

Town of Concrete Economic Development Commission
45672 Main Street
P.O. Box 39
Concrete, WA 98237
360.853.8401
info@concretewa.gov

Town of Concrete
Economic Development Commission

Meeting Agenda

September 11, 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 – August 14, 2024 (pages 1-2)
5. Old Business
 - PSE Car Charger Update
 - EDASC Meeting Update
 - Assign Goals/Tasks – Remainder of 2024 (pages 3-4)
 - Economic Development Workshops
6. New Business
7. Other Business
8. Announcements
9. Next Meeting October 9, 2024 6pm
10. Adjournment

**Town of Concrete
Economic Development Commission
August 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 Borgford. Anne stated Wiley had sent an email stating he would be unable to attend this evening.

Liaison: Stephanie Semro.

Audience Members Signed In: None.

Staff Present: Deputy Clerk Heather Parker.

Minutes: July 10, 2024: Dinah made a motion to approve the minutes. Guy seconded the motion. The motion carried unanimously.

Old Business: PSE Car Charger Update: Anne stated that Wiley had sent out an email he had received from PSE stating they would get back to him with further information. Anne also discussed another company that may be able to assist with this.

EDASC Meeting Update: Guy reported that he met with John Sternlicht at EDASC. He stated they discussed where the town EDC is at and where EDASC is at. He stated they also discussed training opportunities and he will forward the different information that he was sent on these different educational opportunities. Discussion ensued on inviting John to a town EDC meeting.

Anne stated that Goodwill also does work training and education. Stephanie stated Goodwill has a lot of good programs as well as job skill training.

Guy stated that he is doing research on other smaller communities and towns to see what is working for them and what is not working. Anne stated that business training would also be good. She stated for those just starting out they need to know what it actually takes to run a business. Stephanie discussed another organization who offers small business resource training and classes.

Discussion ensued on the idea of a joint workshop or meeting with other jurisdictions and trying to get something like this scheduled. It was stated this would need to be advertised once it is set up unless it is held at a regularly scheduled meeting. Guy stated it would be good to invite the business community to the meeting that John attends.

Discussion ensued on how to assist neighboring communities as well. It was stated with the fires and the pass closed Marblemount has been struggling and how this group could help them and others in this area.

Discussion ensued on growth that is sustainable, and the housing needs to match the anticipated growth.

Guy stated that he has also met with Jason Miller and with Jeremy and Lisa Akers and got a lot of good, useful information from those conversations.

Dinah stated it might be good to invite planning commission members to meetings as well. She stated a lot of what is discussed here would correlate with what the planning commission is also working on. She stated making contact with the port to discuss their possible funding options would be a good idea as well. Discussion ensued on funding, town owned land, live-work type structures, airport property and the town's relationship with the tribal communities.

Anne stated that she looked at the County website and reviewed the list of town owned properties that Wiley had sent. She stated that many of these properties are small, in the floodplain, have wetlands or are already designated as a park. Discussion ensued on the old fire hall building, if the town can rent or lease out more commercial space and the selling or leasing of the town hangar. Discussion ensued on the number of people who telecommute now.

New Business: Assign Goals/Tasks – Remainder of 2024: Not discussed.

RCO Funding – NOVA and RTP Programs: Guy stated these funding programs are for improvements to existing trails. He discussed a possible trail improvement that could potentially extend from the town to Shannon and Baker Lakes. Discussion ensued on the different properties, who owns the property, trail ideas and ADA accessible trails.

Other Business: Guy discussed the phone conversations he has had with Michael Dahl regarding his properties in town and his plans for these properties.

Discussion ensued on code violations, code enforcement and the new codes that have been drafted.

Announcements: Anne stated the next meeting will be September 11.

Adjournment: Dinah Kinney made a motion for adjournment at 7:27 p.m. Rodleen Getsic 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