

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

Meeting Agenda

August 14, 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 – July 10, 2024 ([pages 1-3](#))
5. Old Business
 - PSE Car Charger Update
 - EDASC Meeting Update
6. New Business
 - Assign Goals/Tasks – Remainder of 2024 ([pages 4-5](#))
 - RCO Funding – NOVA and RTP Programs ([pages 6-9](#))
7. Other Business
8. Announcements
9. Next Meeting September 11, 2024 6pm
10. Adjournment

**Town of Concrete
Economic Development Commission Workshop
July 10, 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, Wiley Moore, and Guy Borgford.

Liaison: Stephanie Semro.

Audience Members Signed In: McGuire Manthey and David Preis.

Staff Present: Deputy Clerk Heather Parker.

Minutes: June 12, 2024: Dinah made a motion to approve the minutes. Rodleen seconded the motion. The motion carried unanimously.

Old Business: Review/Adjust/Discuss 2024 Goals and Edits: Anne stated they need to finalize the goals and determine what they are bringing to the Council workshop on the 29th.

Wiley asked, for the workshop are we bringing results, or a review of commission needs. He asked if we are trying to sell goals or the mission of the committee. Anne stated the Council starts their budget process in August so if there is anything this commission wants to request for the following year the request could be made then as well as providing an update on the work they are doing.

Anne stated the first few pages of the plan is the history in how the EDC was formed. Rodleen asked if the workshop is also going to be a time to discuss their project ideas. Anne stated yes, and that they already got the approval from Council to move forward with getting the information needed for installing car charges. Anne stated that she is working on the application. Wiley volunteered to complete this.

Anne stated that if everyone has had a chance to review the plan and is okay with its contents then they can motion to approve this and then present it to Council and recommend approval by the Council. Wiley stated there are a lot of lines in this document that may need to put into bullet points. Rodleen asked if this is getting presented at the workshop and if one is person presenting or each of them are going to present a section. Discussion ensued on how to present and what to discuss at the workshop.

Discussion ensued on Guy's proposal for adding a new position to the current town staffing and the job description he created. It was stated that Guy should be the one to present this item to Council since he is the one who wrote the job description and would like to fill the role.

Discussion ensued on various funding options and the projects and ideas that could potentially be funded.

It was stated they need to determine what the priorities from the plan are and get those into a summarized list. It was stated the number one priority is the creation of the new position.

Guy stated that he believes getting a thorough inventory of properties and buildings in town completed should be high on the list. Stephanie stated that she believes John Boggs has already done a lot of work on this. Wiley stated in the last week or so he has discovered property the town owns at the end of the runway that could be an option for developing a park. Wiley asked if this commission is going to ask the Council for funding to complete the inventory. Dinah asked what the purpose of the inventory would be. Discussion ensued about how to utilize a complete inventory of properties and buildings in town. Anne stated the town could also potentially purchase problem properties and then sell or repurpose them.

Dinah stated there should be protocols and policies in place on derelict homes and properties with squatter situations. She stated a recommendation could be made to tighten codes. Stephanie discussed how Hamilton is fining landowners and, in some cases, issuing liens. Rodleen stated that she thought someone was already working on code changes. Heather stated that Andrea and Kevin are working on this. Discussion ensued on recommendations to update code sections to include fines, liens, etc.

Wiley referred to the section in the plan that discusses creating innovative partnerships and asked if working with EDASC required funding and if someone should be actively participating in EDASC. Guy stated, we will be. Discussion ensued on the town's involvement with EDASC and how to improve that partnership. Discussion also ensued on making a request to council for an actual line item in the budget for this commission.

Discussion ensued on the new position proposal. Stephanie suggested they have funding lined up that would pay for this position before they bring it to Council. Guy stated the position could start out as unpaid while the funding is found to pay for the position. Discussion also ensued on the commission members not being paid and the amount of work going into the Comp Plan and all the money going to the consultant. It was stated paying commission members may be more incentive for them to participate and want to do things. Dinah, Guy, and Stephanie all stated the consultant was hired for their knowledge and expertise in completing the items associated with the Comp Plan update and that he understands what is being mandated by the State.

