



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

COMMITTEE PRESENT: Jeremy Pietzold, , Bill Schwartz, Board Member, Hans Wipper, Board Member, and Paul Reed, Board Member

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

STAFF PRESENT: David Snider, Economic Development Manager

MEDIA PRESENT:

1. MEETING INFORMATION

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86196399242>

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Webinar ID: 861 9639 9242

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2. CALL TO ORDER

6:30 PM

3. APPROVAL OF MINUTES

3.1. Minutes

There were not enough members present at this meeting to create a quorum.

4. COMMUNICATIONS -- CHAIR

Member check-in:

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

Schwartz: Boring Brewing is rolling along; has been very busy as of late. Food menu has been revamped; daily food specials, \$5 pints, always something in the crock pot...

Reed: MHAC is doing great right now. COVID forced some changes and adjustments; currently running about a 30% profit margin (industry average is 8%); high school kids are coming in to the gym a lot during the day now, turning into a new customer base for them; some behavioral problems but he has hired "security" (a substitute PE teacher) to patrol the business and this seems to be working great.

5. EC DEV OFFICE UPDATES

I. Community Attributes, Inc. -- Ec Dev Strategic Plan draft review

- A rough draft of the completed EDSP from Community Attributes, Inc. will be presented for board review and comment. This feedback will be analyzed and included with the plan prior to forwarding to a City Council workshop for final review.

Elliot starts slide show discussion with board after briefly losing connectivity; sent slideshow to staff liaison due to technical difficulties (slide show operated from Sandy) --> Landscape assessment is essentially complete; today's review will cover the SWOT analysis and vision/goals; still on pace to complete project in Q1 2023.

SWOT analysis:

- **Strengths**: vibrant downtown, city "brand" tied to outdoor rec, mountain life; retail hub; close to strong regional economy; innovation (SandyNet, recycled water); gateway to MHNH, easy access to outdoor rec; strong base in fabricate metals, relatively young workforce, high labor force participation
- **Weaknesses**: Long distance to interstate highway; land development constraints; state highway issues; job training more difficult to access; low median wages; 1/3 of population is cost-burdened; unemployment still high
- **Opportunities**: scale up opportunities with small biz; infill opportunities downtown; developable sites in newly planned areas (West Sandy); parks & trails; neighboring communities have limited nearby lodging/hospitality assets; nearby metal & tool fabrication; fast growing outdoor gear & apparel industry nearby; nearby innovators in specialty food/beverage; robust regional food processing, storage, distribution; growth of home-based workforce.
- **Threats**: Rapid growth causes problems (moratorium); adjusted expectations for outdoor rec (increase in fires, decrease in snowfall); challenging to recruit skilled healthcare and social assistance providers (pediatricians); childcare shortages impact worker ability to engage in economy; limited experiential retail options; rising housing costs; home ownership becoming unattainable.
- Discussion about the SWOT analysis centered around housing issues, child care, infill development.

Visioning: Elliot placed three versions in front of the board; 1st two were reviewed and commented on by staff to come up with 3rd version. Board liked the third version (below) as well.

- **Draft vision statement:** "Sandy is a vibrant community that leverages the economic might of the metropolitan area and the outdoor gems of Mt. Hood, offering businesses and residents a unique balance between professional opportunity and outstanding quality of place. We cherish the small businesses that propel our dynamic downtown and welcome visitors who wish to experience all that Sandy has to offer, while strategically investing in new, high-quality jobs for our talented residents."

At approximately 7:45 PM, the Chair moved to end the meeting early in observance of the holiday season, and the Board agreed unanimously.

II. 2022 Year End Presentation -- Commercial Development Year in Review

- A brief PowerPoint presentation reviewing commercial development projects completed in Sandy in 2022.

In the interest of time this evening, this presentation was postponed until the January 2023 meeting.

5.1. Strategic Plan Presentation Slides

6. ITEMS FOR DISCUSSION -- BOARD

7. Adjourn

7:45 PM



Jeremy Pietzold, Chair



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November 30, 2022

David Snider, Economic
Development Manager