (Appendix B) and a Finding of No Significant Impact (FONSO, Appendix C) issued. This project is estimated to start construction in October 2023 and take 4-6 months. The project is not located on a federal facility. EFID currently has \$2.2 million secured but are in need of \$1 million to complete the project.

7. **Port of Cascade Locks Recreation Infrastructure and Enhancements.** Funding is needed to complete trail construction and support facilities of the approved Cascade Locks Trail System. The POCL is working in cooperation with the USFS and recreation partners. Project estimate: 2M. In addition, funding is needed for the development of beach access in the Port's Business Park for water sports use and potential business development. Project estimate: 250K
8. **City of Hood River Waterfront Stormwater Line Replacement.** This project will relocate a stormwater line that serves downtown, I-84, and the waterfront and bring the storm drainage system into correct operation. The original line was installed in the 1960s, is under the level of the Columbia River, and buildings were placed over the line. Total project cost estimate: \$6,455,000. The estimated amount of funds still needed is \$1,500,000.
9. **Hood River County Seismic Assessment of County Admin Building.** County had hired an engineer for this project on the 601 State Street facility, but the project was more complicated than at first thought and needs additional funds. Phase 1 is the engineering study and Phase 2 will be for the retrofits. The facility includes their EOC and 911 communications, as well as switching equipment owned by CenturyLink that would impact comms across multiple counties if it went down. Total project cost: \$120,000- \$150,000.
10. **Columbia Gorge Community College Agriculture Technical Program.** Agriculture Technical Program: Hood River County School District and Columbia Gorge Community College intend to establish, in Fall Term 2023, an articulated Agriculture Program of Study, offering high school students an opportunity to earn early college credit. This program will promote retention and diversification of small family farms by preparing students to succeed in agriculture, including traditional skills and the adoption, where relevant, of new technologies. Partners conducted a feasibility study in 2022, hosted grower workshops in April and November 2022, and are developing curriculum. This project is endorsed by the Hood River Farm Bureau and Mid-Columbia agricultural sectors including Hood River Valley fruit growers. A US Department of Labor Employment & Training Administration proposal has been submitted for federal consideration, which if awarded would support faculty and equipment. Project sponsors seek official support for future funding applications to help establish this new instructional program. Long-term sustainability will be provided through program tuition, state instructional support, and other sources.

**Wasco County
2023 Community Enhancement Projects**

<i>Rank</i>	<i>Project Sponsor</i>	<i>Project</i>
1	Columbia Gorge Community College	<u>Columbia Gorge Childcare Center (CGCC):</u> There continues to be a serious shortage of qualified childcare. CGCC completed a feasibility study as the first step in developing a public childcare center and to improve workforce training available to childcare providers. CGCC is working with local partners for both potential locations and ongoing engagement. They are also increasing the size of the proposed center to 200 slots to reduce the subsidy needed based on economies of scale. CGCC has approximately \$1.75 million in ARPA funds allocated by the State for this project and will likely seek additional resources if the project is able to move forward.
2	Q-Life	<u>Cascades East Interconnection Colocation Facility +Fiber Expansion:</u> In the Northwest, major colocation points are in areas threatened by the Cascadia Subduction. This would mean that the internet was largely inaccessible in the event of a subduction event. Q-life is developing an improved colocation facility in The Dalles where providers and emergency communications networks can meet and access scalable communication paths. They completed initial designs for the facility with a cost estimate of approximately \$1 million. Additionally, Q-Life is working to ensure that communities across the County are connected via fiber to support strong last mile connection opportunities.
3	City of Mosier	<u>Joint Use Facility:</u> The City of Mosier and the Mosier Fire District are partnering to develop a joint use facility that will include a City Hall, Fire Hall, and multipurpose community space in downtown Mosier on the North side of Highway 30. The building will house a fire station, city hall offices, and community meeting center. In addition to these core functions, the approximately 10,000 sf building will include a kitchen, restrooms, public works garage, storage, outdoor plaza, and parking. The estimated total project has escalated to \$8.4 million with rising costs. They anticipate needing an additional \$1.2 million and are still aiming to break ground in 2023.
4	City of Maupin	<u>Water System Improvements:</u> The City's water source is a spring that feeds into the system with a single, above ground 6" pipe that is 40 years old, failing and vulnerable to natural hazards. Additionally, the City needs to update and resurface its reservoir and infrastructure in East Maupin to increase fire flows and open up additional land for development. Cost estimate for these improvements is approximately \$10 million.
5	City of Dufur	<u>Drinking Water System Improvements:</u> The City of Dufur currently gets fresh drinking water from a well that is not sufficient to support their community. To acquire adequate drinking water for community members the City will need to drill a new well, build sufficient water storage and construct a dedicated waterline. In addition, the city will be assessing the state of the current fresh water well and addressing what usage options are available. The cost estimate is \$5 million.

6	City of The Dalles, Klickitat County, CGCC	<u>Aviation Maintenance Training Hangar (CGCC, City of The Dalles, Klickitat County):</u> City of The Dalles and Klickitat County are co-applicants for a successful \$2.8 million EDA funding request to match a \$700,000 local commitment to support college training program hangar and industrial park development at Columbia Gorge Regional Airport. Cost escalation since EDA proposal was submitted two and a half years ago has resulted in a projected shortfall of \$1.9 million however. Klickitat County is seeking \$500,000 grant from Washington State Department of Commerce with Sen. Murray's office encouraging a congressionally directed spending request to resolve the balance as well as additional resources.
7	Wy'East Resource Conservation and Development	<u>Dufur Rural Innovation (DRI) Hub:</u> Wy'East RC&D has partnered with Bonneville Environmental Foundation, Forth, and Sustainable NW to establish the Dufur Rural Innovation (DRI) Hub. The DRI Hub will promote the use of electric farming equipment and vehicles in the area to support innovative agricultural practices. The Hub partners have received a congressionally directed spending allocation but are continuing to seek the final match to allow them to access the full \$1.5 million in federal funding. The estimated funding needed is \$200,000- \$500,000.
8	Wasco County Soil and Water Conservation District	<u>Fifteenmile Managed Underground Water Storage:</u> Wasco County Soil and Water Conservation District is looking at creating a managed underground water storage facility to counter the low stream flows and summer high temperatures in the Fifteenmile watershed. The District is moving forward with construction drawings and the current estimated build out costs at \$1 million to \$1.2 million.
9	Northern Wasco County Park and Recreation District	<u>Sorosis Park Redevelopment-Phase 2:</u> After the removal of the mature pine trees at the park, NWCPRD is planning significant improvements to the space to meet current and future needs. The next phase of this plan is to replace Tree Top Playground with a new play structure and additional shade structures around it. Estimated cost for the project is between \$700,000 and \$900,000 for this project with \$200,000 in local matching funds already identified.
10	Pine Grove Water District	<u>Pine Grove Water Source Development:</u> The Water District is moving through the process to seek funding for developing a new water resource to support this community in having a more resilient system that improves necessary fire flows in this fire prone area of the county. Total project cost is estimated at \$2.26 million.

Priority Issues:

- **Issue: Developable Land.** As communities across the County continue to develop what land is available and ready for investment, there is a need to focus on ensuring that areas within urban growth boundaries, urban area boundaries, or appropriate rural centers are ready for development. The City of The Dalles, Port, and EDC are collaborating on a Brownfield Assessment Program with funding from EPA to support property owners in understanding redevelopment challenges and opportunities and MCEDD has sought additional funding for

this program to continue after the initial grant is complete. Additionally, there is work being done in several communities focused on code and infrastructure updates that will allow for appropriate, additional development. As this development occurs and reduces the inventory of vacant or underutilized land, other next steps will be proactively explored with partners. Critical to this effort, the City of The Dalles is restarting discussions about a plan for the west side of the community and will be seeking to scope and find resources for this planning effort that will support thoughtful commercial, industrial, and residential development within The Dalles.

- **Issue: Columbia Gorge Childcare.** There continues to be a shortage of qualified, affordable childcare in the Columbia Gorge region, particularly in The Dalles and Wasco County. CGCC completed a feasibility study would be the first step in this process to identify potential partners, the physical scope, regulatory requirements, operational costs, and capital construction sources for a childcare center in The Dalles. The SBDC is also partnering with Child Care Partners to explore supporting childcare providers in key business planning efforts to make them more sustainable. These conversations and supports to grow childcare accessibility are critical to ensuring workforce participation from families.
- **Issue: Housing.** Housing prices have continued to be unaffordable for many in Wasco County. We have consistently heard from employers and real estate professionals that the challenges in access and affordability for residents and potential employees seeking to come to Wasco County have hindered businesses' ability to grow. Better understanding this need and supporting community partners in opportunities to address it will impact access to a robust workforce moving forward.
- **Issue: Broadband.** Continued engagement around gaps in broadband service availability for communities across Wasco County and additional focus on funding resources at the State and Federal level will provide opportunities for shovel ready projects in the next few years. Continuing to focus on creative strategies to address access needs will support diverse businesses, educational access, and many more key services to create vibrant communities.

