

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

Meeting Agenda

April 10, 2024 - 6 p.m.

**Economic
Development
Commission Members**

Rodleen Getsic

Dinah Kinney-Chair
Pro-tem

Anne Bussiere - Chair

Wiley Moore

Guy Borgford

Town Council Liaison

Stephanie Semro

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes – March 13, 2024 (pages 1-3)
5. Old Business
 - Review/Adjust/Discuss 2024 Goal Edits
 - Town Birthday Party
6. New Business
 - Mountain Bike Trail Presentation
 - Bylaws Update (all meetings are now meetings, no workshops unless specifically scheduled) (pages 4-5)
7. Other Business
8. Announcements
 - Skagit County Economic Development Grant (page 6)
 - Next Meeting May 8, 2024 6pm
9. Adjournment

Town of Concrete
Economic Development Commission Workshop
March 14, 2024

Call Meeting to Order: The meeting was called to order at 6:00 p.m.

Roll Call: Economic Commission Members: Rodleen Getsic, Dinah Kinney, Anne Bussiere, and Guy Borgord. Wiley Moore was absent.

Liaison: Stephanie Semro was absent.

Audience Members Signed In: None.

Staff Present: Deputy Clerk Heather Parker.

Minutes: February 14, 2024 DRAFT: Anne explained these get approved at meetings which technically only occur quarterly, but the workshops in between have been being held like meetings, so it is somewhat confusing. Discussion ensued on workshop versus meetings.

Rodleen made a motion to approve the minutes. Dinah seconded the motion. The motion carried unanimously.

Old Business: Review/Adjust/Discuss 2024 Goals, Edits: Anne thanked Guy for sending out the draft of the plan after the last meeting but that some of them were not able to view, print or edit the document.

Anne stated that she believes there are about 4 or 5 categories that each goal could fall under. She reviewed what she had put together for the categories.

Dinah and Anne stated they met with the mayor yesterday who requested that the EDC provide an updated plan that can be taken to Council.

Guy discussed a meeting he had with Fair Start and the information he got on a consulting group they work with. He stated they would basically start with a workshop on the process and determine any liability. He stated the Lonestar building could potentially be turned into some type of a co-op. He explained the idea he has. Discussion ensued.

Discussion ensued on the hi-lo building, its history, why it is vacant and who the current owner is.

Anne stated they need to get back to the goals. She stated there needs to be something in the town code that says buildings are to be utilized and are not to be left vacant. She stated they need to review the current codes and see what needs to be updated or added.

Discussion ensued on the vacant buildings and who the owners are for those buildings. Discussion also ensued on different ideas for what these vacant store fronts could be used for and

how to work with the property owners to get businesses into those spaces. Discussion also ensued on the different types of businesses that may work in these buildings and along Main Street.

Discussion ensued on junk cars and how to work with people to get those removed and out of town.

Dinah also discussed the issue with garbage accumulation on some properties. She stated that may be the town could require garbage pickup in town limits. It was stated that Darrington started doing this a few years ago and the cost is included on their utility bills.

Discussion ensued on the different properties in town that are still owned by Glacier Northwest.

Guy discussed ideas for landscaping and lighting around the silos. Discussion also ensued regarding the covered pavilion project and if that is still moving forward or not.

Discussion ensued on the current Economic Development plan and when a task is marked as complete that the next steps still need to be listed and what the actionable items are for that item. Discussion ensued on the items discussed at the last meeting and how to incorporate those into a new document that can be taken to Council.

Guy discussed an idea for constructing a tiny home community that could encourage artists to relocate here. He stated this would be an idea for more affordable housing as well. Discussion ensued on live-work housing, affordable options and options that would encourage younger and older generations to move here.

Dinah and Anne updated on the EDASC event they had attended. Dinah stated they were able to listen to a couple of the speakers and did some networking. She stated they did meet someone from EDASC that they would like to eventually invite to attend a meeting.

Anne discussed some possible funding that she heard about that could be utilized for land acquisition to construct affordable housing.

Rodleen asked about the airport leases and what those costs are. Discussion ensued on the property taxes and if those who have hangars pay those property taxes or not.

Town Birthday Party: Anne discussed the plan for the town birthday party that is being planned for May. She stated it will be held in Veterans Park and end on Main Street where they would like to redo the town picture that was taken at the Centennial Celebration 15 years ago. She stated they would like to have everyone wear name tags that also state how long they have lived in Concrete. She stated they will have a DJ that will be playing different music from all the different decades. She stated the HPLC is also working on a presentation with information on historic preservation that will be presented during this event. She stated there are around 200 structures within town limits and the UGA that are over 100 years old and the HPLC is trying to have that information ready by then as well. She stated the EDC is sponsoring the event, but the chamber will be assisting with some of the costs.

New Business: Guy discussed the information that he had sent out regarding Fair Start and the restaurants they have assisted with. He stated they may be able to assist with something like that. He stated these are great ways for young people to earn money and get job experience. He stated one building could house a farm-to-table type restaurant with an artist co-op and Wi-Fi café as well. Discussion ensued on the co-op idea and how that could get people vested and more interested in participating.

Discussion ensued on the vacant building on the corner of State Route 20 and S. Dillard and what businesses have all been located there over the years and what it could be used for now.

