



ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING - SEPTEMBER 2023

Wednesday, September 06, 2023 at 6:30 PM
Sandy City Hall and via Zoom

AGENDA

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Boulevard, Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/82161456659>

Or by phone: (253) 215-8782; Meeting ID: 82161456659

CALL TO ORDER

PUBLIC COMMENT

APPROVAL OF MINUTES

1. Approval of Minutes - June 2023

ROUNDTABLE DISCUSSION

2. Welcome to new member: Robbie Walters
3. Shout outs: Updates from board members

EC DEV OFFICE UPDATES

4. Development Updates:
 - 362nd/Bell Street
 - Moratorium
 - Tollgate Inn covered structure
 - Other active commercial development in Sandy
5. Current Grant Projects
 - Sandbar BBQ
 - Mt Hood Cigar (pending)
 - Scooter's (pending)

NEW BUSINESS

- 6.** EDSP - List of high priority items: Per board direction, the staff liaison will present a draft prioritization of high priority items from the EDSP for Board discussion.

ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



MINUTES
Economic Development Advisory Board Meeting
Wednesday, June 6th, 2023 6:30 PM

COMMITTEE PRESENT: Jeremy Pietzold (Chair), Hans Wipper (Board member), Khrys Jones (Board member), Chris Mayton (Board member), Marcel Brache (Board member)

COMMITTEE ABSENT: Paul Reed (Board member), Bill Schwartz (Board member), Stan Pulliam (Board member), Laurie Smallwood (Board member)

STAFF PRESENT: David Snider, Economic Development Manager

MEDIA PRESENT:

1. MEETING INFORMATION

This meeting will be conducted in a hybrid in-person / online format. The Board will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person

Come to Sandy City Hall (lower parking lot entrance). 39250 Pioneer Blvd., Sandy, OR 97055

To attend the meeting virtually

Please click the link below to join the webinar: <https://us02web.zoom.us/j/83111834302>

2. CALL TO ORDER

6:30 PM

3. APPROVAL OF MINUTES

Approval of April 5th, 2023 meeting minutes

4. EC DEV OFFICE UPDATES

- 362nd/Bell Street is on target for August completion
- 38888 Pioneer has been sold; new owner plans to invest in building, may want to divide it into two suites; may want to build an additional mixed use building on the rear lot
- Smith Building: all options are open right now; interior improvements have been made

- Barlow Trail lot next to Action Ctr: getting close

5. COMMUNICATIONS – CHAIR

Shout-outs

- Wipper: covered structure complete; OLCC approved service out there; customers like it!
- Jones: Lennox Jai looking to bail
- Mayton: nothing to add
- Pietzold: went to Sandbar BBQ; good food; glad he's finally open

6. ITEMS FOR DISCUSSION – BOARD

- Our 1st ec dev strategic plan is now complete – basic description & plan review for new members
- Staff would like to get input from the EDAB on a few items; how to prioritize?
- (Mayton) Prioritization of items is in the report; 12 items have “high” priority, so let's look at those 12 items to start with
- 6.1.2 – retail market survey; (Chair) Clarification on whole city vs. areas of focus?; “this has to get done” → board members strongly agree with this; this is a high priority → funding needed; do we need to go through the RFP process for this?
- (Chris) 2.2.2 – Identify partnerships with economic development partners...and distribute marketing collateral communicating the benefits of SandyNet to remote workers and other target audiences → new construction in West Sandy; what are home businesses looking for?; multi-gig connections now offered...is there a market for this?
- 5.3.4 (downtown park) – This just went through City Council recently and was approved to move forward
- 5.1.1 (new hotel) – Now is the time for us to start looking for this (Wipper); Loge Hotels suggested by Elliot and looks super cool (?); are there other opportunities like Loge out there?; (Wipper) lodging lobbying groups out there (ClackCo Tourism (Samara, a few hoteliers on the county tourism board), Travel Oregon (Scott Bricker))
- 5.2.4 (outdoor rec marketing) – the ClackCo CPP grant program is gone, but being replaced by the SIP grant; we have a project for Vision Around the Mountain.
- 1.1.4 (child care) – Mayton emphasizes how important this point is; Jones, Pietzold agree → we are still significantly underserved in this capacity; there is a lot of money available out there for this topic right now

7. ADJOURN

8:00 PM



Economic Development Advisory Board Meeting

September 9th, 2023

Current Commercial Development in Sandy

Fall 2023

362nd & Bell Street extension



Other commercial development items:

38888 Pioneer Boulevard



Barlow Trail Vet Clinic site



Other commercial development items (cont.)