Additional Projects Not Ranked:

Wasco County	Kramer Field Complex
Port of The Dalles	Marina Dock Replacement
Port of The Dalles	Land Acquisition Fund
Mid-Columbia Medical Center	New Hospital Campus
The Dalles Art Center	Downtown Pocket Park
Tooley Water District	Tooley Well Repair or Replacement
City of The Dalles	Westside Area Plan
City of The Dalles	Safe Routes to School Sidewalk
City of The Dalles	Improv Getchel Building
Dufur School District	Ranger Tech-CTE Program
Dufur School District	School Based Health Center

City of Dufur	Streetscape Improvements
City of Dufur	Ambulance Replacement
Wasco County SWCD	Fish monitoring and irrigation loss incentives
City of Maupin	Maupin City Park Boat Ramp Remodel
City of Maupin	Wastewater Treatment Plant Redevelopment
City of Maupin	West Reservoir
City of Maupin	Legion Hall Improvements
City of Maupin	River Transit
City of Maupin	West Maupin Street Expansion Plan
City of Maupin	Mountain Fir Park Improvements
City of Maupin	White Water Park
Mosier Community School	School Renovation and Expansion
City of Mosier	Wastewater Treatment Plant Improvements
City of Mosier	Streetscape Improvements
City of Mosier	Emergency Well Replacement
Main Street Mosier	Skate Park Development
Wamic Water & Sanitary Authority	Wamic Wastewater System Replacement
Wasco Co SWCD + Juniper Flats Fire District	Fire Prevention and Protection
Tygh School Community Center	Building Improvements
Wasco County Fairboard	Facility Master Plan
Wamic Water & Sanitary Authority	Well # 1 Improvements
Wasco County SWCD	Watershed Assessments Countywide

Sherman County CEDS Project List-2023

<i>Priority</i>	<i>Applicant</i>	<i>Project</i>	<i>Readiness to Proceed</i>	<i>Federal State Assistance</i>	<i>Total Project Cost</i>
1	Sherman County	<p><u>Work Force Housing</u> The housing stock in Sherman County is lacking the quantity and quality necessary for new employees to find a place to live in the County. Sherman County has created four incentives to encourage the construction of new rental housing (\$10,000 grant per unit), new home construction (\$10,000), the rehabilitation of existing housing (up to \$20,000 per house) and to prepare property (demo and abatement) for new housing (up to \$20,000 per property).. The County continues to look for creative ideas that would solve the housing issues.</p>	Partnering with MCEDD to establish work force rental housing.	200,000 County contribution	500,000
2	Sherman County	<p><u>Broadband Project</u> The County has completed fiber to the home in the cities and connected each community to a fiber backbone. The County has also purchased four solar-powered trailers with mounted repeating antennas that can pick up the signal from wireless towers and redirect the signal to homes that are not in the direct line of those towers. They would like to continue this project into more areas to reach those hardest to serve.</p>			160,000
3	City of Grass Valley	<p><u>Wastewater Project</u> The City of Grass Valley is researching the concept of building a wastewater system. The council hired an engineer to do a feasibility study in 2021 and that study is complete. The study will be presented to the community for feedback. The council will then decide if they should move ahead with the project.</p>			To be determined by the study
4	City of Rufus	<p><u>Well #3 Feasibility Study & Upgrades</u> - Primary well underperforming for years even with consistent maintenance. Unsure about water levels or well future capabilities.</p>	Need Identified		
5	City of Rufus	<p><u>Backup Power/Emergency Generator Purchase</u> The city has identified a need to install a 3-phase emergency back-up generator for their primary municipal wells. A backup source would help to ensure water supplies in the event of an emergency.</p>	Need Identified		\$100,000

6	City of Moro	<p><u>Sewer upgrade/pipe bursting project</u></p> <p>-A Sewer upgrade would limit the number of Crossings under HWY 97. The project would reduce from 4 or 5 crossing under HWY 97 to 2 larger crossing locations, one at BEO and one at the Branding Iron.</p> <p>-At the same time replace the old waste water terracotta pipes that run underneath HWY 97 without a major impact on travel through the city.</p>	Need Identified		To be determined 25,000-30,000
7	City of Wasco	<p><u>Water and Sewer Lines</u></p> <p>Repair aging water and sewer lines in the city.</p>	Need Identified		To be determined
8	Sherman Health District	<p><u>Clinic Expansion/Backup Generator</u></p> <p>The Health District is researching the possibility of expanding to be able to provide more healthcare services such as x-rays, physical therapy, dentistry, and integrated behavioral health. To be able to provide expanded services the Clinic will require more space and/or upgraded facilities. They would also like to upgrade the emergency generator currently onsite. The current generator is only hooked up to provide power to our laboratory area to keep our freezers and refrigerator working in case of a power outage. The immediate focus is bringing in mental and behavioral health services back to the county.</p>	Need Identified		To be determined
9	City of Grass Valley/South Sherman Fire	<p><u>City Hall and Fire Hall</u></p> <p>The fire district board is researching the concept of building a fire hall to house all of its fire fighting vehicles and equipment in one building. The City is considering partnering on this project to be the new home of the City Hall offices.</p>	Need Identified		ODOT grants
10	Cities of Moro, Wasco, Rufus, Grass Valley.	<p><u>Road Resurfacing Project</u></p> <p>Resurface/repair most of the roads in the cities.</p>	Need Identified		750,000
Remaining Projects No rankings ↓	City of Rufus	<p><u>Community Center</u></p> <p>-Roof replacement/repairs -Plumbing repairs/replacements Phase 1 complete</p>	-Roof-SDL grant-21,000 -Plumbing 2500 for Phase 1		250,000

	City of Rufus	<u>Community Center</u> Phase 1 Hazardous Materials Survey and Environmental Study, Phase 2 Asbestos Remediation	Biz OR- 20,000 Earlier funding was spent on repairs		
	City of Moro	<u>New Primary Municipal Well</u> City of Moro desires to complete a feasibility study for a new primary municipal well. A backup water source would help to ensure clean/adequate water supplies for sanitation, and aid fire suppression efforts during a natural hazard/grid down scenario, and facilitate future commercial and residential growth. Progress towards project includes obtaining a new Water System Master Plan that would be updated from our 1999 survey. The City of Moro has Applied SIPP grants with Business Oregon, in the amount of 20,000.00. With completion of the Water System Master Plan, a new well and pump station will likely be pursued; additional water system improvements may result from the study effort.	Applied for SIPP Grant, 20,000.00 with 20,000.00 Match for water system study 1,000,000- Total		
	Wasco Events Center	<u>Event Center Upgrades</u> -Install heating and cooling units -Make building ADA compliant -Flooring Improvements for Auditorium and stage -Remove or seal asbestos floor and ceiling tiles -Repaint interior and exterior of gym -Landscaping and Irrigation			
	City Of Rufus	<u>Well #1 Feasibility Study & Upgrades</u> - Currently being used as the primary well. If we are to continue using this as our primary we will need to complete some upgrades to the aging system.	20,000 Biz Or		Remainder- To be determined
	City of Rufus	<u>Water and Wastewater Study</u> Water and Wastewater Rate Study to determine the appropriate rates that will support the cities future needs.			Cost to be determined
	City of Rufus	<u>City Hall</u> Roof Replacement			120,000
	City of Rufus	<u>Information Station</u> Gathering space with tables, shade, pet receptacles, Central location to post/distribute community and visitor information for events, closure notifications, local resources and business promotion.			6500 grant received 35,000 total cost

