

Wasco County

Economic Development

Strategic Action Plan

November 2011

Presented for adoption by the Wasco County Board of Commissioners:

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Executive Summary and Introduction

The Wasco County Economic Development Commission (EDC, Commission) is an advisory committee of county-appointed members representing a variety of business, government and civic interests from communities across Wasco County. An important function of the EDC is to keep Wasco County government informed of economic development activities taking place in the County and to be a resource for those activities. Commission members and staff are available to give whatever assistance is requested, particularly as funding is needed.

This Economic Development Strategic Action Plan defines the role of the EDC in bringing the long-term economic goals of the County to fruition. It provides insight into the opportunities that exist in Wasco County, serves as an action document for economic activity in Wasco County and presents a vision for the future for the County.

Commission members and staff are dedicated to furthering the economic well-being of the entire County. One of the primary ways this is accomplished by the Commission is through an annual inventory of all county needs. This inventory, called the Needs and Issues Inventory, informs a large portion of this plan and is the basis for economic action in the County.

Each year the EDC requests information from organizations and agencies countywide to develop the Needs and Issues Inventory. In 2011, the EDC received information from 18 entities about 42 new or ongoing projects. These projects were ranked based on readiness to proceed, the need for the project, the level of local funding available and whether the project had adequate leadership. Only the top ten projects in each of the two categories, Technical Assistance and Public Works/ Infrastructure, were ranked and approved by both the EDC and the Wasco County Board of Commissioners. The top projects are as follows:

Technical Assistance Projects	Public Works/ Infrastructure Projects
1. Mosier Groundwater Sustainability Study, Mosier Watershed Council	1. Runway Strengthening, Columbia Gorge Regional Airport
2. Historic Vehicle Display & Curation building, Fort Dalles Museum	2. Downtown Riverfront Undercrossing, City of The Dalles
3. Dedicated Waterline to Reservoir, City of Dufur	3. Airport Water Distribution System, Columbia Gorge Regional Airport
4. Downtown Parking Structure, City of The Dalles	4. Underground Irrigation System, Dufur Parks & Rec District
5a. (tie) Thompson Park Aquatic Facility, Northern Wasco Co. Parks & Rec.	5. Industrial Park Waterline Upgrade, City of The Dalles
5b. (tie) Simnasho Multi-Use Facility, Confederated Tribes of Warm Springs	6. Westend Bathrooms, Dufur Parks & Rec District
7. Auditorium Restoration, Civic Auditorium	7. Industrial Land Infrastructure, Port of The Dalles
8. Senior Center Building Expansion, Mid-Columbia Senior Center	8. Mosier Middle School Temporary Facility, Mosier Middle School Board
9. UPRR Land Acquisition, City of Mosier	9. Kah-Nee-Ta Wastewater system, Confederated Tribes of Warm Springs
10. Gorge Applied Training Center, Mid-Columbia Council of Governments	10. Simnasho Arsenic Remediation, Confederated Tribes of Warm Springs

County Overview

Wasco County is located in north-central Oregon, approximately 80 miles east of the Portland Metropolitan Area. It is bordered to the north by the Columbia River, to the east by Sherman, Gilliam and Wheeler counties, to the west by Hood River, Clackamas and Marion counties, and to the south by Jefferson County. A large portion of southwestern Wasco County is within the Confederated Tribes of the Warm Springs Reservation.

Wasco County is one of Oregon's oldest counties, established in 1854 by the Oregon Territorial Legislature, at which time it included all of Eastern Oregon and parts of Idaho, Montana and Wyoming. The county seat is the City of The Dalles with other incorporated cities including Antelope, Dufur, Maupin, Mosier and Shaniko. Wasco County's estimated population in 2010 was 25, 213 with a median annual household income of \$42,015 in 2009 (U.S. Census). The County comprises 2,381.05 square miles.

Wasco County's economic base is agriculture and the processing of agricultural products, particularly cherries, wheat and livestock. County farm-gate sales were nearly \$88 million in 2010, mostly from sweet cherries and wheat (\$48 million and \$20 million, respectively) (2011 research for the Wasco County Extension Service by Bruce Sorte).