Anne referred back to the review of the plan. Guy discussed the presentation for the bike park grant application and how well it went. He stated he would like to keep that momentum going and maybe remind the Council that we have to spend money to make money.

Wiley asked if they were still discussing the goals. Anne stated that if everyone is okay with what is written in the plan then there is about 5-6 pages that can be presented and then council can put those in their notebooks to read. Rodleen suggested presenting the plan with a one-page summary during the workshop.

Wiley stated there are a lot of names listed in the first few pages. Anne stated that list is of those who assisted in starting the commission. Wiley stated but there is a lot of contention with all of that. Dinah stated this is where the original plan came from and now its being modified. She

stated the names could be removed and a summary of how the commission started could be added instead.

New Business: McGuire Manthey and David Pries: David stated there are pools of money through several different Puget Sound Energy programs that are available and are being underutilized. He stated it may be that many people are just not aware of these programs or rebate offers. David stated they are with an organization that works to make people aware of these programs and assist in navigating the requirements and application.

Wiley asked how they engage the community. David stated just like this, attending community meetings and other events. Stephanie suggested they also visit the local food banks on their operational days.

Discussion ensued on the car charges that are being researched and how many to get and where they should be located.

David and McGuire also discussed the Community Solar program and explained how it is funded and who can benefit from the program. He stated this program is available through PSE currently. He stated the solar panels put power back into the existing grid and gives to those on the program, credits on their utility bills. It was stated this may be a program the town could take advantage of. Stephanie asked if there is grant funding that would assist the town in purchasing and installing solar panels. Discussion ensued on the different areas and options that could potentially allow for solar panels. Multiple side conversations ensued.

Discussion ensued on other cost saving electric items such heat pumps, solar and LED lighting.

Other Business: It was stated the fly-in is next weekend as well the mushball tournament.

Announcements: Anne announced a pop-up event is being put on by the Presbyterian Church at 44942 SR 20 on July 25. She stated the Goodwill van will be on location and has a workforce program. Discussion ensued on these services as well as others offered at this location. Discussion also ensued on behavioral and social matters, counseling and education which could improve the overall wellness of the area.

Wiley asked about the progress of the Planning Commission. Dinah stated they are currently working mostly on the comp plan update as well as playing catch up from the years where there was not a functioning planning commission. She discussed what is involved in the comp plan update and that housing is going to be a big part of that work. She stated that she would also like to start working on code updates after the comp plan is complete.

Adjournment: Dinah Kinney made a motion for adjournment at 7:38 p.m. Guy Borgford seconded the motion. The motion carried unanimously.

Anne Bussiere, Chair

Attest: Dinah Kinney, Chair pro-tem

Town of Concrete

Economic Development Plan

Infrastructure

Develop broadband to encourage business growth and expansion

Continue to expand broadband and wifi throughout the town and Growth Management Area

Maintain Proactive Town Government

Responsible growth; Fund infrastructure; Create review timetable; Monitor and report regulatory changes; Make sure codes are enforced.

Evaluate current Economic Development Toolkit

Establish Economic Development Office; Develop and fund Economic Development Director position; Create a Community Improvement District (CID); Create business incentives; Conduct economic and fiscal impact analysis on land use and zoning changes

Create a Regulatory Environment that Embraces Collaboration and Cooperation

Qualitative review and revise regulations that inhibit business growth; Develop business-friendly land development policies that encourage business attraction, retention; Explore land development policies that incentivize efficient development, including infill and mixed-use concepts; Formalize and promote the Town's streamlined development process.

Business

Identify Education and Training Needs

Align education institutions with business and industry needs; EDASC collaboration; Concrete Chamber of Commerce collaboration and entrepreneur development.