	City of Moro	<p><u>Vista/Apex Utility extension-</u> The City's engineer has drafted a complete set of plans which extend city offered utilities into the South/East boundary of Moro. Utility expansion would allow individual property owners off of Pinkerton Drive to connect into the City's waste waterlines. To date the City of Moro has invested \$18,500.00 and to complete the project is estimated to cost \$625,000.00 (including engineering time and a 10% contingency.) In Past years, SIP funding has been delegated for this project and the continued development of these plans.</p>	Need Identified		
	City of Grass Valley	<p><u>Bulk Fuel Storage</u> The City would like to have back up fuel located for the generators at the water reservoirs in the event of an emergency.</p>	Need Identified		
	City of Moro	<p><u>Splash Pad</u> The City of Moro has entertained the idea of installing a splash pad centrally located in Moro at the City Park. The Splash pad would potentially be the first of its type in the county, and offer a safe, central location for summer play. Splash pads offer a low maintenance/ low cost summer activity and operational costs are minimal; not requiring additional staff coverage.</p>	Need Identified		
	City of Moro	<p><u>Main Street Façade/Streetscape Funding</u> The City of Moro intends to facilitate community revitalization that will lead to private investment, job creation or retention, establishing or expanding viable businesses or creating a stronger tax base. Through partnership with the Oregon Frontier Chamber of Commerce, the City of Moro continues to look for ways to help local building owners apply for grants that will revitalize and restore our main street and historic properties.</p>	Need Identified		
	City of Wasco	<p><u>Depot</u> Depot restoration upgrades</p>	Need Identified		

Klickitat County 2023 Proposed Priority Projects

Priority	Project Sponsor(s)	Description
1.	Klickitat County	<p><u>Goldendale Pumped Storage Hydro</u> Project is a proposed \$2 billion pumped-hydro energy storage project. Using existing pumping infrastructure from an old aluminum smelting facility, the closed-loop system would include three variable-speed reversible pump-turbines for a total generating capacity of 1200 MW and a total pumping capacity of 1552 MW. The project would provide a range of services to the grid to support reliability and resilience in addition to specifically balancing variable wind generation. A preliminary permit for the project was issued by the Federal Energy Regulatory Commission (FERC) in March 2018.</p>
2.	Klickitat County Port of Klickitat City of Bingen City of White Salmon	<p><u>Hood River Bridge Replacement</u> Replace bridge connecting Washington and Oregon.</p>
3.	Port of Klickitat	<p><u>Dallesport Industrial Park -DIP Lot 39 Development</u> Port of Klickitat is seeking funds to complete a 5,000 sq ft light industrial building. This building will be the second of five buildings proposed for the future development of Lot 39 in Dallesport.</p>
4.	Columbia Gorge Regional Airport	<p><u>Aviation Maintenance Training Facility</u> Project would include construction of a multi-use flex space and utilities expansion in airport business park. Airport has tenant identified to use the flex-space for Columbia Gorge Community College's aviation mechanic training program.</p>
5.	Klickitat Valley Health Hospital District	<p><u>KVH Building Addition</u> KVH is seeking funding for an addition of 12,000 square feet for a new acute care unit, surgery department and long-term care unit, and 12,000 square feet of shell space for future growth.</p>

6.	Port of Klickitat	<p><u>Bingen Point Business Park</u></p> <p>Task 1: BPBP Improvement Bring up to an additional 5 acres to shovel ready condition.</p> <p>Task 2: Flex Building Construction of a 15,000 sq. ft. flex building.</p> <p>Task 3: Marina Park Boat and Car Parking Pave boat and car parking area at Marina Park and Boat Launch in Bingen.</p>
7.	City of White Salmon	<p><u>Buck Creek water distribution line replacement</u></p> <p>Replace 7 miles of deteriorating water main.</p>
8.	City of Goldendale	<p><u>Wastewater Treatment Plant Improvements</u></p> <p>Project includes grit removal, solids handling system, aeration system and process configuration system improvements.</p>
9.	City of Goldendale	<p><u>Municipal Airport Improvements</u></p> <p>The present runway is 3,491-foot long and 40-foot wide and needs a runway extension to 5,000-foot length and 60-foot width and full-length taxiway to accommodate jet planes. It also needs a helicopter landing pad to accommodate helicopters used for firefighting purposes, as well as a jet fuel tank.</p>
10.	City of Goldendale	<p><u>Water Supply Improvement Project</u></p> <p>Replacement of an aging water transmission line including an Aquifer Storage and Recovery (ASR) Project, with a peak hydropower of 500 KW.</p>

Note: Klickitat County submitted their project list in a different format than usual for the County lists. Their submission included priorities in two categories approved by the Board of Commissioners (public works and technical assistance) and an additional set from their Commission approved strategic plan. MCEEDD staff combined the lists in order to reflect a standardized single list, but retained the relative rankings by category area.

Skamania County Community Action Team
Priority Project List
December 28, 2022

Project	Sponsor
1. <u>Cascades Business Park</u>	<u>Port of Skamania</u>
2. <u>Cascade Ave Improvement</u>	<u>City of Stevenson</u>
3. <u>Wind River Road Stabilization</u>	<u>Skamania County</u>
4. <u>City of North Bonneville Lift Station Replacement</u>	<u>City of North Bonneville</u>
5. <u>Carson Water Treatment</u>	<u>Skamania PUD</u>
6. <u>Underwood Reservoir</u>	<u>Skamania PUD</u>
7. <u>First Street Overlook</u>	<u>City of Stevenson</u>
8. <u>Transient Docks - Boat Launch</u>	<u>Port of Skamania</u>
9. <u>Wind River Boat Launch Docks</u>	<u>Skamania County</u>
10. <u>High Bridge Park</u>	<u>Skamania County</u>
11. <u>Stevenson Fire Station</u>	<u>City of Stevenson</u>
12. <u>Columbia Ave Re-alignment</u>	<u>City of Stevenson</u>
13. <u>Home Valley Park – well and field upgrades</u>	<u>Skamania County</u>
14. <u>Stevenson Broadband Project</u>	<u>City of Stevenson</u>
15. <u>Stevenson Wastewater system- Public Infrastructure</u>	<u>City of Stevenson</u>
16. <u>Stevenson Landing Upgrade and Improvements</u>	<u>Port of Skamania</u>
17. <u>Stevenson – Upper Russell Upgrades</u>	<u>City of Stevenson</u>
18. <u>Courthouse Park Plaza</u>	<u>City of Stevenson</u>
19. <u>County Communication System Upgrade</u>	<u>Sheriff's Office</u>

Infrastructure Funding Wish List

PUD:

Seismic Upgrades - Buildings

New Reservoir - Underwood

Emergency Generators – Underwood

City of North Bonneville:

Water line upgrades

City of Stevenson:

Water and Stormwater line upgrades

EDC:

Carson Sewer System – Feasibility Study

Skamania County:

Fair Grounds Upgrade

Eurasian Watermilfoil removal

Port of Skamania County:

Cascades Business Park utility extensions



**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
RESOLUTION 2023-1
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)**

WHEREAS, the Mid-Columbia Economic Development District (MCEDD) is responsible for planning and coordination of economic development activities to stimulate new private and public investments to provide employment and growth opportunities; and

WHEREAS, MCEDD is organized in accordance with federal requirements of the Economic Development Administration to broadly represent the area including representation of local government, business, and other community interests; and

WHEREAS, MCEDD has prepared an update to the Comprehensive Economic Development Strategy as a guide for economic development activities;

NOW THEREFORE, BE IT RESOLVED that the Mid-Columbia Comprehensive Economic Development Strategy Committee through the Mid-Columbia Economic Development District Board of Directors does hereby adopt the update for the Comprehensive Economic Development Strategy Plan for the Mid-Columbia region.

PASSED AND APPROVED this 16th day of March 2023.

ATTEST:

**MID-COLUMBIA ECONOMIC
DEVELOPMENT DISTRICT**

Jill Brandt, Administrative Assistant

Steve Kramer, Chair

Memorandum

To: MCEDD Board of Directors
From: Jessica Metta, Executive Director
Date: March 8, 2023
Re: District Expansion Request

Background

MCEDD was formed in 1969 by the five member counties in recognition of their shared economic base and was officially recognized at that time by the US Economic Development Administration (EDA). In 2021, Gilliam County requested joining the MCEDD district and leaving their current district Greater Eastern Oregon Development Corporation (GEODC). This request was also made in 2015, was considered by MCEDD and seemed to be moving forward when GEODC informed MCEDD that they would not consider the proposal.

With the 2021 resurgence, the MCEDD Board formed an Expansion Task Force Committee to consider the request and bring information to the Executive Committee for recommendations to the Full Board. The matter has since been discussed in length through three meetings of the Expansion Task Force Committee and several meetings of the Executive Committee and the full Board of Directors. Staff has reached out to many partners for feedback, including our Oregon ports and chambers, both Governor's offices, Washington public sector MCEDD Board members, and our Oregon county MCEDD Board members.

Through discussions of Washington and Oregon balance, the MCEDD Board determined that it made sense based on our regional economic composition to expand the Board to add a private sector representative for the forestry industry. Bylaws were changed in June 2022 and the position filled in September 2022.