Further discussion ensued regarding the properties owned by Glacier NW and where those are located. Guy stated maybe they would be interested in assisting the town financially to preserve or develop some of these properties, especially the ones they donated to the town.

It was stated that there are different funding options available but that more research needs to be done to investigate what the different funding options are and what projects those funds could be utilized for.

Discussion also ensued on the Eagles Nest property and the various options for that property's use. It was the stated that more housing options and affordable housing options are needed in this area.

Other Business: None.

Announcements: Next meeting April 10, 2024 at 6pm.

Adjournment: Dinah Kinney made a motion for adjournment at 7:42 p.m. Anne Bussiere seconded the motion. The motion carried unanimously.

Anne Bussiere, Chair

Attest: Dinah Kinney, Chair pro-tem

Bylaws

the Mayor, as may be necessary to aid the commission in carrying out its duties and responsibilities as prescribed in Section G.

- g. The Town Clerk shall act as secretary. The secretary shall distribute information to members including minutes, information pertinent to tasks at hand, and all current and updated materials that members are in need of in order to carry out their tasks. Also, the secretary shall act as an advisor to the Commission and shall notify members of meeting dates and times not less than five (5) days before the meeting.

G. POWERS AND DUTIES

1. The Economic Development Commission is charged with conducting research regarding the economic conditions and trends in the Town, and to make recommendations to appropriate Town officials regarding action to improve the Town's economic condition and development.
 - a. The Economic Development Commission will serve as an advisory group to help implement the Town of Concrete's Economic Development Plan, provide advice and guidance to the mayor and Town Council on economic development initiatives, and work to support efforts related to ongoing project goals contained in the economic development plan.
 - b. The CEDC will form subcommittees or focus groups as approved by the Town Council that are deemed useful with respect to the economic development plan, as well as important to the mayor and Town Council.
 - c. The CEDC chairperson will recommend members and/or others to subcommittees or focus groups and said members shall be appointed by the Mayor and approved by the Town Council. Each subcommittee shall be chaired by a CEDC member or a liaison. In seeking subcommittee members, the CEDC will strive to find members that have related expertise, experience or interest relating to the primary mission of the subcommittee.
 - d. The CEDC, with Town Staff assistance and review may prepare, print and distribute surveys, questionnaires, brochures, books, maps, charts, and pamphlets that will further its official purposes.

H. MEETINGS

1. The regularly scheduled meeting of this Commission shall be held ~~monthly~~ quarterly, at Concrete Town Hall, as approved by the majority of the commission members unless otherwise directed by the Chairman or a commission vote in compliance with Chapter 42-30 RCW, Open Public Meeting Act, to provide for adequate public participation and adopt standards to guide this action. All meetings shall start on time and shall be executed expeditiously by the Chairman.
2. Special meetings may be called by the Chairman. The purpose of the meeting will be stated in the call and included in any official notice or publication. Except in emergencies, at least three (3) days' notice shall be given.

Municipal Code

ORDINANCE No. 874

AN ORDINANCE AMENDING SECTION OF CMC 2.20.020 OF THE CONCRETE MUNICIPAL CODES.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF CONCRETE, WASHINGTON, DO ORDAIN AS FOLLOWS:

2.20.020 Organization – Meetings – Rules and records.

The commission shall elect its own chair and chair pro tem. The commission shall meet at Town Hall ~~monthly~~ quarterly, and all such meetings shall be open to the public in accordance with the provisions of the Open Public Meetings Act. It shall adopt rules of procedure for transaction of business and shall keep a written record of its meetings, regulations, transactions, findings and determinations, which records shall be a public record.

Severability:

Should any Section, paragraph, sentence, or word of this Ordinance hereby adopted be declared for any reason to be invalid, it is the intent of the Council of the Town of Concrete that it would have passed all other portions of this Ordinance hereby adopted independent of that word determined to be invalid and accordingly such declaration of invalidity shall not affect the validity of this Chapter as a whole nor any part hereof other than the part so declared to be invalid.

Effective Date:

This Ordinance shall take effect five (5) days after its passage, approval, and publication by law.

Passed and approved this _____ day of _____, 2024.

Mayor

Attest:

Approved as

Clerk - Treasurer

Town Attorney

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SKAGIT COUNTY BOARD OF COMMISSIONERS

RON WESEN, First District
PETER BROWNING, Second District
LISA JANICKI, Third District

Notice of Skagit County Economic Development Grant Application Deadline

Skagit County will begin accepting applications today, April 4, 2024, for economic development grants to fund the construction of public facilities that retain and/or create family-wage jobs, in accordance with RCW 82.14.370. The deadline for submittal is May 20, 2024, at 4:30 p.m. Application materials are available at www.skagitcounty.net/budgetfinance. Entities may apply for funds for multiple projects.

Skagit County anticipates approximately \$3,000,000 will be available for award. Award limits will remain at \$500,000 per project or project phase, and the criteria established via resolution [R20180107](#) remains unchanged. A committee will review applications in June with award scheduled for mid-July.

Applications must be received by 4:30 p.m. on Monday, May 20, and may be submitted in one of the following ways:

1. Mailed to: Skagit County
Attn: Economic Development Grant
1800 Continental Place, Suite 100
Mount Vernon, WA 98273
2. Hand-delivered to the address above.
3. Emailed to Vicky Gonzalez at vickyg@co.skagit.wa.us.

If you have questions, please contact Trisha Logue at 360-416-1305.

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