



MINUTES
Economic Development Advisory Board Meeting
Wednesday, July 27, 2022 6:30 PM

COMMITTEE PRESENT: Jeremy Pietzold, , Bill Schwartz, Board Member, Ernie Brache, Board Member, Hans Wipper, Board Member, and Kurt McKnight, Board Member

COMMITTEE ABSENT: Carl Exner, Councilor, Stan Pulliam, Mayor, Jordan Wheeler, City Manager, Brandon Johnson, Board Member, Cathy Stuchlik, Board Member, Erinn Sowle, Board Member, Khrys Jones, Chamber Director, and Paul Reed, Board Member

STAFF PRESENT: David Snider, Economic Development Manager

MEDIA PRESENT:

1. CALL TO ORDER
6:30 PM

2. APPROVAL OF MINUTES

3. EC DEV OFFICE UPDATES
We will skip this section of tonight's meeting in the interest of time.

4. COMMUNICATIONS -- CHAIR
Member check-in:

- How's your business doing?
- How's your labor situation?
- Other concerns or items to report?

Schwartz: Brewery is doing well; Mountain Festival was great for business, both before and after.

Wipper: Business is fairly busy but up and down; summer camps both sold out, day camps just opened up. Won Mayor's prize for their float in the festival; covered structure is out to bid.

McKnight: Fishing has been great (has been in Hawaii). Business-wise, everything seems to be going fine with Everfresh Fruit.

Brache: Was really happy to participate in the Mtn Festival parade this year after several years of no parade due to the pandemic -- AEC is doing fine.

Chair Pietzold: requested staff update on the Sandy Clinic (supply chain issues for HVAC and alarm, otherwise mostly complete) and covered structures (La Bamba is complete; Smoky Hearth will be complete in a couple of days; next one on the schedule is Wippersnappers; Tollgate is still in process; Thai Home is on hold) -- also asked the board about labor issues; everyone is still having a hard time finding employees.

5. ITEMS FOR DISCUSSION -- BOARD

Economic Development Strategic Plan (EDSP) -- focus group work

The remainder of this evening's meeting will be a continuation of the community discussion that began at the last board meeting with our contractor, Mr. Elliot Weiss of Community Attributes, Inc.

Elliot Weiss of Community Attributes Inc. joins us tonight with a Powerpoint presentation to give the board an update with regard to the project:

- Project is underway -- midway through the landscape assessment and coordinating with ECONorthwest to begin scheduling planning engagements with stakeholder groups for the fall; plan shall be completed in Q1 2023
- Board answers to questions from last time:
 - What is your #1 objective for this project?: Who should we be attracting? We want to create a town we can be proud of.
 - What is the one economic question you would like us to address with data?: Where is this community not "complete"? How is Sandy an economic hub to the area?
 - If this plan were magic, what one challenge or problem for Sandy would it solve?: How do we create an adequate number of living wage jobs for Sandy?
- Answers to questions from last meeting:
 - Is Sandy a complete community? Data shows that underrepresented sectors include service businesses, manufacturing, construction/resources, WTTU (wholesale, trade, transportation and utilities) and FIRE (finance, insurance and real estate); overrepresented are government and retail.
 - What is Sandy's market area? 20% of Sandy's workforce lives in Sandy, 13% of Sandy residents work in Sandy; Portland, Gresham are the most common places for Sandyites to work.
 - How do we create an adequate number of living wage jobs regardless of industry? Median household wage is ~\$60K -- all sectors except healthcare fall below the median; service job median wage is less than

half the total median; cost burdened (30%-50% of income spent on housing) in Sandy - renters 30%, owners 21%; severely cost burdened (>50%) renters 16%, owners 8%; median home sale price has doubled in the past 10 years; household income has only gone up 30% in that time ---> What does a livable wage mean for Sandy, and what weight should we give industry sector wages in identifying target sectors?

- Next steps: completing the landscape assessment, scheduling and preparing for the visioning process and the goals/strategies studio.

6. Adjourn
8:00 PM



Jeremy Pietzold, Chair



David Snider, Economic
Development Manager