MCEDD Board Composition Overview as of September 2022:

- 5 county seats (3 OR, 2 WA)
- 5 cities seats (3 OR, 2 WA)
- 2 chambers (OR/ WA)
- 2 ports (OR/ WA)
- 8 private sector reps (OR/ WA balanced)

22 Total

Gilliam County passed a resolution in December and an amended one in January to formally request leaving GEODC and joining MCEDD. GEODC is considering their own resolution on March 14. At the March 16 Board meeting, the MCEDD Board is asked to formally vote on the attached draft resolution to amend the district boundary and MCEDD's services to include Gilliam County.

Proposal Details

To add Gilliam County to the district, the following actions would occur:

1. Board would expand to add a seat for a Gilliam County rep. This seat would be held by a Gilliam County Commissioner but would also report on the activities of the Cities of Gilliam County.

Cities would be added to contact lists for all MCEDD Full Board meetings but would not have an official Cities rep on the Board.

Gilliam County rep would automatically join the MCEDD Executive Committee as is usual for County reps. Gilliam County rep would only join the Loan Administration Board once MCEDD's lending area is revised to include Gilliam County. The resolution presented includes language to expand the lending area to include Gilliam County, which would need to be approved by EDA and USDA.

2. Oregon Chambers rep would expand to include Gilliam County chamber.
3. Oregon Ports rep would expand to include a rotation to the Port of Arlington.
4. Bylaws would be changed to reflect the additional county and additional Board seat.
5. Financial Assessment: Given additional upfront costs, Gilliam County would receive a higher one-time assessment to cover administrative, legal and other costs. The long-term annual assessment would match MCEDD's local dues policies. The Executive Committee recommended the higher one-time assessment be based roughly on staff expenses, with a not-to-exceed amount of \$5,000. Unexpected expenses would be negotiated.
6. Any additional services by MCEDD would be offered on a fee-for-service basis.
7. Economic Development Strategy: Gilliam County would be incorporated into the CEDS beginning in 2024 with a minor update to the project list, and 2027 with the full update.

Next Steps

If the resolution passes, staff would next steps work with both Governors' offices for letters of support and then submit all information to the EDA for official approval. No changes would occur until approved by EDA.



**MID-COLUMBIA ECONOMIC DEVELOPMENT DISTRICT
RESOLUTION 2023-2
DISTRICT BOUNDARY CHANGE**

WHEREAS, the Mid-Columbia Economic Development District (MCEDD) was formed in 1969 by Klickitat and Skamania Counties in Washington and Hood River, Sherman and Wasco Counties in Oregon in recognition of their shared economic base; and

WHEREAS, MCEDD received federal designation as a District from the U.S. Economic Development Administration in 1970; and

WHEREAS, MCEDD received a request from Gilliam County, Oregon to join the MCEDD District and be released from the Greater Eastern Oregon Development Corporation, recognized by the U.S. Economic Development Administration in 1993; and

WHEREAS, the MCEDD Board of Directors carefully considered the request with methodical analysis and deliberation and found that the MCEDD District would have positive impact from the change; and

WHEREAS, over the past 29 years, Gilliam County's economic base, priorities and alignment with regional partners has changed significantly; and

WHEREAS, Gilliam County has developed strong, regional partnerships for essential public services with members of MCEDD, shares many of the same socioeconomic conditions with members of MCEDD and alignment with MCEDD's 2022-2027 Comprehensive Economic Development Strategy ("CEDS"); and

WHEREAS, the State of Oregon has recognized Gilliam County's ties to members of MCEDD and their shared transportation access issues and transportation networks by placing it on the Lower John Day Area Commission on Transportation, which is a key collaborator in MCEDD's 2022-2027 CEDS; and

WHEREAS, Gilliam County shares similar workforce characteristics and accordingly partners with several members of MCEDD on regional workforce development initiatives through East Cascades Works, which is a key collaborator in MCEDD's 2022-2027 CEDS; and

WHEREAS, Gilliam County's School Districts have strong partnerships with Columbia Gorge Community College, a key collaborator in MCEDD's 2022-2027 CEDS, as a result of workforce development needs shared with other MCEDD members; and

WHEREAS, Gilliam County has shared educational needs with several members of MCEDD and partners with them through Four Rivers Early Learning Hub, which is a key collaborator in MCEDD's 2022-2027 CEDS; and

WHEREAS, Gilliam County has key industries in common with MCEDD members including wind energy, dryland wheat farming, and waste management, among others; and

WHEREAS, MCEDD believes changing the boundaries of GEODC and MCEDD will better align regional economic conditions and priorities and ultimately benefit both Economic Development Districts, as well as Gilliam County; and

WHEREAS, MCEDD wishes to provide the full range of its economic development services to Gilliam County, including business lending.

NOW, THEREFORE, the MCEDD Board of Directors resolves as follows:

1. Findings; Adoption. The above-stated findings contained in this Resolution No. 2023-02 (this "Resolution") are hereby adopted.
2. The MCEDD Board of Directors respectfully requests the Governors of Oregon and Washington lend their support to this boundary change, and the U.S. Economic Development Administration approves this boundary change allowing Gilliam County to join MCEDD.
3. The MCEDD Board of Directors respectfully requests that the U.S. Economic Development Administration and U.S. Department of Agriculture recognize this boundary change in the area eligible to be served by MCEDD's revolving loan funds.

ADOPTED this 16th day of March 2023 by the MCEDD Board of Directors.

ATTEST:

**MID-COLUMBIA ECONOMIC
DEVELOPMENT DISTRICT**

Jill Brandt, Administrative Assistant

Steve Kramer, Chair

Memorandum

To: MCEDD Board of Directors
From: Jessica Metta, Executive Director
Date: March 3, 2023
Re: Gorge Regional Transit Strategy Update

Background

MCEDD has been working with consultants through Phase 2 of the Gorge Regional Transit Strategy (GRTS). The goal of GRTS is to develop a roadmap for a regionally coordinated and integrated public transportation system in our five-county region. Phase 1 developed the vision and Phase 2 focuses on a more comprehensive implementation strategy including further data analysis, funding and financial planning, assessment of potential regional organizational structures, and operational and policy strategies. At the end of Phase 2, we'll deliver a document for adoption by each of the five counties and the MCEDD Board with prioritized and actionable strategies and recommendations, including a transit map that clearly articulates the Region's vision of a successful regional transit system.

Recent Work

Memo 5 was released in January and has been widely presented for feedback, including at the February Executive Committee meeting. Stakeholder feedback has been in support of moving forward with Scenario 2 to create a new Regional Transit Advisory Board (TAB) as the next step in continuing to advance the GRTS. The TAB would be made up of decision-makers from the different transit operators to discuss regional issues, including if there is interest in pursuing the more advanced scenarios of combining operations.

When MCEDD took over operations of The Link in 2017, the MCEDD Board created a subcommittee that it called the Transportation Advisory Board to provide input for The Link and regional transportation issues. The committee ended up not being necessary for MCEDD purposes, created concern from Columbia Area Transit that it was making decisions for other transit entities, and was dissolved in 2021. This version of a TAB would be set up differently and have regional buy-in on its roles and responsibilities. The majority of stakeholders that have provided feedback were interested in MCEDD staffing the TAB versus a contracted consultant.

Staff is supportive of ways to set up a new TAB as easily and efficiently as possible, and of MCEDD convening the TAB. If we moved forward, MCEDD would facilitate the formation of a TAB, with the exact role, authorities, responsibilities to be determined by the regional transit operation stakeholders (Columbia Area Transit, Skamania County, Klickitat County, Sherman County, Wasco County, MCEDD).

Executive Committee

The MCEDD Executive Committee considered this at their February 2023 meeting and recommend that the MCEDD Board endorse formation of a Regional Transportation Advisory Board.

Request

Recognizing that the details and options will be outlined in the final Gorge Regional Transit Strategy, and that full approval would be needed from all transit operation boards, endorse the formation of a Regional Transportation Advisory Board to be convened by MCEDD.



Mid-Columbia Economic Development District

Executive Director's Report Prepared for the March 2023 Board of Directors Meeting

Capacity Building Highlight

We asked for Oregon Board member support in informing the Oregon legislature about the value of Capacity Building funds. A one-pager created for Oregon's Economic Development District Association is included.

- Background: Oregon House Bill 2345 passed in 2021 created the Rural Capacity program that provided some funding to EDDs to help with project development, grant prospecting, grant writing and grant administration. We received these funds in June 2022 and they were matched by funds from the Ford Family Foundation, allowing us to provide these services to our full Oregon counties. While the state funding has a lot of problematic red tape, the concept has been valuable for our members and fills a budgetary need for our project management team. Business Oregon attempted to include this in their budget but it did not make the Governor's Recommended Budget. We are asking for \$5M split evenly amongst the EDDs to be included in a Christmas tree appropriation.