16800 SE 362nd Avenue



Rogue Fabrication site



Current UR grant projects in Sandy

Fall 2023

23-001 FAC Sandbar BBQ ADA parking

Item # 4.



23-003 FAC Mt Hood Cigar roll up door



23-001 TI Scooters floors & bathrooms



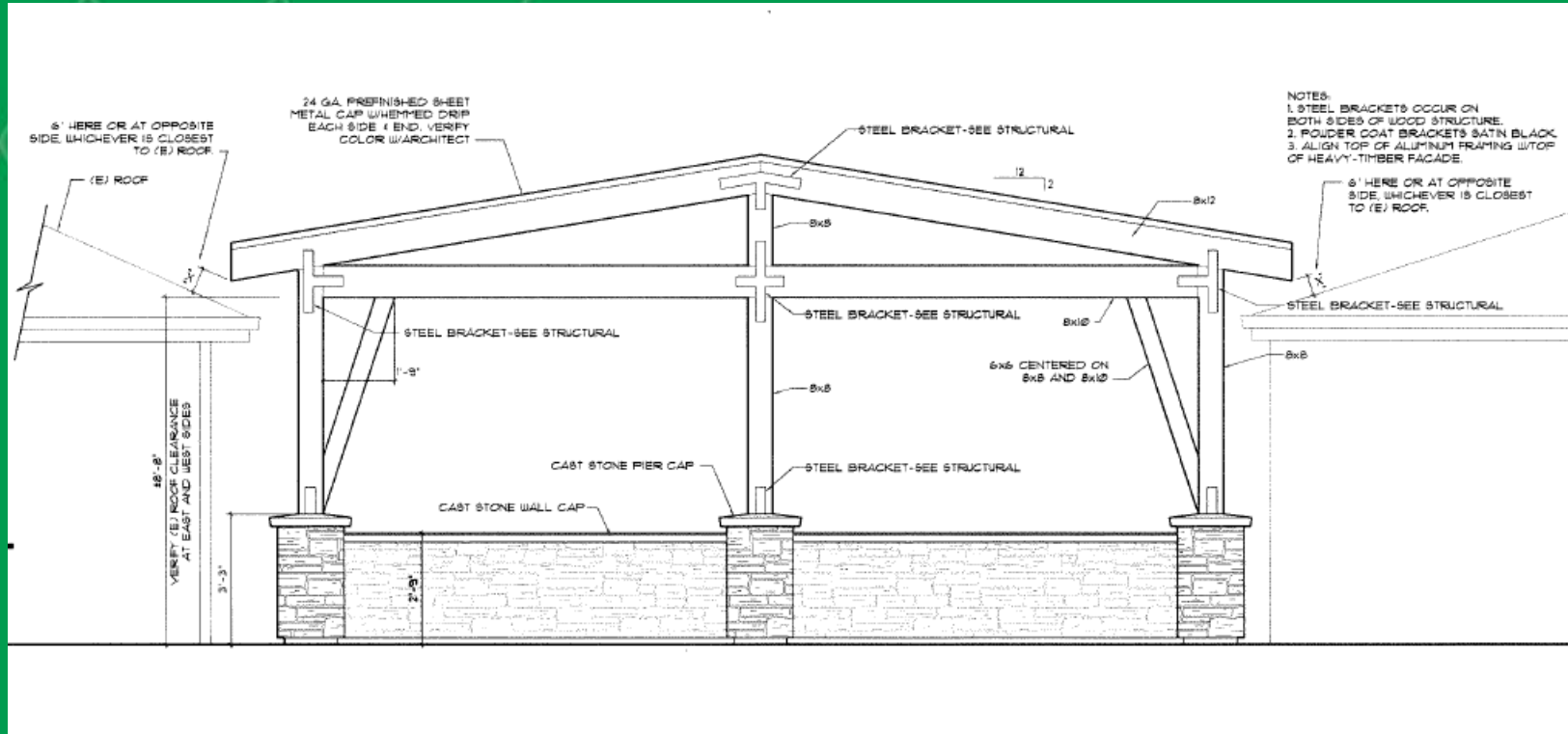
Project to include

- Replacement of all customer facing floors with new concrete floors including bathrooms. (see Brady's)
- Modification of video poker area per OR Lottery Commission.
- Bathroom refresh (includes new FRP wall surfaces, lighting, sinks & countertops, metal partitions)



21-010 FAC Tollgate Inn covered structure

Item # 4.



