

Town of Concrete Economic Development Commission
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Town of Concrete
Economic Development Commission

Meeting Agenda

July 12, 2023 - 6 p.m.

**Economic
Development
Commission Members**

Ger van den Engh

Dinah Kinney-Chair
Pro-tem

Anne Bussiere - Chair

Wiley Moore

John Boggs

Sharon Riels

Town Council Liaison

Stephanie Semro

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes
 - April 12, May 10, and June 14, 2023.
5. Old Business
 - Ger – Return on Investment for Affordable Housing
 - Ger - Background Info for EDC
 - Ger – EDC Discussion
6. New Business
7. Other Business
8. Announcements - Next Workshop – August 9 - 6pm
9. Adjournment

**Town of Concrete
Economic Development Commission Workshop
April 12, 2023**

Call Meeting to Order: The meeting was called to order at 6:00 p.m. Chair Anne Bussiere led the gallery in the Pledge of Allegiance.

Roll Call: Economic Commission Members: Ger Ban den Engh, Dinah Kinney, Anne Bussiere, Wiley Moore (via Zoom) and John Boggs.

Karla Massingale and Sharon Riels were absent.

Liaison: Stephanie Semro.

Audience Members Signed In: None.

Old Business: Meeting and Workshop Minutes – January 11 Meeting, February 8 Workshop and March 8 Workshop: John made a motion to approval all minutes. Ger seconded the motion. The motion carried unanimously.

Vision Statement Discussion: Dinah stated there is a lot of information in this statement that is already within town documents or chamber information. She stated that she would like to see the original Economic Development Plan statement updated instead of starting completely over.

John stated he believes they were tasked with updating the current plan and not starting over with an additional two years of work putting a new plan together.

Dinah stated she believes they should be updating the priorities and stating what has been done or accomplished that is listed in the current plan and then choose the next projects from what is listed.

Ger discussed their appointments and what he believes they are, as a group, expected to be doing.

Discussion ensued on changes that could be made now to the current plan. Dinah stated that she does not believe the intended outcomes need much changing or updating and that most remain relevant. Further discussion ensued on the goals, how to define and accomplish those goals and if these should be vague or have more details.

It was stated the vision statement should be just a couple of paragraphs, but the group also needs to figure out what they are going to work on for the next few years.

Updates: Anne stated that she believes an easy goal to accomplish would be a town wide cleanup. Stephanie stated that she spoke with the Town of Hamilton on their town cleanup, and she stated they believe it went so well because volunteers from the fire department assisted and some residents were told they would start getting fines if they did not start cleaning up their

properties. Discussion ensued on the town clean up and the costs associated with that. Anne stated maybe there is some type of incentive that could be offered to encourage people to participate.

Anne also stated that she believes updating the business sign on the highway would be one that could be accomplished easily so the sign can be readable to drivers.

Discussion also ensued on the housing needs and different areas in town that are being considered for development. Housing costs and how expensive those are for young and single people was also discussed.

Wiley joined the meeting by Zoom at 6:30 p.m.

Anne stated suggested some type of incentives for developers as well for building and developing in town.

John stated he believes there are code sections that contradict each other and working to get those updated and making sure they match planning directives, would also be helpful.

Discussion ensued on the Janicki project and how that will further increase housing needs throughout Eastern Skagit County.

Dinah stated that she would like to research further how to help or encourage the younger generation in getting jobs, how to interview for those jobs and what kind of programs are available to assist with this. Mayor Reed updated on a program the town is going to utilize this summer that allows the town to hire high school age kids, which the town is reimbursed for and gives these kids some work experience.

Discussion ensued on college programs versus trade schools and the different options on internships and how some high school students are getting college and trade school credits prior to graduating high school.

Dinah asked about ordinances for trash, grass, junk cars, abandoned cars and other things and what the town can do to enforce those codes. Mayor Reed reported the town is currently working on tightening up a few different codes.

New Business: John stated that with recent appointment to the town's HPLC that he will most likely be submitting his resignation from the EDC. He stated he does want to complete items he said he would work on prior to doing that.

Discussion ensued on trying to get a school employee on the commission. It was stated the commission will be downsizing to 5 so if John is to resign from his position, that position would not be filled.