While we can do a little of this support with our EDA Planning grant/ local assessments, we have been exploring how to provide more support to our Washington communities as well and had a good meeting with the City of White Salmon to explore grant writing needs. There is not a similarly strong relationship between EDDs and the WA Department of Commerce.

Regional Work and Outreach

- I attended the One Gorge legislative advocacy events in Olympia (Feb 8) and Salem (Feb 15). Both events were very well attended. While in Salem, I met with about eight representatives on the Economic Development Committee to discuss the Capacity Building request.
- We hosted a meeting of the Hood River Economic Development Group on Jan 26. We gathered information for the Hood River County CEDS list and updated their Business Siting Guides.
- I have been researching the CPACE Program (Commercial Property Assessed Clean Energy) for our Oregon counties. This is a financing structure in which building owners borrow money for energy efficiency, renewable energy, or other projects and make repayments via an assessment on their property tax bill. The financing arrangement then remains with the property even if it is sold, facilitating long-term investments in building performance. CPACE was authorized but the legislature but counties or cities must opt in. We are offering to administer the program for our Oregon counties. This may be an opportunity for our WA counties as well.
- I supported an application by Business Oregon/ Oregon Economic Development Districts Association for the state to be selected for an EDA-funded Policy Academy to improve state-EDD connections. If the OR application is selected, I would travel to DC twice in 2023 as current President of OEDD. I also reached out to WA Dept of Commerce about the Policy Academy to explore a WA application but did not get a positive response.
- I am participating on a Steering Committee for Gorge Women in Business to help them consider formation options and how MCEDD can support their efforts to support women-owned business

in the region. We are hosting an event for them through the WA State Microenterprise Association grant noted below.

- We held a quarterly Regional Attainable Housing Meeting with staff level leaders involved in planning and housing development. It included legislative updates from the Association of Washington Cities and the League of Oregon Cities and followed a USDA webinar on housing opportunities for rural recreation communities. We also have a quarterly meeting of the Mid-Columbia Economic Resiliency Team meeting planned for March 9 with a presentation from Oregon state economist Josh Lehner.
- I engaged in regional outreach with meetings with Business Oregon, Wasco County Planning, Sen. Merkley, Rep. Helfrich, Klickitat County Public Economic Development Administration. I traveled to Warm Springs to meet with several members of the Warm Springs Tribal Council and the Warm Springs Community Action Team to build relationships with and identify ways we can support the tribe. I also presented to the White Salmon Rotary and Hood River Lions Club and have additional presentations scheduled for Hood River and The Dalles Rotary Clubs in April.

Business Assistance

- Columbia Center for the Arts (CCA) engaged Barbara Briggs as a consultant to develop a Strategic Business Plan for the organization and Barbara asked for MCEEDD's assistance with some of the outreach and in-person meeting facilitation, through a small contract with CCA. This work has been busy with public sessions in early March. We helped bring on The Next Door to assist with a Spanish-language focus group. This project supports job creation at CCA as well as our arts/ culture/ tourism industry noted in the CEDS.
- Washington State Microenterprise Association Grant: We received the contract for the \$10,000 Washington State Microenterprise Association Grant and started planning the seven business networking events (Pub Talks) with our WA partners. The first pub talk was held on Feb. 16 in Stevenson with great attendance through the work of Skamania EDC. Next events in planning are March 15 Gorge Women in Business event in Bingen and April 4 in Goldendale. We will also be using grant funding to cover legal consulting services for small businesses in our WA counties that work with the Small Business Development Center. We were unable to find a CPA willing to do similar work. This grant is only through June 15, so the work is a sprint.
- Through our contracted management of the Cascade Locks- Hood River Enterprise Zone, we are assisting partners in Hood River County with consideration for a 15-year property tax abatement request for a cloud services company wishing to build in Cascade Locks. This would be a large investment in the community, and we are setting the table for the negotiations.

Facilities, Trainings and Operations

- We held a planning committee meeting with our Board volunteers (Jason Hartmann and Buck Jones) with the Diversity, Equity and Inclusion (DEI) consultant Mariann Hyland. They approved a project charter and plan for the Task Force. The first Task Force meeting will be March 7. We had no additional Board volunteers but are comfortable moving forward with Jason Hartmann and Buck Jones
- We will be recruiting more Board interest in the Task Force shortly.
- I provided orientations to Commissioners Lannen and Zoller.
- I held annual evaluations for Carrie Pipinch and Jill Brandt and three-month review for Keli Lafrenz.

- I am implementing a systems change to only have digital contracting files, which will involve reorganizing the digital system to be more useful. Jill Brandt is working on this for us.
- I issued a request for quotes for a full-service IT consultant.
- As part of the FY24 budget prep, Dana and I will be gathering information for an annual salary survey to ensure we are staying competitive with our wages. Any member feedback on data sources or assistance in reviewing the data is welcome.



OREGON ECONOMIC DEVELOPMENT DISTRICTS



WHO WE ARE

Oregon Economic Development Districts (OEDD) helps to mobilize the resources, technical assistance, strategic planning and project coordination services needed to make Oregon businesses and communities thrive. Oregon's 12 unique economic development districts cover the state's 9 federally-recognized Tribes, 36 counties, 297 municipalities, and numerous unincorporated communities — all working to provide effective, efficient delivery of economic development services within their regions. OEDD brings these districts together and offers a statewide, strategic platform for cross-regional collaboration, information sharing, training, and funding coordination.

Economic development districts are an important part of our state's economic infrastructure — part of a nationwide network of over 380 districts across the country designated and funded in part by the U.S. Economic Development Administration. EDDs take a long-term, holistic approach to regional and community development, looking at the distinct opportunities and challenges that face each part of our state. EDDs facilitate the strategies, solutions and partnerships necessary to address needs around environmental stewardship, infrastructure upgrades, intermodal transportation systems, affordable and quality housing, workforce building, child care, small business development, and so much more.

As practitioners working directly with partners in these key industries, we have witnessed first-hand the significant capacity issues that exist in our rural and underserved communities. Many of our smaller, under-resourced regions struggle to keep up with the work needed to access competitive federal, state, municipal, and foundation grants — which means they are losing access to the dollars needed to be successful. Across the country, states are prioritizing investments in economic development districts to help support the coordination of this work on a statewide level.

WHAT COMES NEXT

OEDD is advocating for an investment of **\$5 million** to ensure that every community has the resources they need to expand housing, improve vital transportation infrastructure, ensure access to clean drinking water, or solve any of the other vexing challenges facing our most underserved populations. These funds are vitally important to ensure that Oregon gets its fair share of federal investments and private philanthropy.

Through this critical investment, Oregon can support our small cities, nonprofits, businesses and community service providers with:

PROJECT AND INFRASTRUCTURE DEVELOPMENT

We have communities across the state in need of workforce housing, child care, water and wastewater infrastructure, community facilities, broadband access, improved roadways, emergency management equipment and so much more. Capacity investments in these projects is a vital first step in rebuilding our state.

FINANCIAL AND TECHNICAL SUPPORT

Many of our community partners lack the financial and technical assistance needed to win competitive federal and philanthropic grants. EDDs support rural and underserved communities in identifying, writing and administering grants for a wide range of projects.

EFFICIENT AND STREAMLINED COORDINATION

Statewide resources, deployed through EDDs and COGs, help foster collaboration throughout small and rural communities. Investing in statewide economic development entities like OEDD helps create a network of trusted technical service providers that local communities can rely on to assist with development and infrastructure projects — from identification, to funding, to completion.

