

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

March 11, 2026 - 6 p.m.

1. Call Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Minutes – February 11, 2026
5. Old Business
 - Commission Chair
 - Dog Park
6. New Business
 - 2026 Brainstorming
7. Other Business
8. Announcements
9. Next Meeting: April 8, 2026 6pm
10. Adjournment

**Economic
Development
Commission Members**

PJ Parsons

Dinah Kinney

Anne Bussiere – Chair
Pro Tem

Wiley Moore

Guy Borgford - Chair

Town Council Liaison

Stephanie Semro

**Town of Concrete
Economic Development Commission
February 11, 2026**

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

Roll Call: Economic Commission Members: PJ Parsons, Dinah Kinney, Anne Bussiere, Wiley Moore (Zoom) and Guy Borgford (Zoom).

Liaison: Stephanie Semro.

Audience Members Present: Gabe Asarian, Daryl Hornbeck, and Jodi Hornbeck.

Audience Members Online: Councilmember Bellinger.

Staff Present: Deputy Clerk Heather Parker and Clerk Treasurer Andrea Fichter (Zoom).

Minutes: January 14, 2026: Dinah made a motion to approve the minutes. Wiley seconded the motion. The motion carried unanimously.

Old Business: Dog Park: PJ reviewed the PowerPoint Presentation for the dog park proposal. Discussion ensued on the public works shops, the town's hangar, and possible new buildings to be constructed at the wastewater treatment plant. Councilmember Semro stated that she believes there is not enough room at the hangar to put everything in there. It was stated the comp plan says public works is moving to the hangar and demolishing the existing buildings. Wiley stated there is plenty of room at the hangar for everything and what he put in the presentation is copied and pasted straight from the comp plan.

Anne stated that is all just aesthetics anyway. She stated you can walk past the buildings and still go have a good time at the dog park.

Wiley stated for now we are stuck with these buildings but at least the town is cleaning them up.

Councilmember Bellinger discussed the right-of-way area and what will be needed to create a sound barrier. She also stated that past the building there is metal, concrete barriers, axles, and other things that need to be cleaned up. Wiley stated they use this area as a dump zone, and it is the towns responsibility to clean up and aid the EDC with the dog park plan.

PJ explained the design and the proposed gates and how they function. She stated they need to discuss the plan with PSE and present the idea for using their property. She stated they also need to go over the previous cost estimates and get those updated. She stated the fencing will be wood frame fencing with hog wire panels that will be 5ft high. She stated there will be two sections, one for small and shy dogs and one for the larger dogs.

PJ asked what the square footage of the property is. Wiley stated there is a space issue and he does not believe there will be enough room if they are not able to utilize PSE's property. He stated Councilmember Bellinger's design will not work if they can only use the town's property.

Wiley stated that platted street needs to be vacated. Discussions ensued on the property lines and plat maps that Wiley had included in the presentation. It was stated the dog park will make things look better in that area and improve the community. Discussion also ensued regarding the platted street and using it as a walking path.

PJ stated there were some questions from the Mayor and staff. She stated one of the questions was, thought this area was already turned down by the Council for use as a dog park. Councilmember Semro stated she believes since the grant application was submitted for the area behind the Eagles Nest and that grant funding was denied, the focus turned back to the Garden Club Park area.

Wiley stated he believes the Mayor should be the one talking to PSE and make the presentation on the dog park and request use of their property. Guy stated he would suggest that someone discuss this with the Mayor first.

PJ stated another question was related to the pictures that were taken from inside the shop and how Wiley got access to take the pictures and what relevance these had in relation to the dog park proposal. Wiley stated he was granted access by former Mayor Reed when they were walking the area with PSE to discuss where the car chargers should go. He stated the relevance was that he was trying to show how unorganized it is and what was in the shop to show that there would be plenty of room to move everything up to the hangar.

Discussion also ensued on the comp plan language regarding the pw shops, and town hangar and what the future plans are for those buildings.

Andrea discussed how a street vacation process would work and if that street is vacated than the adjacent property owners would get a portion of that property. She explained how the property would be distributed between the town and the adjacent property owners if the street is vacated. She also explained that if it is not vacated and the town chooses to plant shrubs or trees in this area, the adjacent property owners could at some point petition for the street to be vacated and the town would have to remove any items from this area.

New Business: Daryl and Jodi Hornbeck stated they decided to come to this meeting to see how this commission works. Daryl stated they own property to the west of Alberts and have been discussing different business ideas for that area. He stated it is outside of town limits but wanted to keep the town in mind while talking through the different options.

Discussion ensued on ideas for businesses that are not tourists related such as a gym, daycare, car wash and long-term and short-term housing. It was stated that Janicki may be moving their operations out of state and this area is going to need more jobs.

Anne reviewed pictures she took of the area behind the Eagles Nest. She stated the town had this

area cleaned up and it looks great. She stated this area has a lot of potential. She stated tables, benches, or picnic areas could be installed in this area. She stated after the dog park is done, she would like to add this area to the discussion.

PJ stated it was mentioned at Council about combining all the commissions. Discussion ensued regarding all the commissions and that a lot of the work overlaps and is somewhat redundant.

PJ made a motion to recommend to Council to move forward with combining the commissions with the support of the EDC. Dinah seconded the motion. The motion carried unanimously.

Other Business: Gabe stated that he had made a presentation to Council on cannabis and the proposed code amendments. He stated he and the coalition are just trying to do what is best for the youth in the area and want to work with the town on a compromise. He stated they are proposing only allowing retail sales in the industrial zone, the same as processing and producing.

Discussion ensued on the tax revenues, buffer zones, and that the town code can be stricter than the state. Andrea stated these do not necessarily need to be restricted to one particular zone when they will still have to meet the state regulations as well, such as the 1,000-foot buffer zone. She stated if retail is limited to just the industrial zone, that basically leaves one parcel that could be used for retail, production, or processing and that would be limited to only one of those. She stated she believes there are other ways to regulate these businesses and the town does not want to deter economic development.

Announcements: None.

Adjournment: PJ Parsons made a motion for adjournment at 7:24 p.m. Dinah Kinney seconded the motion. The motion carried unanimously.

Guy Borgford, Chair

Attest: Anne Bussiere, Chair pro-tem