Other Business: Discussion ensued on how to move forward and how to put plans into place and choose the projects they want to work on as a group. John stated that he believes everyone should be working on something and bring those updates back each month.

Ger discussed the funds received by PSE for having their location in town limits and stated he believes PSE should be contributing more financially to the town.

Further discussion ensued on the next steps, tourism, promotion, and improving the general economics of the town.

Announcements: Next workshop will be May 10 at 6pm.

Adjournment: Anne Bussiere made a motion for adjournment at 7:35 p.m. John Boggs seconded the motion. The motion carried unanimously.

Anne Bussiere, Chair

Attest: Dinah Kinney, Chair pro-tem

Town of Concrete
Economic Development Commission Workshop
May 10, 2023

Call Meeting to Order: The meeting was called to order at 6:00 p.m. Chair Anne Bussiere led the gallery in the Pledge of Allegiance.

Roll Call: Economic Commission Members: Ger Ban den Engh, Dinah Kinney, Anne Bussiere, Wiley Moore (via Zoom at 6:10 p.m.) and John Boggs.

Karla Massingale and Sharon Riels were absent.

Liaison: Stephanie Semro.

Audience Members Signed In: None.

Old Business: Vision Statement Discussion: Anne stated that she believed at the last meeting that they had agreed to use the vision statement that was completed previously and to just update it. Ger stated that is not in favor of that and believes the vision statement should more explanatory as to what their roles are and what they are trying to accomplish. Anne stated a vision statement should be one or two paragraphs. Ger stated he disagrees. Dinah stated that she agrees with Anne and the previous statement could be used and just updated. Ger stated the current statement is around 10 years old and does not relate to the goals now. He stated that not much has been done with economic development during that time. He stated he will continue to work on it. He also passed out information on what the definition of economic development is. Discussion ensued on the difference between the visioning statement and actual items within the plan itself.

Discussion ensued on what to present to council and when to get their feedback on certain items. It was stated that ideas and projects need to be written down with the research and information on how to accomplish those.

John stated when this group started meeting again, there were several items that certain people were passionate about. He stated he believes those are the ideas and projects that should be researched by each person and then put into the plan with details on how to accomplish those. He stated this would give everyone a job to do and something to work on.

Dinah stated she would like to have more interaction between the mayor, council, and this commission. She stated it would be good to know what the council and mayor envision so this group is not working on certain items that the council or mayor may not agree with. She stated it would be good to know if the mayor and council agree with their ideas and if they agree that it is something that could be accomplished.

Mayor Reed stated that she agrees that the ideas, goals, and projects need to be listed and need to come with the research and detailed path on how to complete them. She stated it should also include funding options, if needed and then brought to council.

New Business: Anne stated her, and Dinah have met with the mayor to discuss education programs on employment. She stated a program like this could assist high school students or other adults on small things like, how to greet people, how to dress and speak appropriately and other work-related behavior. Dinah stated that partnerships with the chamber and school would be good as well. Stephanie stated that Community Action also offers programs like this and she believes the library does too, so those could be others to include in the partnership. John stated that he had contacted one of the teachers at the school who teaches these types of classes and he was going to provide the information on his lesson plans and other information, but he is now on a leave of absence and he has not yet received that information. Dinah stated that contacting job corps would also be a good idea.

Anne stated she believes an easy project would be to redo the sign on the highway so that is more readable. She stated maybe it could be more colorful and just direct people off the highway onto Main Street. It was also stated that adding electric car charging stations at Bear Square would also be a good idea. Ger stated, getting people onto Main Street is great, but you must have something for them to do once they get here. Discussion ensued on the places to eat, the museum walking tour, the PSE trail that is coming, live music options and other activities available. Discussion ensued on other things that could be done in town and installing the proper signage, so people know what is available. Discussion also ensued on trail access and trying to get connectors of some kind to other existing trails such the Pacific Northwest Trail and the Pacific Crest Trail.

Anne stated that she will do the research on the charging stations. Stephanie stated she believes there is funding out there for these.

Ger discussed green cities. Discussion ensued on green cities and if having recycling in town would be an option.

Anne asked if they want to try and schedule a workshop with the council, invite council members to a meeting or how do they want to get input. John stated, an email could be sent out to each of the council members requesting their feedback. Ger stated he believes they should get input from the Chamber as well.