Questions? Contact Taylor Sarman:

 541.910.5711

 taylor@mahoniapublicaffairs.com



Executive Committee Report March 2022

The MCEDD Executive Committee met in February and March to address business of the District. The activities of the committee included the following:

- Heard an update on the Gorge Regional Transit Strategy and reviewed Memo 5 which outlines options for moving forward. Discussed formation of a Regional Transportation Advisory Board and recommended endorsement to the MCEDD Board of Directors.
- Approved out-of-state travel for Kristyn Fix to attend a conference in Michigan in May that would be primarily funded by grant resources.
- Discussed options to increase MCEDD's IT support in a more comprehensive, secure way. Supported a budget increase and encouraged staff to send out an RFP.
- Discussed an inquiry for staff to support grant writing/ grant submission on behalf of a for-profit private entity, and voiced support as staff capacity allowed.
- Reviewed draft financial reporting out of Caselle and provided feedback. The Committee decided that it made the most sense for the Committee to receive detailed reports and the full Board to receive a summary. This is in reverse to historical financial reporting.
- Reviewed the application for the at-large Budget Committee open position and recommended Nichole Biechler for appointment, as well as Leana Kinley for re-appointment for the Board position.
- Conducted the annual evaluation of the Executive Director. Approved a step increase based on positive performance, but at the wrong level due to staff misinformation. Accordingly, ***the Board is asked to approve a step increase to Step 6 during the March Board meeting.***



Mid-Columbia Economic Development District

Loan Administration Board (LAB) Report Prepared for the March 15, 2023, MCEDD Full Board Meeting

Approved Loans; Loan Actions

Since the last MCEDD Board Meeting the following loans were approved:

Business	Amount	Purpose
Miss O's Espresso, LLC	\$24,000	Debt refinance/working capital (funds disbursed)
Sergio Almader dba Dingo Dude	\$40,000	Debt refinance (funds disbursed)
Outfishing Adventures, LLC	\$11,183	Equipment purchase/start up (funds disbursed)
The Bliss Café, LLC	\$27,386	Equipment/working capital (funds disbursed)

Updates on Clients

There are currently two loans with a past due balance. Staff continue to work with the clients to resolve the past due balances and are working with the Loan Administration Board on addressing these delinquencies. Other existing client updates:

Business	Update
Forget Me Not Ventures, LLC	Modification approved.
A Home Sweet Home	Modification approved.

Active Inquiries

Active inquiries with anticipated/received applications include:

- Windsurfing/board shop
- Outdoor clothing designer
- Coffeeshop/bakery
- Mobile red light therapy provider
- Photographer
- Candle business
- Non-profit used building materials store

***Available to loan (1/31/23):
approximately
\$4,441,629 (with Attainable
Housing Fund)
\$3,117,377 (without Attainable
Housing Fund)***

Other Activities

- Ami continues to attend The Dalles Area Chamber of Commerce, Mt. Adams Chamber of Commerce and Hood River Chamber of Commerce networking events.
- Ami is working with the SBDC on two of the loans currently in the pipeline.

- The 2023 Entrepreneurship Pub Talk series in our Washington counties kicked off at Skamania Lodge in February. Hosted in partnership with the Skamania EDC, Goldendale and Mt. Adams Chambers of Commerce, the series features a panel of local small business owners.
- Staff updated marketing flyers for the loan program and as a part of this effort visited banks in Hood River, Stevenson and The Dalles to talk about our loan program and partnership opportunities with banks. We also sent information to commercial real estate agents, got the OIB flyer translated into Spanish, and purchased a window cling for OIB clients at the OIB's request.

Support for Loan Boards

- The Oregon Investment Board (OIB) met and approved a \$55,000 loan for Dog River Pet Supplies, LLC and funded the loan during this period. Staff also brought OIB a new loan request for Ankhiale Outdoors (Hood River), which they tabled for more information.
- The Mt Hood Economic Alliance (MHEA) met and approved a \$40,000 loan for Frutas Locas Y Mas, LLC and funded the loan during this period. The MHEA also approved a loan modification for Oregon Brineworks, LLC and approved a draft update of their IGA. We are still recruiting for one Clackamas County board member.

Memorandum

To: MCEDD Board of Directors
From: Jessica Metta, MCEDD Executive Director
Date: March 3, 2023
Re: Loan Loss Reserve Program Participation

Overview

In November, staff applied for a Loan Loss Reserve (LLR) program offered through Business Oregon. This is a new program established by 2021 House Bill 2266 to:

- Capitalize loan loss reserves for community-based lenders,
- Mitigate risk of loss for borrowers lacking capital due to:
 - Limited net worth;
 - Lack of personal and/or business assets to adequately secure a loan; and
 - Limited time in business and/or credit history.
- Help borrowers graduate to private lending markets.

Staff submitted separate applications on behalf of both MCEDD and Mount Hood Economic Alliance (MHEA). Business Oregon has offered to award the maximum amount available per lender at \$1,000,000 but wishes to make one award to cover both MCEDD and MHEA. Staff recommends that the award be made to MCEDD and that a smaller portion of the funds be allocated to MHEA internally since their portfolio is smaller.

As MCEDD makes new loans, we can enroll the loans against this program to protect MCEDD against losses. At the end of ten years, whatever is left will roll into MCEDD's portfolio for lending.

One of the requirements for the award is to set up a deposit account (DDA/MMA/CD) for where the funds are to be deposited following the below listed guidelines:

1. Interest bearing account(s) to receive funding via ACH or wire – can include instructions (at the recipient's discretion) to receive into a Demand Deposit Account and subsequently transfer a portion to interest bearing CDs.
 - a. For Benefit of MCEDD (legal entity name)
 - b. MCEDD's EIN
 - c. Signers will be Business Oregon
 1. List of signers will be finalized and provided with the contract
 - d. Bank statements are to be mailed to Business Oregon and MCEDD

Request

Approve receipt of a \$1,000,000 Loan Loss Reserve award from Business Oregon. Approve creation of a new bank account in accordance with Business Oregon's requirements.



Mid-Columbia Economic Development District

To: MCEDD Board of Directors

From: Carrie Pipinich, Deputy Director of Economic Development

Date: March 6, 2023

Re: Deputy Director of Economic Development Report

Broadband

- Staff met with partners in both Skamania and Klickitat Counties to discuss the Washington State Broadband Office and WSU Extension planning process that will provide local input into the statewide plans for the Broadband Equity and Deployment fund and the Digital Equity Act funding that will be available in the coming years. MCEDD is providing support to both counties to move through these planning efforts by the June 15th deadline. The Oregon planning processes for these processes are not underway to date.
- Staff is working to identify the best path for supporting local engagement with the FCC's new location specific [national broadband map](#) that allows for both individuals to challenge service availability at their locations as well as a variety of entities, including local governments, to submit bulk challenges. Staff supported a public meeting in early January in partnership with the Snowden Community Council to review the mapping process and ways to engage with the update process.
- Staff has been working to on board an American Connections Corps Americorps Fellow. Gilliam County approached MCEDD about taking over the remainder of their Fellow's term to bring additional broadband focused capacity into the region. A big thank you to both Gilliam County for bringing this resource to us and also to Tillamook Creamery who is supporting the cost of the fellow.

Wasco County Economic Development Commission:

- Staff attended the January 18th Maupin Community Visioning Session to provide support for the Economic Development discussions. Groups for each goal area prioritized strategies brainstormed at the November meeting. The Economic Development group reconvened February 17th to refine the strategies and begin to discuss action items.
- Staff is working closely with the local Steering Committee support an update to the Dufur City Vision and Action Plan developed in 2016 with our support. Staff developed a draft of the Mission, Vision, and Goals as well as compiling the strategies from input gathered at the November community meeting and supported a Steering Committee meeting in January to prepare for the January 31st community meeting. The January 31st session focused on developing strategies and actions to support goals and prioritizing specific focus areas. Staff is working on developing a draft of the full plan for Steering Committee and then public review before bringing it to the City for their consideration.
- Staff has been working with Tooley Water District, Pine Grove Water District, and Wamic Water & Sanitary Authority to support moving infrastructure projects forward with their next steps. Tooley and Pine Gove had One-Stop meetings with Business Oregon in the new year to discuss potential funding paths for their water system improvements. Staff supported Pine Grove in submitting for Congressionally Directed Spending (CDS) as well as preparing for submission of a Safe Drinking Water Revolving Loan Fund application by the March 15th deadline. Staff also supported Tooley in submitting a CDS request as well as exploring feasible funding paths for their project. Staff is working with Wamic to support submission of Sustainable Infrastructure Planning Program application by the

March 15th deadline to support refreshing their water system feasibility study as well as developing a one-stop application form for their waste water system.

- The Wasco EDC's quarterly meeting was hosted at Idiot's Grace Winery in Mosier March 2nd. The group heard from the City of Mosier and Main Street Mosier on current projects and their status. The meeting focused on annual work planning for the Wasco EDC. The group was also able to tour the winery. Thank you to Wasco EDC Member Brian McCormick for hosting us at his business!
- Staff supported the proposed Columbia Gorge Childcare Center by exploring potential resources for funding as well as connecting them with the brownfield program for a hazardous building material study, connecting them with Wasco County Planning to discuss planning concerns at their proposed site, and reviewing some prospective funding resources for eligibility.
- Staff met with and is supporting planning for the Main Street Mosier Business Committee's May gathering focused on business grants and incentives as well as employee attraction and retention. This will be in partnership with the SBDC.
- Staff supported CDS letter of support requests from several Wasco County partner organizations.

