



**MINUTES  
ECONOMIC DEVELOPMENT ADVISORY  
COMMITTEE (EDAC) MEETING**

1300 NE Village Street  
Fairview, OR 97024  
January 11<sup>th</sup>, 2018

**PRESENT:**

Dean Hurford, Chair  
George Lingelbach  
Henry Pelfrey  
Dan Kreamier  
Renaye Delano  
Brenda Ziegler  
Ted Tosterud, Council Liaison

**ABSENT:**

None

**PUBLIC:**

Jim Raze

**STAFF:**

Sarah Selden, Senior Planner/Economic Development Coordinator

**1. CALL TO ORDER:**

1.1 Chair Hurford called the meeting to order at 5:45 p.m.

**2. ROLL CALL**

Chair Hurford identified who was present by roll call.

**3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS**

Chair Hurford invited the public wishing to speak on non-agenda items, and stated that he'd invited Jim Raze, and suggested that he comment during the relevant agenda items.

**4. ADOPTION OF MINUTES**

Chair Hurford called for consideration of the minutes from the 11/09/2017 meeting. Member Ziegler proposed approval, and Member Pelfrey seconded. Minutes were approved unanimously.

**5. ELECTION OF EDAC CHAIR AND VICE CHAIR**

Chair Hurford moved Agenda Item 9, Election of EDAC Chair and Vice Chair, as the next agenda item. Member Delano nominated Dean Hurford for Chair. Member Pelfrey nominated George Lingelbach for Vice Chair. Member Kreamier seconded both nominations. Chair Hurford said he was willing to serve another term as chair, and noted that because he was termed out, they would need to have City Council approve him serving another term. Chair Hurford called for a vote on both nominations, and they were approved unanimously.

**6. HALSEY CORRIDOR UPDATE**

Chair Hurford invited EDAC members and staff to share updates on the Halsey Corridor:

- Mayor Tosterud shared that the first Halsey Executive Committee meeting was focused on meeting with the State's Regional Solutions team to inform them about the Halsey Corridor

strategy. He also shared that the three cities received another grant for consultant assistance to continue the Halsey Corridor work, which included \$41,000 from the State of Oregon, with a \$23,000 total contribution from the cities. He noted that McMenamins is part of the Executive Team and is planning for future development of their property on the north side of Halsey.

- Members asked about the site in Troutdale between the outlet mall and the Sandy River, on the east end of the Halsey Corridor. Planner Selden noted this site is in an urban renewal area, and the City of Troutdale will be looking at redevelopment options. She noted that Troutdale is also beginning a planning process to update their 20 year-old Town Center plan.
- The group discussed improvements to Multnomah County roads located in Fairview, and Member Pelfrey noted that the Arata Road improvements have gone out to bid, and the project is getting ready to start.
- Planner Selden noted that Wood Village is taking the lead on the next Technical Assistance Grant from the State Department of Land Conservation and Development, which will look at the Halsey corridor through all three cities. She described the tasks to include a study of business types and recruitment recommendations by segment of the roadway, and branding and marketing recommendations such as signage and streetscape improvement, to create a cohesive corridor and also distinguish each city. Chair Hurford provided a recap of EDAC's history and interests on the Halsey project; he noted their caution in developing branding too soon, and suggested looking more closely at development barriers. EDAC members asked for more information on the scope of work for the next grant project.
- Chair Hurford presented a preliminary layout concept for a park-n-ride lot on the vacant PPL parcel at the NE corner of Fairview Parkway and Halsey. This site has been identified by Fairview as a desired Columbia Gorge Express shuttle stop, to help draw more tourism to the corridor.

## 7. ENTERPRISE ZONE 101 PRESENTATION

Planner Selden gave an overview presentation about the Columbia Cascade Enterprise Zone. This State authorized incentive program provides an opportunity for Fairview, Wood Village and Troutdale businesses to receive a 3-5 year tax abatement on new investments, when the firm meets criteria for employment and investment levels. The councils from the three cities will be meeting this winter to discuss renewing the 10-year program authorization, which expires this summer. Dean Hurford suggested talking with the businesses who have participated in the Enterprise Zone program to see if the program was worthwhile.

Chair Hurford suggested that Sarah do a similar presentation the February meeting on the Vertical Housing incentive program, in addition to discussing the current Vacant Land Development Incentive Program that's expiring in June.

The group discussed the Vacant Land Development Incentive Program, including:

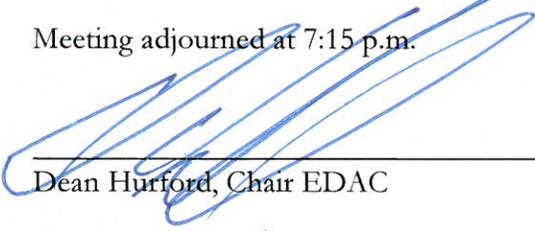
- Jim Raze commented that due to current construction costs, the Vacant Land Development Incentive program may be what makes a development project feasible. He questioned whether the program has been in place long enough to see results.
- Chair Hurford suggested that EDAC discuss and provide a recommendation on the future of the program.
- Planner Selden noted that there has been a significant uptick in development inquiries from property owners wishing to take advantage of the incentive program before the June expiration, and there may be some real development results at the end.

**8. STAFF UPDATE**

Planner Selden noted that the Public Works department has filled its last vacancy with a new Civil Engineer, Jeremy Hanson, who started in December.

The group discussed the EDAC meeting start time, and decided to move the meetings up 15 minutes to 5:30 p.m. The group also discussed the EDAC vacancy and efforts to

Meeting adjourned at 7:15 p.m.



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Dean Hurford, Chair EDAC

5/10/18  
Date



\_\_\_\_\_  
Sarah Selden, Senior Planner

5/10/18  
Date