Discussion ensued on park use, the swap meet and the Saturday Market.

John stated that when the Historical Preservation and Landmarks Commission (HPLC) starts up in June that one of their main focuses will be on putting together the historical properties list.

It was stated that Karla will be resigning. It was stated that something in writing stating this is needed. John stated that Sharon may be resigning as well, since she joined the HPLC as well.

Other Business: None.

Announcements: Next workshop will be June 14 at 6pm.

Adjournment: Anne Bussiere made a motion for adjournment at 7:10 p.m. John Boggs seconded the motion. The motion carried unanimously.

Anne Bussiere, Chair

Attest: Dinah Kinney, Chair pro-tem

DRAFT

Town of Concrete
Economic Development Commission Workshop
June 14, 2023

Call Meeting to Order: The meeting was called to order at 6:00 p.m. Chair Anne Bussiere led the gallery in the Pledge of Allegiance.

Roll Call: Economic Commission Members: Ger Ban den Engh, Dinah Kinney, Anne Bussiere, Wiley Moore, John Boggs, and Sharon Riels.

Anne reported that Karla Massingale had submitted her resignation.

Liaison: Stephanie Semro.

Audience Members Signed In: Jessica – Lily Pad Investments (via Zoom)

Staff Present: Deputy Clerk Terri Norris.

Presentation: Anne stated that Jessica from Lily Pad investments is on Zoom this evening to give a presentation.

Jessica stated that she spoke at council on Monday. She stated that she is the CEO and founder of Lily Pad Investments. She stated she is wanting to work with communities on solving the housing crisis using strategic investments, bringing in startup businesses and promoting entrepreneurship. She stated she is currently looking at a few different properties in town.

Anne asked if she would be building or buying buildings. Jessica stated she is looking at a couple different properties and is working with a local realtor. She stated these would be bought and that her focus would be on the historical structures.

Ger asked if this is a startup, how big is the company and how many sites are currently being operated. Jessica stated the business is very small and is just her right now. She stated that she is a former employee of both Google and Amazon. She stated she has a master's degree in historic preservation and her business has been featured in Forbes. She stated she was a global lead with Amazon and has a background in large scale infrastructure projects and has been all around the US. She stated Concrete would be her first site. She stated she has identified around 10 different cities and towns, but that Concrete would be the first. Ger asked if her intention is to build a large warehouse like Amazon or what the plan is. Jessica stated no and would take things she learned at Amazon and Google and apply those principles here. She stated she would use her historical preservation background and use a community focused build. She stated she would buy large or small commercial buildings and then restore or revamp them and bring in small businesses, local entrepreneurs and focus somewhat on the tourism angle.

Anne stated the old grade school, and the old Cajun restaurant may be good buildings to look at. Jessica stated she looked at the school, but it needs a lot of work and she is also looking at a couple other properties too.

Wiley stated that he finds this very interesting and asked how she is going to invest her money and how she going to get a return on that investment. Jessica stated there is opportunity in the market right now for work from home and millennials are also looking to move to more smaller communities. She stated with the proximity to the North Cascades, if there were more amenities to offer it would help the town, such as more places to stay and improve the draw to the downtown area.

Wiley asked, you would be buying vacant buildings, renovating, continue to own the properties and then lease the space. Jessica stated yes and she would also work with businesses and assist in promotion and marketing.

Sharon asked if the focus is on commercial or residential. Jessica stated her focus is on commercial buildings.

John stated that her website states she is more focused on residential but at the council and tonight she is saying she is more focused on commercial, so he would like to know what the balance is of the two. Jessica stated that her focus is on purchasing commercial and using that to encourage businesses to come in and increase housing for those people who want to move to the area. She stated creating amenities will bring businesses and more people to town.

Stephanie stated she wants to encourage people to move to town but there is next to nothing available for housing in this area and what is available is expensive. She asked if Jessica has looked at the businesses here and if she realizes they are struggling. Jessica stated yes, she was in town last week and looked at a couple different businesses and buildings in the area. She stated she has also researched the active businesses in the area and their social media and websites and believes that some are not utilizing the right kind of marketing. She stated that she does agree with the housing issues, but she has friends who are developers that are willing to assist in creating housing for those who to want to move here and start their businesses. Stephanie also asked if she is aware the pass closes during the winter months and focusing on tourism may not work. Jessica stated she was aware the pass closes but was not aware of the length of time. She stated she will have to do some more research on that and plug those numbers into her models.