Other traditional industries have included forestry, manufacturing, electric power generation and transportation.

A summary of Wasco County's Nonfarm Employment for 2010 can be found at right (OR Employment Dept.). The County has successfully diversified its economy over the last decade or more, as evidenced by an unemployment rate which stayed below the state average throughout the current recession. The rapid growth of renewable energy and high tech industries in the region is driving employment through support industries and related manufacturing. The world's largest Internet firm, Google, established a major operational center in The Dalles which continues to grow in employment. Economic sectors related to tourism and healthcare have also grown, particularly in The Dalles. This city serves as a retail and service hub for many surrounding counties, resulting in strong employment in these industries as well as government.

Wasco County Nonfarm Annual Average Employment 2010	
Industry	Employment
Total nonfarm employment	9,350
Total private	7,010
Mining and logging	60
Construction	330
Manufacturing	560
Trade, transportation, and utilities	1,910
Wholesale Trade	170
Retail trade	1,550
Transportation, warehousing, and utilities	200
Information	110
Financial activities	380
Professional and business services	470
Educational and health services	1,780
Ambulatory health care services	350
Nursing and residential care facilities	510
Leisure and hospitality	1,100
Accommodation and food services	1,000
Other services	320
Government	2,340
Federal government	330
State government	310
Local government	1,700
Indian tribal	330
Local education	750
Local government excluding education and Indian	630

Planning Process

The vision and EDC goals and strategies that follow in this plan were developed by EDC Commissioners and staff, with draft input from the Board of County Commissioners' EDC representative. They represent the Commission's thoughts on how to best accomplish the purpose of the EDC and benefit the economy of Wasco County and will be used to direct the actions of the EDC over the next year.

The plan also includes the annual countywide inventory known as the Needs and Issues Inventory. The EDC develops this inventory as one of its primary goals and as a way to encourage coordination and cooperation and to focus resources to projects that will achieve the largest economic impact. This listing complements and incorporates priority project documents compiled by most of the incorporated cities of Wasco County and other local and regional organizations.

Needs and Issues Timeline

- **Each December:** The EDC sends a request for information to organizations and agencies countywide. Forms are collected through each January.
- **Each February:** The EDC hosts a day of short presentations from each of the entities that submitted short-term projects.
- **Each March:** Individual EDC Commissioners use information from the forms and presentations to rank each project. Individual rankings are combined into a group ranking which is reviewed at the March EDC meeting.
- **Each April:** The EDC's ranking is presented to the Wasco County Board of Commissioners for final approval. The final list is submitted to Mid-Columbia Economic Development District for use in the development of their annual Comprehensive Economic Development Strategy.

Needs and Issues projects are separated into two categories: Technical Assistance and Public Works/ Infrastructure. Technical Assistance refers to projects for which additional information is necessary prior to development, such as engineering or design studies. Public Works/ Infrastructure refers to projects which are ready for development or would be ready quickly. Each project is ranked based on readiness to proceed, the need for the project, the level of local funding available and whether the project has adequate leadership. Only the top ten projects in each of the two categories are ranked; the remainder are included in this plan in an Appendix and are supported by the EDC but not prioritized in any order.

This Strategic Action Plan is reviewed regularly and updated at least annually. The EDC acknowledges the importance of and commitment to its role in responding to opportunities for economic development as they arise in the County that require personal assistance for job generating activities or addressing infrastructure and community needs. The EDC therefore reserves the right to add projects or prioritize a strategy or project for immediate action as needed. The EDC encourages proposals for additions or changes to be submitted through staff.

Vision

Wasco County and its communities are economically-robust with meaningful employment opportunities for all residents. Public/ private cooperation and partnerships work together for economic health and to provide a positive business atmosphere for all.

EDC Goals and Strategies

Goal 1: Serve as an information source about and for economic development in Wasco County for use by companies, site selectors, municipalities and other organizations to make strategic decisions.