Identify Key Parcels/Buildings that can be Converted for Business or Industrial Use

Inventory town property and determine best use/development opportunities; Compile and update inventory of land and ownership of properties and their respective zoning; Collaborate with landowners/developers; incentivize increased density/mixed-use development; Options for open space uses such as parks; Compile and update database of buildings for commercial use and economic development opportunities; Strengthen codes to ensure properties are utilized to best use - research what has worked in other towns.

Create Innovative Partnerships to support New and Existing Businesses

EDASC collaboration; Create a database of survey data and analyses of existing businesses, visitations, quarterly meetings; Expand public/private partnerships such as school district, Upper Skagit Library, Community Action, state, federal; Leverage local, state, regional and federal resources; Schedule meetings with commercial real estate brokers and conduct area tours; Workforce readiness, education and training with regional, state and federal support; healthcare and community growth needs.

Marketing

Maintain and Promote Website

Updates as needed, and links should always be maintained; Promote the website address, www.townofconcrete.com

Maintain Town of Concrete Brand

Ensure Town's brand and vision are aligned; Promote successful Concrete businesses as brand ambassadors; Educate regional leaders and industry partners on Concrete; Facilitate collaboration among partners to pool external expertise and resources; Host workshops, roundtables, mixers and other events with developers, businesses and neighboring communities; Evaluate communication programs. Identify strengths, weaknesses, opportunities and threats; Monitor and post on social media platforms.

Use Area Strengths in Marketing

Quality of life Concrete; The Great Outdoors; Local community collaboration; Cooperative marketing efforts with other potential economic development partners.

Promote the Business Identity of the Town

Promote the Town as a place for outdoor recreation, business, and industry; Collaborate with EDASC to align with regional plans; Collaborate with regional partners through a comprehensive Memorandum of Understanding to market the Town for economic development; Develop a marketing, media and promotions plan to promote the Town

Community

Use Historic Area, Landmarks, Parks and Recreation as Economic Drivers

Examine alternative uses for existing venues; Explore and promote opportunities for the arts and cultural events; Promote the Town Center District as a regional performing arts venue and cultural asset; Invest in, support, and promote cultural and heritage events and "social infrastructure" such as Cascade Days, Ghost Walk, and Fly-In.

Historic Preservation

Maintain and preserve historic integrity of historic areas within Town Limits, such as Town Center. Review and revise town historic building codes; Develop guidelines for preservation of historic structures. Develop historic preservation incentives; Historic Preservations and Landmarks Commission collaboration

Foster Sister City Relationships

Form regional, national and international Sister City relationships with cities and towns with similar attributes, assets, and challenges.

Environment and Climate

Regeneration, preservation, and promotion - position Concrete as a hub for regenerative entrepreneurship, permaculture, horticulture, agroforestry, mycology, and climate action can-do!

Presented by the Economic Development Commission and approved by the Concrete Town Council, this 12th day of August, 2024.

Mayor, Marla Reed

EDC Chair, Anne Bussiere

Nonhighway and Off-Road Vehicle Activities (NOVA)



FACT SHEET

Who may Apply?

- Local governments
- Federal agencies
- Special purpose districts
- State agencies
- Tribes

Types of Projects Funded

- Development
- Education and enforcement
- Land acquisition
- Maintenance and operation
- Planning

Funding

Funding comes from off-road vehicle permits and part of the state gas tax paid by users of off-road vehicles and non-highway roads (roads not supported by state fuel taxes).

Funding is divided among categories by formulas established in state law:

- 70 percent for recreation facilities
- 30 percent for education and enforcement.

Recreation and Conservation Office

PO Box 40917
Olympia WA 98504-0917
Telephone: (360) 902-3000
TTY: (360) 902-1996
E-mail: info@rco.wa.gov
Web: www.rco.wa.gov

Keeping Trails Open

Trails in Washington's rugged mountains and lush forests are used by an estimated one-third of the state's population.¹

People take to these trails for a variety of recreational pursuits: 10 percent ride motorcycles and off-road vehicles on those trails, 8 percent ride bicycles, 3 percent ride horses, and many others use them for cross-country skiing and snowshoeing.