Energy

- Staff has been working with the Energy Council's consultants Dynamic Designs to support completion of the Energy Council's new website. The website should be finalized by mid-March and launched.
- The Energy Council held its quarterly meeting in March. The group discussed the draft DEI lens and guiding questions developed by Hyland Consulting, upcoming budget requests, and workplan progress.
- Staff is working with Energy Trust of Oregon to explore opportunities related to a FEMA Grant ETO received to support vulnerability and critical facility mapping, energy resilience planning, and funding partnership development.
- Energy Council Co-Chairs and staff presented to the Hood River County Board of Commissioners on the Energy Council in February.
- As noted in Jacqué's staff report, several projects from Hood River County that built on energy council feasibility studies for solar plus storage systems submitted grants with staff support from MCEDD to the Oregon Department of Energy's Community Renewable Energy Program.
- CGBREZ was held in March with a speaker from Bonneville Power Administration discussing transmission planning and capacity.

Additional Items:

- Staff supported the Goldendale REDS group in hosting the Goldendale Leadership Exchange Lunch to create more space for collaboration and discussion between partners as an identified next step for these efforts.
- Staff completed a six-month review for Kristyn Fix.



To: MCEDD Board of Directors
 From: Jacque Schei, Project Manager
 Date: March 2, 2023
Re: Project Manager's Report

Grant Administration/Labor Standards Projects

For the following projects, Jacque serves as a main contact to coordinate grant activities, ensures grant recipients meet the conditions of the grant contract, monitors progress of the project, and ensures that contractors fulfill contractual obligations. This work is supported by contracts with the project owners.

- **Crystal Springs Water District (CSWD) Mid-Valley Reservoir & South Valley Reservoir:** Funding: Safe Drinking Water Revolving Loan Fund (SDWRLF). Update: Staff supported the District in submitting final closeout paperwork for the Mid-Valley Reservoir and the District is awaiting the administrative closeout from Business Oregon.
- **CSWD Odell Water Company Consolidation:** Funding: SDWRLF (\$2,230,000 loan, \$530,000 forgivable). No major updates - the project is still in the initial design stage.
- **City of Cascade Locks Wastewater System Improvements:** Funding: interim Clean Water State Revolving Fund (CWSRF; \$3,247,111 loan, \$1,002,489 grant) with USDA RD long term financing, CDBG (\$2,500,000), City funds. Update: The City had to reopen their Section 106 consultation because there are several areas which were not included in the original scope for digging that have now been identified as requiring open trenching. Staff supported the City in sending out required letters to the State Historic Preservation Office and tribes. In addition, they will need to use some contingency funds to continue cultural resource monitoring work once the new trenching starts. Work is continuing on other parts of the project. Staff also continues to support monthly worker interviews, payroll reviews, and regular reporting to funders.
- **Biggs Service District Water System Improvements:** Funding: USDA RD (\$2,458,000 loan, \$825,500 grant), County funds. Update: The District has worked with the prime contractor to select a new reservoir supplier, which means a change in the type of tank being installed, additional costs, and additional time for the project to be completed. The goal is to have the water system up and running by the end of June 2023. Construction has re-started at the reservoir site.
- **City of Hood River Stormwater Line Replacement:** Funding: CWSRF (\$1,277,045 loan, \$500,000 forgivable), has \$2.695 mil of ARPA (\$2,694,953), Business Oregon Water/Wastewater (\$1,151,145 loan, \$200,000 grant), City funds. Update: Completion of the phase 2 design has been delayed as the City works through some contract questions with its engineer. This also means that their timeline for going out to bid has been delayed and they are currently looking at late spring. In addition, the latest cost estimate from the engineer was higher than the City's budgeted amount for the project, so staff have been working with the City to identify possible sources of funding.
- **City of The Dalles Dog River Pipeline Replacement:** Funding: Oregon Water Resources Department (\$1,000,000), SDWRLF (\$7,500,000 loan, \$530,000 forgivable), City funds. Update: The City of The Dalles opened bids in mid-December for the construction of the fish passage portion of the project and awarded the contract to Tapani Inc. (Battle Ground, WA). Bids were higher than expected, so the City is working with Business Oregon to reallocate some of the Safe Drinking

Water funds to this portion of the project. Staff attended a pre-construction meeting in early February to review funder requirements with the contractor. Construction (on the pipeline and fish passage) is expected to resume around May/June, depending on weather.

- **Sherman County Bus Barn:** Funding: ODOT STIF (\$480,000 grant), County funds. Update: Planning is on hold until the County hears back about ODOT STIF funding.
- **Hood River County - Adult Center Kitchen Rehab:** Funding: CDBG-CARES (\$987,299), Adult Center funds. Update: The County opened bids for the project on January 17. The low bid was \$111,000 over the budgeted construction line item. The Adult Center will contribute additional funding and/or apply for additional grants that would cover the cost of some of the kitchen equipment. The County awarded the construction contract to Hale Construction NW (Hood River, OR) and staff attended a pre-construction meeting on February 23rd to review funder requirements. During this meeting, the contractor outlined possible schedule issues related to long lead times (~52 weeks) for some electrical components. They will propose a new design and work with the architect to find a solution with components that won't take so long to procure, but it is expected that lead times will still be 24-26 weeks. This is outside the County's project completion deadline, so staff will work with them to discuss solutions with the funder once we have more details from the contractor.

Sherman County Economic Development

- Housing grants: One new application has been approved, and two projects were given time extensions. Staff also worked with the County Court to update the language in the four program applications and clarify the requirements of each program.
- City of Grass Valley wastewater – staff supported the City in submitting a FY24 Congressionally Directed Spending request for a portion of the estimated project cost. The City is still considering the best scenario for other funding options and the timing of when they should apply and is still waiting to hear about increased loan forgiveness for CWSRF.
- Two Ford Family Foundation applications that staff assisted with (Sherman Kids Zone, and City of Wasco – Event Center) were awarded grants. Staff continue to explore additional funding opportunities with both entities.
- Staff have been working with the Grass Valley County Market to request quotes for electricians for their EV charging project.
- Staff worked with the County to submit an application to Round 2 of Oregon Department of Energy's Community Renewable Energy Grant Program (CREP) for planning dollars to support research and design of a solar + storage microgrid at the Sherman County School.
- Staff met with the City of Rufus and Business Oregon to discuss issues with the City's wells.

Rural Capacity Grant Support

- Staff supported submission of Round 2 CREP applications for the City of Cascade Locks (for construction dollars to support a solar + storage microgrid system at City Hall), Hood River County (for planning dollars to explore solar + storage options at Mt. Hood Town Hall), and City of Hood River (for construction dollars to support a hydroelectric project on the Hood River).
- Staff are supporting the East Fork Irrigation District in developing funding applications for the Oregon Water Resources Department and the Bureau of Reclamation.



To: MCEDD Board of Directors
From: Kristyn Fix, Project Manager
Date: March 3, 2022
Re: Project Manager's Report

Gorge Technology Alliance (GTA)

MCEDD supports the GTA through contract project management services.

- **AUVSI XPONENTIAL 2023:** Staff collaborated with marketing team from sponsor company, SightLine Applications, to begin planning the networking mixer for Xponential Exhibition in Denver, CO from May 8-11, 2023. Staff secured quotes for event and catering options and met with team to finalize event details. Staff created sponsorship materials for the event and communicated with several past and potential sponsors to secure contributions and support. Staff worked with GTA Board members to develop a map of participating GTA companies and to discuss details of support staff can offer at the exhibition.
- **Gorge Women in STEM:** In December, GWIS hosted an informal holiday meetup in Hood River where they celebrated accomplishments for the year and looked forward to future planning and activities. Staff supported GWIS Leadership in transitioning away from being a formalized team and worked to establish an annual calendar featuring informal meetups and a career-focused event for Fall 2023. Staff started discussions with potential GWIS volunteers to assist in creating a robust and engaging calendar of meetups that focus on their intention to recognize talent.
- **Resources and Connections:** Staff held meetings with service providers and community partners to continue assessing specific needs for resources, business guides, communications, and marketing efforts. Staff hosted two Human Resource Coffee events with human resource and business service representatives from member companies. These two events featured speakers from Oregon Manufacturing Extension Partnership and also Commute Options and the Gorge TransLink Alliance to discuss services and vanpool options. Staff delivered information about commute options to those HR representatives who were unable to attend and two companies have followed up to enroll in the services. Staff coordinated an opportunity for GTA Board to meet with EcoNW, consultants for the Regional Innovation Hub project, to assess resources, needs, and opportunities for tech engagement with the planning process. Additionally, staff met with East Cascade Works to discuss the Employee Advancement Grants available to Oregon employers wanting to upskill and certify employees into promotions in order to increase staff retention and emphasize job creation. Staff relayed the grant information and contact channels to the HR Coffee email list.
- **GTA and Youth STEM:** Staff met with Gorge STEM Hub, Career Connect SW staff, White Salmon Valley Education Foundation staff to discuss and plan Columbia High School career day in April 2023. Staff assisted planning team in securing several GTA member companies to participate in the career fair. Staff met with Gorge STEM Hub team for initial planning of hands-on career connected learning fair to be held at CGCC in April 2023. Staff attended CCSW Governance Board