Economic Development Strategic Plan

All Priority 1 items

Goal 1	Improve systems to ensure broad and durable access to economic opportunity and maintain Sandy’s high quality of life.	
Strategy 1.1	Improve access to health care, child care, job training, and assistance programs	
	Action 1.1.4	Access to child care facilities Supporting orgs: AntFarm Youth Services, Clackamas Workforce Partnership
Strategy 1.2	Expand job training and wraparound services for youth and disadvantaged workers	
	Action 1.2.2	Enhance the career path into metals fabrication Supporting orgs: City of Sandy, MHCC, CCC, local metals fab businesses
	Action 1.2.3	Tailor workforce training to skills and workforce gaps Supporting orgs: OTSD, City of Sandy
Goal 2	Leverage our investments in technology to maximize economic benefits	
Strategy 2.2	Invest in broader awareness and utility of SandyNet and other resources and amenities that support and attract a home-based workforce	
	Action 2.2.1	Assess SandyNet as a resource in business and talent attraction Supporting orgs: Marketing and economic consultants
	Action 2.2.2	Economic development partnerships to market SandyNet Supporting orgs: GPI, ClackCo Ec Dev
Goal 3	Build on our businesses and workers in manufacturing to establish Sandy as a destination for metals fabrication and related activities	
Strategy 3.1	Support and identify opportunities for business expansion among strong base of metals fabrication industries	
	Action 3.1.1	Forum for area metal fabrication businesses Supporting orgs: OMIC, OMEP, local area metal fab businesses
Goal 5	Invest in hospitality and place-based tourism to make Sandy the most active and vibrant basecamp for Mt. Hood area adventures	
Strategy 5.1	Identify and market opportunity sites for expansion of lodging and supportive retail connected to Mt. Hood vicinity opportunities.	
	Action 5.1.1	Gaps in lodging options Supporting orgs: existing, prospective lodging businesses
Strategy 5.2	Establish Sandy as the most active and vibrant basecamp for Mt. Hood area adventures	
	Action 5.2.2	Invest in downtown walkability Supporting orgs: ODOT, City of Sandy Development Services Department
	Action 5.2.3	Transit network connections for outdoor recreation Supporting orgs: SACC, Travel Oregon, other nearby Chambers and tourist brochure producers, ClackCo Tourism
Strategy 5.3	Expand on local recreation opportunities to establish Sandy as its own destination for area outdoor adventurers	
	Action 5.3.4	Implement existing multi-modal transit plans Supporting orgs: Partner agencies and funding partners
Goal 6	Be a leader as both retail hub and heart of East Clackamas County.	
Strategy 6.1	Leverage undeveloped areas to support larger retail business expansion	
	Action 6.1.2	Retail market analysis Supporting orgs: Consultant support and retail businesses
Strategy 6.2	Expand small downtown retail opportunities as part of Pleasant Street Master Plan and infill of underutilized sites	
	Action 6.2.1	Leverage underutilized sites and proposals as part of PSMP Supporting orgs: Consultant support; property owners, CoS Development Svcs