While trail experiences are popular, budget cuts at all levels of government have made developing new trails and keeping existing ones open to the public challenging.

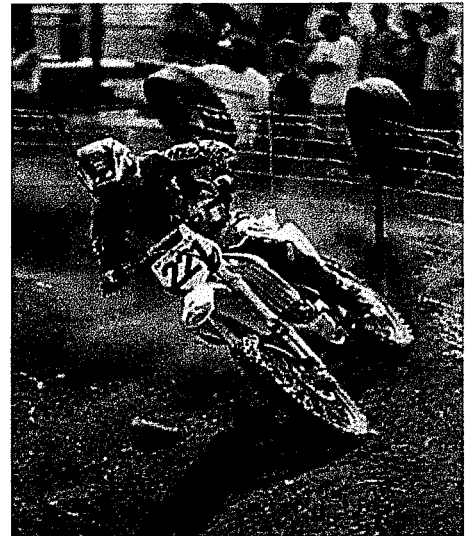
Purpose

One of the sources of funding for building and maintaining these trails and associated facilities, is the NOVA program, which provides grants to develop and manage recreation opportunities for users of backcountry trails and non-highway roads.

Non-highway roads are roads owned or managed by a public agency or private roads with an easement for public use, and for which money from the motor vehicle fund was not used to build or rebuild it in the past 25 years or maintain it in the past 4 years. These roads most often are roads in national and state forests. Typical projects vary from maintenance of intensive use areas such as off-road vehicle sports parks to development of trails, trailheads, restrooms, and picnic areas.

Ensuring the Best Projects are Funded

The grant process is open and competitive. The Recreation and Conservation Funding Board accepts applications in even-numbered years. Citizen committees made of up experts in trail and off-road vehicle issues evaluate the projects and score them based on criteria established by the board and then submit a ranked list to the board for funding consideration.



The City of Richland used a \$462,000 Nonhighway and Off-road Vehicle Activities grant to develop a campground and bathroom in the pit area near the motocross track in Horn Rapids ORV park.

In Washington, there are only three sports parks dedicated to off-road vehicle use — one each in Benton, Spokane, and Thurston Counties.

Nonhighway and Off-Road Vehicle Activities Fact Sheet

INVESTING IN WASHINGTON'S GREAT OUTDOORS

Grant Recipients (1978-2015)

Anacortes
Benton County
Chelan County
Clallam County
Clark County
Confederated Tribes of the Colville Reservation
Darrington Community Club
DPS Technical Inc.
Eastmont
Environmental Science Associates
Everett
Ferry County
Grant County
Grays Harbor County
Jefferson County
King County
Kitsap County
Kittitas County
Leavenworth
Long Beach
Mason County
Metropolitan Park District of Tacoma
North Bonneville
Othello
Pierce County
Port Angeles
Republic
Responsive Management
Richland
San Juan County
Snohomish County
Spokane County
Thurston County
Walla Walla
Washington Technology Solutions Inc.
Weston Solutions Inc.
Whatcom County
Yakima County



The U.S. Forest Service's Wenatchee National Forest used a \$35,000 grant to maintain the Pacific Crest National Scenic Trail.

Federal Agencies

National Park Service

- Lake Roosevelt National Recreation Area
- Mount Rainier National Park
- North Cascades National Park
- Olympic National Park

U.S. Bureau of Land Management

U.S. Fish and Wildlife Service

- Columbia National Wildlife Refuge

U.S. Forest Service

- Colville National Forest
- Gifford Pinchot National Forest
- Mount Baker-Snoqualmie National Forest
- Okanogan-Wenatchee National Forest
- Olympic National Forest
- Umatilla National Forest

State Organizations

Department of Fish and Wildlife

Department of Natural Resources

Recreation and Conservation Office

State Parks and Recreation Commission

University of Washington

¹Amanda C. Ritchie et al., "Outdoor Recreation in Washington: The 2013 State Comprehensive Outdoor Recreation Plan," Responsive Management, Harrisonburg, VA, May 2013, pp. 160-165.