John stated he believes if the town had more amenities and things to offer than maybe more people would come in the winter as well as the summer. Dinah stated there have been some issues the last few years with wildfire smoke effecting tourism during the summer as well. Wiley stated that he believes Concrete is unique but still believes it could be a destination point for visitors.

Ger stated that since this is such a new company and before the commission dives in too deep, he would like to get an idea of what her resources are and how much venture she has already. Jessica stated she is currently working on gaining capital and does not have a hard number on that tonight.

Jessica also stated that having a historic register could be helpful as well. John stated that is something the HPLC will be working on.

Old Business: Vision Statement Discussion: Ger stated he believes the trails plan would fall under this. Anne stated the trails discussion is further down the agenda. Ger stated it is an excellent document and was pleased to see it. Anne asked if there was anything new on the vision statement.

Sedro-Woolley Meeting Update: John handed out a summary of the meeting. He stated it was an interesting discussion. He stated housing is an issue for them as well. He stated it was a very productive meeting. He stated that one recommendation he would like to make to council would be to have someone look at the town's housing and residential codes which have not been updated in a long time. He stated the comprehensive plan discusses the need to have certain codes updated but it has not been done and the town is stuck in an old model with large buildings on small lots. He stated that he also found it interesting that at the council meeting last Monday it was brought up to hire a consultant to assist with updating the comprehensive plan and stated he thought this would be the town planners' job to do that. He stated he would like to recommend to the council that the planner or someone else look at the town's codes and see how they vary from Sedro-Woolley's.

John stated they spent some time talking about Sedro-Woolley's residential code and how it has evolved and changed and how they have been able to blend communities successfully. He stated that he believes the town is a bedroom community and always has been, so saying that it is not, should stop. Ger asked if he is wanting the town to go backwards. John stated no that he just wants to be proactive. Stephanie stated the town needs more housing. John stated that people do not want the codes change because they do not want us to become a bedroom community, but the town is already a bedroom community. He stated he believes work-live spaces need to be further researched as well as transition areas with different kinds of housing. He stated that if you look at the town's residential zoning code there is only one type of category for housing and Sedro-Woolley has around 4 different categories for housing. Ger stated he is confused why we are comparing Concrete to Sedro-Woolley since they are very different in population and economics.

John stated the EDC is not the body to that code review, but it needs to be done and should be done by a professional. He stated is not sure exactly what the town planner does for the town. Dinah stated that communities that do not grow, die. She stated an expanded vision is needed and the town needs to look at annexing the Grassmere area as well. She also stated this is the time to start that courtship and mentioning the sewer system is available for them to connect to. She stated a cost analysis of getting this accomplished may need to be done. She stated they also talked with Sedro-Woolley about partnering in some local events that could utilize the trail between Concrete and Sedro-Woolley. She also reported that Sedro-Woolley had mentioned one of the mistakes they had in their zoning was allowing Main Street businesses to have living spaces above or behind the business and people would use these as living spaces instead of businesses.

Wiley asked how the town can prevent that. Dinah stated it would be a code change. Wiley stated this should be a recommendation to the council then. John stated that an incentive for having a business and not just living there could be something like higher taxes or fees for those businesses that do not have an active business within the building. It was stated in some

instances it is less expensive to live in a business structure than to purchase other property. Ger stated the economics of the town need to improve before they should be worrying about housing. Anne stated that trying to get people into town is a good thing. She stated the chamber is working on updating the highway sign but then people come into town and there is not anything for them to buy except ice cream, hardware, and liquor. Stephanie stated there is no where in town anymore where you can purchase souvenirs. Stephanie asked audience member Jason Miller if he knew how many houses could be added to the current wastewater treatment plant. Jason stated that it is his understanding that there is an option to add additional membranes to account for additional housing units. John stated that no single approach is going to work on its own. He stated we have to blend all these valid points and ideas.

Discussion ensued on comparing Concrete to Sedro-Woolley and the differences between the two.