Economic Development Strategic Plan

Actions in order of importance

- I. **Action 6.1.2** Retail market analysis Supporting orgs: Consultant support and retail businesses
Justification: Critically important for small business (access to capital); identifies retail & service recruitment targets; already strongly supported by EDAB and CC
Next steps: Re-engage with CC to re-establish funding; proceed w/ RFP (assuming we cannot use the RFP results from 2020)
- II. **Action 5.1.1** Gaps in lodging options Supporting orgs: existing, prospective lodging businesses
Justification: Travel to rec areas keeps increasing; only one hotel in Sandy and it is often full now during peak times; lack of new lodging assets on the mountain; hotelier visited Sandy in 2018 and said we were "almost there..."
Next steps: Secure funds for Sandy lodging analysis (hire a consultant to determine if population, pass through traffic, tourism events & amenities justify 2nd hotel; identify possible devl locations)
- III. **Action 1.1.4** Access to child care facilities Supporting orgs: AntFarm Youth Services, Clackamas Workforce Partnership
Justification: Critical to workforce availability -- the biggest problem employers have right now!!! Oregon is a childcare desert!!!
Next steps: Discussion --> How can the City directly effect this situation? **See Narrative 1 (next tab)**
- IV. **Action 5.2.2** Invest in downtown walkability Supporting orgs: ODOT, City of Sandy Development Services Department
Justification: Walkability is critical for commercial investment in downtown Sandy; failure to invest in downtown walkability will have a negative effect on business recruitment
Next steps: Read Walkability Report: look to identify items we can correct NOW vs. items to correct through PSMP or other larger programs;
- V. **Action 2.2.1** Assess SandyNet as a resource in business and talent attraction Supporting orgs: Marketing and economic consultants
Justification: This asset is part of what makes Sandy unique - how can this be advertised in a way that will resonate with businesses, telecommuters?
Next steps: Brainstorm with Greg; what are the best avenues to market SandyNet to the commercial world?; how do we market to telecommuters (huge); budget?
- VI. **Action 2.2.2** Economic development partnerships to market SandyNet Supporting orgs: GPI, ClackCo Ec Dev
Justification: Natural next step for Action 2.2.1 - who do we need to partner with to get the word out?
Next steps: Brainstorm with Greg - most effective marketing methods for Sandy residents? Sandy businesses? Outside businesse?
- VII. **Action 6.2.1** Leverage underutilized sites and proposals as part of PSMP Supporting orgs: Consultant support; property owners, CoS Development Svcs
Justification: SCC area can provide multiple draws to downtown w/ development; can install/repair some of the ped infrastructure on Pleasant St through this method (lower cost of PSMP)
Next steps: Start attending and participating in the SCC discussions; support Cedar Ridge Bldg 1/Pool demolition; support park construction
- VIII. **Action 5.2.3** Transit network connections for outdoor recreation Supporting orgs: SACC, Travel Oregon, other nearby Chambers and tourist brochure producers, ClackCo Tourism
Justification: A lot of this already exists (MHX); any additional stops needed (hiking trailheads?); new brochure to market outdoor rec assets to PDX transit users?
Next steps: Brochure costs; what to include in brochure (how SAM, MHX connect to other transit authorities; things to do at all the stops; new businesses in the Villages, etc)
- IX. **Action 1.2.3** Tailor workforce training to skills and workforce gaps (health service providers) Supporting orgs: OTSD, City of Sandy
Justification: Local health care business are struggling to find workers/doctors; Sandy needs additional health care services (24/7 clinic) - can the City and local stakeholders help change this?
Next steps: Gather stakeholders (Adventist Health Clinic staff, OTSD, MHCC staff, City of Sandy, AntFarm?, etc.) for roundtable discussion
- X. **Action 3.1.1** Forum for area metal fabrication businesses Supporting orgs: OR Manuf Innovation Ctr (OMIC), Oregon Manuf Extension Prtnrshp (OMEP), local area metal fab businesses
Justification: Metal fab sector is growing throughout the County; how can we encourage this to develop? (good paying jobs, no college needed)
Next steps: Inventory metal fab businesses in Sandy and surrounding areas; make contact with OMIC/OMEP to discuss concept; determine best path forward
- XI. **Action 1.2.2** Enhance the career path into metals fabrication Supporting orgs: City of Sandy, MHCC, CCC, local metals fab businesses
Justification: Metal fab sector is growing throughout the County; how can we encourage this to develop? (good paying jobs, no college needed)
Next steps: Get input from metal fab forum participants, OMIC/OMEP about what is needed here --> contact MHCC, CCC about including that information in CTE program development
- XII. **Action 5.3.4** Implement existing multi-modal transit plans Supporting orgs: Partner agencies and funding partners
Justification: We have an existing transit system that provides access to Sandy, outdoor rec tourism assets - how to improve further?
Next steps: Collaborate with Sandy Transit, Mount Hood Express; participate in the Vision Around the Mountain Project

Additional Narrative

Narrative 1: **Action 1.1.4** Access to child care facilities Supporting orgs: AntFarm Youth Services, Clackamas Workforce Partnership

The availability of child care facilities is one of the primary variables that is restricting the availability of the local workforce. When looking at childcare services to accommodate employment, working class families have to weigh the real cost of childcare services versus potential wages. The current cost of childcare services are so high that there is very little financial benefit to be gained for the family by accepting the job -- this is one of several reasons why businesses are having such a hard time finding employees right now.

The City of Sandy has taken some action to try and correct this in recent years. We have officially joined the Child Care for All regional task force headed up by Clackamas Workforce Partnership (CWP) and attend meetings regularly to keep up on the latest actions surrounding childcare. We also added childcare business eligibility to the Tenant Improvement Program in 2020, and we have already completed one project (\$41,500 in grant funding) to construct a brand new daycare center on Hood Street, which served to increase Sandy's overall childcare capacity.

How can the City of Sandy add tools to our toolbox to help encourage the establishment and development of more childcare businesses?

Past ideas have included the following:

- Providing either a lease or wage subsidy to childcare business operators within City limits.
- Reaching out to owners of distressed properties (old La Bamba site, Turra properties) - fund repairs to buildings/sites in return for multi-year agreement to lease exclusively to childcare businesses
- Lease City-owned buildings exclusively to childcare business operators in exchange for multi-year lease (The Bornstedt House? Redevelop space in the Bunker Building? The current Community/Senior Center if a new facility is built over at SCC?)