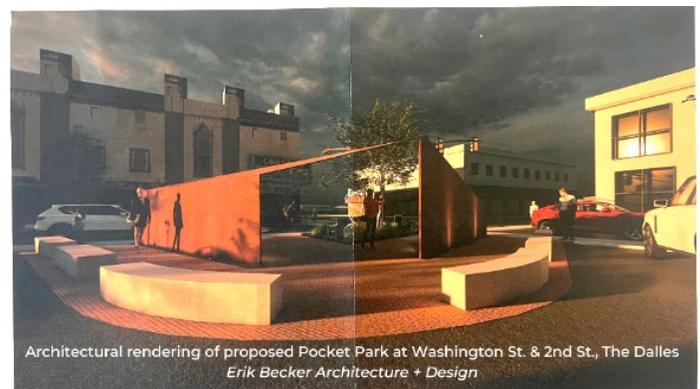
meeting in addition to several regional learning lab webinars in order to progress the programming for Southwest Washington career technical education. Staff shared the 2023 Corwin Hardham Memorial Scholarship application with high school counselors and advocates in addition to announcing the opportunities on media channels..

Industry Clusters, Innovation, and Economic Resilience

- **Regional Innovation Hub:** Staff met bi-weekly with EcoNW, the contractor team chosen to progress work on the Regional Innovation Hub. Staff collaborated with several community stakeholders to develop the Mid-Columbia Regional Innovation Hub Team and held first quarterly planning meeting. Staff worked with EcoNW to complete targeted list of first round interviews that represent various groups and needs regarding innovation and entrepreneurship. This work is funded by a planning grant from Business Oregon.
- **Wasco Innovation Initiative:** In collaboration with the WII committee, staff continued conversations with Wasco County entrepreneurs and service providers to identify pathways for innovation-based business development. Staff continues to aggregate this information along with other resources into an assessment report on the entrepreneurial ecosystem and will work with the committee to develop programming pathways and work plan. Staff and WII committee have begun early stage planning for a regional pitch competition in conjunction with support from the Oregon Startup Center. This event is tentatively scheduled for June 2023.
- **Wasco Innovators Drinks:** Staff hosted Innovators Drinks on March 1 featuring panelists from 15 Mile Winery, Smoke Wring BBQ, and Wy'East Resource Conservation and Development. The next Innovators Drinks event will be hosted at an establishment in Wasco County in May 2023, and will feature panelists from Sivetz Coffee, AAA Fabrication, and the Oregon Manufacturing Extension Partnership specifically discussing a project on which they innovated together.

Rural Capacity Grant Support

- Staff participated in several meetings with The Dalles Art Center and Business Oregon regarding funding opportunities for a proposed pocket park project in downtown The Dalles (see image).
- Staff learned that Visit Hood River was awarded a full grant award from Travel Oregon for the language- and culture-based equity program. Staff continues to work with the Chamber and contractors in order to advance program development and implementation, in addition to supporting the organization with administration of this grant.
- Staff worked with East Fork Irrigation District to gather information for three potential water-specific grant applications with upcoming deadlines.
- Staff met with The Dalles Chamber President and local business owner to discuss a Main Street Revitalization Grant for an historic downtown building that will enhance workability in the area.





To: MCEDD Board of Directors
 From: Kathy Fitzpatrick, Mobility Manager
 Date: March 3, 2023
Re: Mobility Management Report

Gorge Translink Alliance

MCEDD’s Mobility Manager coordinates the Alliance which seeks to enhance regional connectivity and develop a seamless network of transportation services in the five-county region. These providers include Mt Adams Transportation Service (Klickitat County), Skamania County Transit, Columbia Area Transit (CAT), the Link (Wasco County), and Sherman County Community Transit.

Gorge Translink Alliance—Operational Coordination

Public transportation staff have initiated a series of workshops to align policies, design a universal rack card template for visual consistency of schedules and routes, and modify timetables to improve transfers between services.

Gorge Translink Alliance—Regional Projects

The Gorge TransLink Alliance continues work on two significant regional projects: the GORge Pass Marketing Project and the Gorge Regional Transit Strategy.

GORge Pass Marketing

The GORge Pass Marketing grant project built great momentum in 2022 and now 2023 pass sales are already surpassing expectations. 2023 pass has already sold three times more passes than the 2022 pass when comparing the first two months of sales for both passes. To give another perspective on this increase, the gross sales for the first two months in 2022 were \$6,370.00 while the first two month's gross sales in 2023 were \$20,420. Fall 2022 and the current winter seasonal social media campaigns have driven a very high engagement rate with a total 3.6k clicks to the website and a reach of 156k to date. The number of followers on Instagram and Facebook are growing steadily, mostly due to the engaging videos produced by the marketing team. If you haven't seen those videos yet, take a quick look here: <https://www.youtube.com/@gorgepass864/videos> The most popular videos are those that highlight the towns of Cascade Locks and Stevenson and the video that shows a rider being whisked right to the departure and arrivals gates of the airport.

GORge Passes Sold First 2 months of 2022 vs 2023

	2022 (First 2 months)	2023 (First 2 months)
Passes Sold	170	610
Gross Sales	\$6,370.00	\$20,420

Gorge Regional Transit Strategy, Phase II
This topic will be covered as an agenda item.

MCEDD Travel Training Program

Gorge Transportation Workshop: Travel Trainer Sara Crook manages the Gorge Transit Connect program, the Go Vets Columbia Gorge program, and is available to assist individuals with their travel training needs. Sara is facilitating a Gorge Transportation Workshop for the many Gorge Transit Connect partner organizations and staff. The focus is a basic toolkit of regional transit information for staff who work with clients facing transportation challenges.

Travel Training Videos: The videography work continues with great footage of the transit centers, staff, and bus drivers, and beautiful drone footage of the bus routes throughout the Gorge. We lucked out with planning production on the rare sunny days in February. These videos are evergreen products that will assist the travel training program and will live on the new Travel Training webpage.



Skamania County Transit excerpt from Travel Training Video



To: MCEDD Board of Directors

From: Jesus Mendoza, Transportation Operations Manager

Date: March 3, 2023

Re: Report for The LINK

Grants:

- Grants submitted this quarter and waiting approval:
 - STIF Formula Grant: The grant supports new and existing projects recommended by Wasco County Public Transportation Advisory Committee. Projects include Routes and Connections, Fleet and Technology, Facilities and Bus Shelters, Marketing, Planning and Mobility Management.
 - STIF Discretionary Grant: Supports the intercity service between The Dalles and Hood River.
 - 5310 Enhanced Mobility of Seniors and Individuals with Disabilities- this grant supports Dial-a-Ride operations.
 - 5311 Federal Grant- supports Dial-a-Ride, preventative maintenance, and administration.
- The LINK was approved for \$5000 Micro Grant- supports purchasing marketing supplies that we can give away at community events The LINK actively participates in. Materials would include reflective beanies, rechargeable flashlights, bike safety coloring material for kids, etc. We are waiting for the Grant Agreement to complete the formal acceptance.

Vehicles:

- The LINK completed all the annual inspection and winter tire rotation. Now prepare for Spring switchover.
- We issued a request for Transit Vehicle Price Quote for the procurement of two hybrid vehicles funded by a federal grant. We have received one response and are waiting for two more.
- The LINK received the first draft of the bus wrap design. It looks amazing! The design features a lot of Native American images so we shared it with leaders/partners of the Native American Community to collect feedback.

Facilities:

- The LINK has ordered 4 bus shelters. The installations sites are: One Community Health/ Mid-Columbia Center for Living, Water's Edge, Foley Lakes, 2nd and Liberty in downtown The Dalles.
- Bus Shelter Construction Request for Quote (RFQ) went out via email. Responses are due by March 24, 2023.

Bus Routes:

- The LINK completed identifying new bus stop locations for the Blue and Red Route. The brochure is complete. We are currently waiting for the approval of two stops in the downtown area before making any public notice regarding the modifications. Hours of operations will expand from 7am to 7pm Monday through Friday upon going live with the fixed route improvements.