Wiley stated that John was working on a vacant and available property list and he salutes him for doing that work but believes he is working too hard and that this should be done by the town planner. Discussion ensued on what this list would encompass and the information that could be included.

Anne stated the town needs to get the planning commission up and running again. John stated that he had recommended to the Mayor that one representative from the HPLC, the Chamber and the EDC be appointed to the planning commission. He stated then with the town planner and the one person who is already on the commission, there would be five. He stated that he had also suggested that if one of those representatives could not make a particular meeting than another from the group could attend in their place. He stated that Val at the Chamber was supportive of this idea. Wiley stated that he agrees and would like to recommend this to council.

Discussion ensued on needing housing and businesses and working on items to improve both at the same time.

Sharon made a motion to recommend to the Council that the Town Planner looks at the town housing codes and look for possible changes and updates that could be made. Dinah seconded the motion. The motion carried with Ger opposed.

Sharon made a motion to recommend to the Council to staff the planning commission with members from each commission, the chamber, and the town planner. Wiley seconded the motion. The motion carried with Ger opposed.

Trails: Ger stated that he appreciated the document that Terri had forwarded. He stated it is a great document. He stated that he understands Jason was involved in its development, but he is not sure why the concept was not followed up on.

Jason stated the town got expertise funding which included a National Park Service employee. He stated a committee was formed and they met several times over the course of a year or so. He stated this document was the result but was probably not followed up on due to lack of financial funding.

Anne asked if that was all Ger had for the trails update. Ger stated the document was nicely written and put together well but that he does not feel it is being supported. Commission members stated their disagreement with that statement and stated they also believe it is a good plan just need funding to move forward with the plan. Ger stated there is nothing on the town website that states what you can do when visiting the area and believes that should be on the website as well as the trail plan. John stated that maybe a sign at Silo Park parking area that includes a map of the trail and other things to do while here could be helpful.

New Business: Anne asked if anyone had any new business. Wiley stated that he has a couple of items he would like to discuss.

Wiley stated that before he left for the winter that he had done a lot of work to try and help the group. He said he was discouraged that his ideas have not been discussed further or implemented. He stated he believes the town planner is essential in getting some of these things to move forward. Wiley said his idea was to update the Binding Site Plan (BSP), which has been completed recently and his other idea was completing the Airport Layout Plan (ALP). He stated there was a public comment period that ended some time ago and he would like to know where that document is. He stated that he believes his ALP would produce something economically sound for the town. He stated he would like to have a recommendation sent to Council asking where the ALP is.

Anne stated that maybe at the next meeting the airport can be discussed in more detail. Wiley asked if he should present his document again or what research would they like to see. Anne stated that a lot of what he had presented in that document, that Andrea had reported it was being done or already worked on. Wiley stated people may not be listening to everybody. Sharon asked what his recommendation to the council would be. Wiley stated an ALP is needed to meet FAA guidelines, then development can happen. He stated he would like the ALP completed. John stated that he had followed up with Wiley on the document he had submitted and some questions he had. He stated that he believes the ALP is the big thing that needs to be completed for the airport. He also stated it is way overdue and he would move to make a recommendation to council to ask the town planner where the ALP is and why it has not met the contractor due date.

Ger stated he would like to hear what Wiley has to report on airport items at the next meeting.

Wiley stated that he believes one of the assets of this town is the airport. John stated that a lot of Wiley's ideas are wrapped up in the ALP which is years behind schedule. Wiley stated he believes it has been 3 years at least since work started. He stated he has seen the ALP slip and is bringing it to their attention so that something gets done about it. He stated there are a lot of 50X50 lots that are not buildable and some that are buildable but are not being built on and he would like to know why. He stated he believes the south side of the runway could be utilized for camping or small homes. He stated the town planner is a problem for him.

Wiley stated that he is less than encouraged with the work this commission is getting done and that his enthusiasm is waning. He stated that he is not sure how everyone else feels but maybe it is time to start looking for new, younger people.

John stated that he had made a motion earlier regarding the ALP. Wiley seconded the motion. The motion carried unanimously.

Wiley stated that he believes the ALP is on the planner's desk and is just sitting at the bottom of a pile. He believes the town spent between \$70,000 and \$100,000 on this update and there is nothing to show for the money. He stated the town hired an engineering firm to do the work, then it goes to the town planner who inserts and updates from the comments and he is not sure what happens after that.