Recreational Trails Program

FACT SHEET

Who may Apply?

- Local governments
- Federal agencies
- Nonprofits
- Special purpose districts
- State agencies
- Tribes

Types of Projects Funded

- Education
- Development or rehabilitation of trail facilities
- Maintenance

Federal Funding

People venturing into the backcountry help pay for these grants. Funding comes from federal gasoline taxes attributed to recreational, non-highway uses, and is dedicated to improve trails and facilities that provide a backcountry experience.

Leveraging State Dollars

Grant recipients must provide at least 20 percent in matching resources.

Recreation and Conservation Office

PO Box 40917
Olympia WA 98504-0917
Telephone: (360) 902-3000
TTY: (360) 902-1996
E-mail: info@rco.wa.gov
Web: www.rco.wa.gov

Maintaining Washington's Trails

Washingtonians are an active population. A recent survey revealed that one-third of the state's population recreates on trails in the state's mountains and forests.¹ People are hiking, biking, riding horses, cross-country skiing, and using off-road vehicles and snowmobiles.

Purpose

To accommodate them, the Recreational Trails Program provides federal funding to maintain trails and facilities that offer a backcountry experience.

This funding is vital to keeping trails open to the public. As public agencies face funding shortages, maintenance often is delayed or eliminated. This grant program is one of the few for maintaining backcountry trails.

Typical projects include maintaining and rerouting trails, building trail-side and trailhead facilities, and running environmental education and trail safety programs.

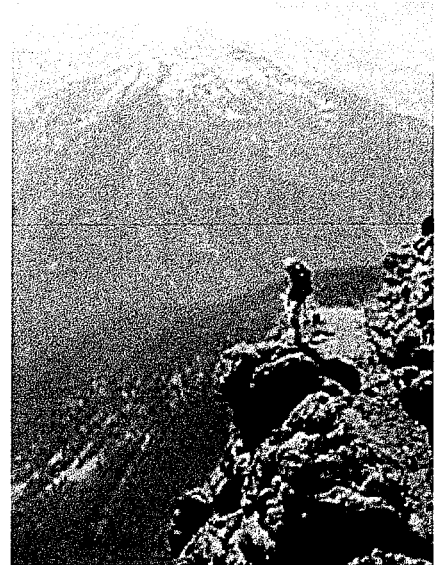
Ensuring the Best Projects are Funded

The grant process is open and competitive to ensure the best projects receive funding. The Recreation and Conservation Funding Board accepts applications in even-numbered years. A citizen committee, which is made of recreational trail users, scores the applications using criteria established by the board and submits a ranked list to the board for consideration. The board approves the list and forwards it to the Federal Highway Administration for review and final approval.

Outdoors Recreation Improves Economy, Health

Use of trails provides many economic and health benefits to Washington. A recent report by the Washington Trails Association² showed that Olympic National Park visitors add \$90 million to the local area and generate 1,900 jobs. Backcountry campers to one national park in Washington contributed \$985,000 in 2000 to restaurants and bars, groceries, gas and oil, local transportation, and admission fees.

In addition to providing money for jobs, hiking lowers the risk of health care costs. Many people spend time in the outdoors to relieve stress, a major contributor to illnesses, and studies have shown outdoor experiences decrease attention deficit disorder, obesity, and depression among children.³