It was the consensus of the commission for Wiley to present airport items at the next meeting. Wiley stated he will not be at the July meeting but could present at the August meeting.

Ger asked about the ALP and what it is exactly. Wiley updated on the ALP and what all it details. Further discussion ensued on the ALP and the importance of this document for the airport.

Other Business: None.

Announcements: Next meeting will be July 12 at 6pm.

Adjournment: John Boggs made a motion for adjournment at 7:36 p.m. Sharon Riels seconded the motion. The motion carried unanimously.

Anne Bussiere, Chair

Attest: Dinah Kinney, Chair pro-tem

Return on investment in affordable housing

for discussion in the EDC meeting

2023.05.16 Ger van den Engh

Consider a "tiny house" in the back of a Concrete city lot: Medium size, 400 ft², perhaps adequate for one person or a starter couple, but certainly not a luxury apartment. When bought as a prefabricated unit, the price will be about \$75k. More attractive units, created from scratch with input from an architect, will cost twice as much. The foundation (\$10k) and connection to utilities (\$10k) add another \$20k. The area that the cabin occupies is valued \$25k. The total of the upfront investment is in the order of \$125k.

When put into a safe/insured investment account, the same investment would yield at a minimum 5% year. To make economic sense, the rent charged for the tiny house must be at least that much. Thus the minimum net rent should be \$6250/year.

The gross revenue should include other costs to the landlord: insurance, tax, water, electricity, garbage and sewer duties plus maintenance. These cost are conservatively estimated as \$500/month.

The minimum rent charged is $\$6,250 + \$6,000 = \$12,250$ or a little over \$1000/month.

Larger are more attractive units will require a proportionally higher rent to break even. Note that this is the minimum rent to cover the cost of capital and operation. At this rate the landlord is not rewarded for time and labor of managing and maintaining the property. There is no profit.

If the tiny house it built on the owner's initiative, there is nothing to prevent him/her of charging as much as the market allows. Under current circumstances a higher rent rate is very likely. The landlord may also prefer renting to a family member, or use the property as a Air BnB unit. There is no guarantee that permitting tiny dwellings will ease the shortage of affordable housing in the open market.

Few will have access to financial resources to cover the upfront costs and expenses. Changes in city code that permit tiny houses on city lots therefore cannot be expected to appreciably affect the availability of affordable housing in the town of Concrete.

If the town of Concrete wants to actively expand access to housing with an affordable rent, the town itself could build, manage, and finance these dwellings. In that case, the town can select the renters and set the (subsidized) rent. On the other hand government sponsored projects take longer and are more costly. The construction price of "affordable" housing units in Seattle and California fall in the price range of 200-300 k\$. Another problem is that the assignment of housing to workers that are deemed essential to the town easily turns into a subsidy to the businesses that employ these workers. And will those renters be evicted when they change employment?

Tiny house cost by size

Size	Length	Prefab tiny house cost*	Custom-built tiny house cost
Small (90 – 250 SF)	12' – 20'	\$15,000 – \$50,000	\$30,000 – \$70,000
Medium (250 – 300 SF)	22' – 28'	\$30,000 – \$80,000	\$50,000 – \$125,000
Large (300 – 400 SF)	30' – 40'	\$45,000 – \$100,000	\$80,000 – \$150,000
Extra-large (400 – 600 SF)	> 40'	\$70,000 – \$125,000	\$100,000 – \$200,000+

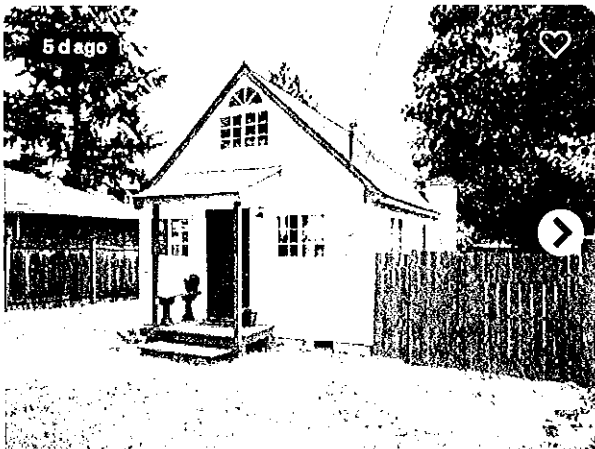
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How To Calculate Price Per Square Foot - Forbes Advisor

The national average cost per square foot to build a house is \$150, according to Home Builder Digest. The average cost can range from \$54 to \$270 per square foot based on a home size of...

Enter any location...

Seattle, WA



\$415,000

1 bed • 0.75 bath • 570 sqft • House for sale

11038 3rd Avenue S.
Seattle, WA 98148



\$450,000

2 beds • 2 baths • 550 sqft • House for sale

250 SW 116th Street,
Seattle, WA 98146

EDC

Back ground info for EDC discussion

Ger van den Engh, July 8, 2023

Concrete Stats according to census 2021

	Concrete	Sedro-Woolley	WA State
population	908	12,266	
age	31.2	35.3	
household income	\$ 73,750	\$ 66,554	\$ 82,400
per capita income	\$ 31,983	\$ 27,675	\$ 43,817
below poverty line	10%	12.7 %	
people per household	2.4	2.6	
value owner occupied house	\$250 k	\$298 k	\$ 397 k
housing units	441		
owner occupied	69 %		
high school grad	70.6 %	89 %	91.9 %
bachelor	9.1%	17.8 %	37.3 %
<hr/>			
derived values			
total income	\$ 29 M	1%	\$ 290 k
total value of household property	\$ 76 M		
<hr/>			
minimum wage @ \$15/hr =	\$ 30 k/yr		
poverty level household of 2	~ \$ 20 k/yr		

EDC background info for discussion

Ger van den Engh, July 2023

airport data

4000 operations

6 jobs

visitor jobs 2

\$ 140,000 = \$ 23,330 / job

\$ 84,000 = \$ 42,000/ job

27 hangars

27 x 12 x \$500 = \$ 162 k

16 unbuilt lots, total 43 lots

city revenue ??

city expense ??

	11	\$374,000	\$660,000	\$1,166,000
Direct Employment	4	\$228,000	\$408,000	\$736,000
Indirect Employment	7	\$346,000	\$252,000	\$598,000
Total Economic Impact	11	\$374,000	\$660,000	\$1,166,000

Impacts derived based on: 2018 Airport Manager's Survey, 2018 Airport Tenant's Survey, FAA 5010 Airport Master Record, FAA Terminal Area Forecast, Airline Data, Inc. Impacts modeled using IMPLAN by EBR Analyses based on 2018 study year. **Notes:** Totals may not add due to rounding. Metrics (jobs, labor income, value added, and business revenues) represent various components of an airport's economic impact and are not additive.

Airport's Estimated Taxes to Each Jurisdiction

Impact Types	Local (County & Municipal)	State	Total
Direct Employment	\$3,850	\$27,050	\$30,900
Indirect Employment	\$3,850	\$27,050	\$30,900
Total	\$3,850	\$27,050	\$30,900

Capital Improvement Plan

Capital Improvement Plan				
2022-2026	Short Term Projects	\$1,902,850	\$100,150	\$2,003,000
2022	Slurry Seal Airfield Pavements	\$560,500	\$29,500	\$590,000
2023	Tree Removal and Clearing/Grubbing	\$161,500	\$8,500	\$170,000
2023	Shorten Primary Runway 07-25 (230')	\$190,000	\$10,000	\$200,000
2024	Install Security Fencing	\$294,500	\$15,500	\$310,000
2024	Install Electronic Access Gates	\$161,500	\$8,500	\$170,000
2025	Waterline and Fire Suppression	\$161,500	\$8,500	\$170,000
2025	Install Rotating Beacon	\$61,750	\$3,250	\$65,000
2026	Helicopter Parking	\$171,000	\$9,000	\$180,000
2026	PAPI System (2 box)	\$133,000	\$7,000	\$140,000
2026	Add Lights to Wind Cone	\$7,600	\$400	\$8,000
2027-2031	Mid-Term Projects	\$1,106,750	\$58,250	\$1,165,000
2027	Fog Seal Airfield Pavements	\$275,500	\$14,500	\$290,000
2028	Medium Intensity Runway Edge Lights	\$365,750	\$19,250	\$385,000
2030	Parallel Taxiway Construction (East)	\$465,500	\$24,500	\$490,000
2032-2041	Long-Term Projects	\$2,551,700	\$134,300	\$2,686,000
2032	Slurry Seal Airfield Pavements	\$560,500	\$29,500	\$590,000
2034	Relocate Wind Cone and Segmented Circle	\$34,200	\$1,800	\$36,000
2034	Relocate Fueling Facility	\$66,500	\$3,500	\$70,000
2035	Parallel Taxiway Construction (West)	\$418,000	\$22,000	\$440,000
2036	Medium Intensity Taxiway Edge Lights	\$399,000	\$21,000	\$420,000
2037	Fog Seal Airfield Pavements	\$275,500	\$14,500	\$290,000
2038	Land Acquisition	\$617,500	\$32,500	\$650,000
2040	Land Clearing for AWOS	\$9,500	\$500	\$10,000
2040	Install AWOS	\$171,000	\$9,000	\$180,000