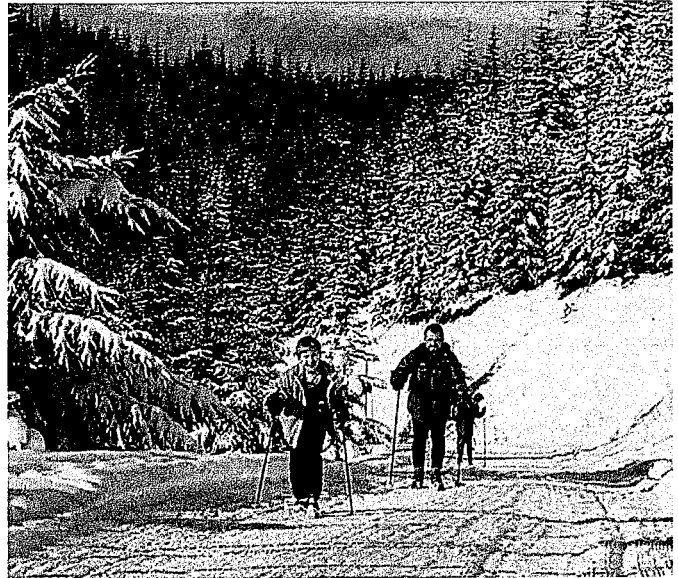
The U.S. Forest Service has received several Recreational Trails Program grants totaling more than \$72,000 to maintain trails in the Pasayten Wilderness.

Recreational Trails Program Fact Sheet

INVESTING IN WASHINGTON'S GREAT OUTDOORS

Grant Recipients (1994-2015)

Anacortes
Apple Country Snowmobile Club
Back Country Horsemen of Washington
Benton County
Bremerton Cruisers Motorcycle
Butte Busters Snowmobile Club
Chinook Trail Association
Clallam County
Clark County
Coal Mines Trail Commission
Colville National Forest
EarthCorps
Evergreen Mountain Bike Alliance
Foothills Rails to Trails Coalition
Friends of the Trail
Gifford Pinchot National Forest
Grays Harbor County
Hi-Country Snowmobile Club
High Country Cruisers
Hurricane Ridge Education Foundation
Idaho Panhandle National Forest
Issaquah
Issaquah Alps Trail Club
Jamestown S'Klallam Tribe
Jones Creek Trail Riders Association
Junco Snowmobile Club
King County
Kitsap Land Trust
Lake Cle Elum Ridge Ryders
Lake Wenatchee Recreation Club
Lopez Island Conservation Corps
Loup Loup Ski Education
Methow Valley Snowmobile Association
Methow Valley Sport Trail Association
Montesano
Mount Baker-Snoqualmie National Forest
Mount Tahoma Trails Association
Mountain Trails Grooming Association
Mountains to Sound Greenway
Nooksack Nordic Ski Club
Northwest Glacier Cruisers
Okanogan-Wenatchee National Forest
Olympic National Forest
Olympic National Park



The Mount Tahoma Trails Association used a \$49,000 grant to buy equipment and groom cross-country ski trails in Lewis County.

Pacific Northwest Trail Association
Palisades
Peninsula Trails Coalition
Sky Riders Snowmobile Club
Snohomish County
Spokane County
Spokane Nordic Ski Education Foundation
Spokane Winter Knights
The Mountaineers
Trout Unlimited-Grays Harbor
Umatilla National Forest
U.S. Corps of Engineers
Vancouver Snobusters
Volunteers for Outdoor Washington
Washington Department of Natural Resources
Washington State Parks and Recreation Commission
Washington State Snowmobile Association
Washington Trails Association
Washington Water Trails Association
Washington Wilderness Coalition
Whatcom County
Winter Knights Snowmobile
Yakima Greenway Foundation

¹Amanda C. Ritchie et al., "Outdoor Recreation in Washington: The 2013 State Comprehensive Outdoor Recreation Plan," Responsive Management, Harrisonburg, VA, May 2013, pp. 160-165.

²Jeannie Frantz, "The Value of Hiking," Washington Trails Association and University of Washington Political Science Department, Seattle, WA, August 2007, p. 5.

³Jeannie Frantz, "The Value of Hiking," Washington Trails Association and University of Washington Political Science Department, Seattle, WA, August 2007, p. 7.