(1) Sponsor match contribution is a minimum of 5 percent for WSDOT Aviation grants funded with State funds only.

FUNDING SOURCES

Funding for a CIP can come from several different sources, including the State of Washington, the Town of Concrete, and private sources. Each project listed in the CIP has been assigned a total cost, which is then assigned a sponsor match percentage based on its funding source(s) eligibility.

STATE OF WASHINGTON

The Washington State Department of Transportation also provides grants and loans for airport projects eligible for State funding. The maximum aviation grant funding is \$750,000. The total grant funding available is very limited and airport compete for the funding based on project application ratings points. Projects to correct safety issue and airport pavement maintenance projects usually have higher ratings points. Ten percent of the aviation grant funds will be dedicated to Airport Transformation projects that will transition airports to become more environmentally sustainable.

The EDC

For discussion in the EDC

Ger van den Engh

2023.06.18

Decisions have consequences. In order to make responsible choices, the Concrete City Council must be well-informed and needs to be aware of the ramifications of its actions. For that reason the council has formed a committee to provide advice on economy-related issues. The committee's mandate is to present a range of views so that the council is aware of the pros and cons of actions that are under consideration. The Economic Development Committee's (EDC) task is to provide advice. It is not a democratically elected body. It has no executive function or power. It is not a political action committee aimed at advancing the preferred policies and views of its members. The committee's task is to present a comprehensive range of actions and consequences on topics related to the town's economy.

I have been on many similar committees and review panels. Invariably, the responsible officer will point out that personal interests must be set aside as much as possible. An advisory body needs to present a plurality of views. Due diligence requires that the committee researches the full spectrum of possibilities and, where appropriate, provides balanced critiques. The best advice presents a range of opinions. The committee should be heterogeneous and inclusive and cannot be expected to present a uniform point of view. The chair needs to make sure that all voices are heard. In well-run meetings, the chair should regularly summarize and paraphrase the views of the discussants to make sure all opinions are correctly expressed, understood, and recorded. The proceedings need to be condensed into comprehensive but easily digestible, written reports.

The EDC meetings that I attended do not follow these general guidelines. Instead of discussing a range of views and goals that then are condensed into a report, committee members tend to present topics of personal interests that they then bring to an impromptu vote. The resolutions are often chaotically formulated. The background information provided is often incomplete, sometimes misleading. Attempts to clearly define issues are dismissed as "word smithing". Motions brought to a vote are accepted by a simple majority. The motions have the character of an executive order (e.g. the committee requests that the town planner to take the following actions). In other words, the committee acts as a self-appointed executive body rather than a fact finding panel.

Concrete is a unique place. The town has serious structural economic problems. Cookie cutter solutions that may be appropriate for more traditional communities are not going to work. On the other hand, the town's location offers scarce intangible assets that are especially valuable at a time when many are reassessing the character of work and leisure. To move forward and correct the historical deficiencies while exploiting the trends in remote work and decentralized technological ventures as well as to capitalize on the natural resources without diminishing their value, will require a careful, judicial, well-balanced approach. Good advice will be critical. The EDC has an important role to play. It can only fulfill this role if its members engage in meaningful discussions.