Strategy 1.1: Maintain up-to-date demographic and economic information about Wasco County.

Lead Agency: EDC

Project Description: Compile countywide and community-specific demographic and economic information and make it easy to access on the EDC website.

Collaborators: The Dalles Area Chamber of Commerce, Port of The Dalles, Wasco County Planning Department, Cities of Wasco County

Project Benchmarks:

- Identify demographic, economic and businesses information that would be valuable to support economic development in the County.
- Convene discussions with other partners in the County with economic information online to determine what information is best for the EDC website.
- Identify sources for the above information. If sources do not exist, identify the closest possible substitution of existing information.
- Compile countywide and community specific information from the sources identified into an easy to use format.
- Post this information on the EDC website with full source citations.
- Publicize EDC website as the central location for demographic, economic and business information about Wasco County.
- Update this information annually, as it becomes available or as it is necessary.
- Use the collected information to identify business opportunities and marketable assets in the County.

EDC Commissioners' Role:

- Assistance in identifying data needs and sources and in sharing end product with the public.

Timeline:

- First draft of data complete by February 2012, updated as new data is released.

Success Measurements:

- EDC website is known throughout the county as the central location for demographic and economic information.

Strategy 1.2: Maintain information about commercial zones and available industrial land in Wasco County.

Lead Agency: EDC

Project Description: Compile and update information about available industrial land and post properties beyond the Port of The Dalles onto Oregon Prospector. Compile information about properties in the commercial zone and link to sources to determine availability.

Collaborators: Port of The Dalles, Wasco County Planning Department, Wasco County GIS Department

Project Benchmarks:

- Identify all industrial and commercial property in the County, both incorporated and unincorporated areas.
- Contact private owners of industrial property to inquire if they would like to advertise their property as available for sale or lease.
- Compile information about available industrial properties from the property owners, utilities, GIS department and other sources.
- Post information for available industrial properties beyond the Port of The Dalles on Oregon Prospector.
- Share information about available industrial properties within the Port of The Dalles for their use and posting on Oregon Prospector.
- Work with the County GIS Department to create an easy-to-use map of property zoned commercial, both incorporated and unincorporated areas. Also, work to support the GIS Department in getting as much information as possible onto a public mapping site.
- Post the commercial property map on the EDC website with outside links to information about the properties including sources to confirm their availability.
- Publicize the update of this information with realtors and economic development partners countywide.
- Update this information annually, as it becomes available or as it is necessary.
- Use the collected information to identify issues and business opportunities and to respond to state business recruitment leads.

EDC Commissioners' Role:

-Assistance in clarifying project scope, reviewing mid-products, sharing end product with the public, informing staff when properties need to be added/ removed.

Timeline:

- Industrial property portion complete by February 2012.
- Commercial property portion complete April 2012.
- Annual updates or as new information is obtained.

Success Measurements:

-Information about commercial properties and available industrial lands in the County is consistent, accurate and recognized by realtors and economic development partners.

Strategy 1.3: Support Needs and Issues Projects with Funding Information.

Lead Agency: EDC

Project Description: Share information about funding sources with projects on the Needs and Issues Inventory as sources come available.

Collaborators: Funding agencies, foundations and sources

Project Benchmarks:

- Ensure that EDC staff receives information about all likely funding sources regularly.

- Maintain an updated contact list for Needs and Issues projects.
- Share funding source information with each Needs and Issues project as they are submitted and as new sources become available.

EDC Commissioners' Role:

- Assistance in identifying potential funding sources for staff to monitor and in forwarding new opportunities to staff.

Timeline:

- Ongoing.

Success Measurements:

- EDC is known throughout the county as the source for information about grants and loans to support community development projects.

Goal 2: Provide advice and guidance on countywide economic development and quality of life issues from citizens and businesses at the grass roots level.

Strategy 2.1: Develop an annual Needs and Issues Inventory.

Lead Agency: EDC

Project Description: Compile an annual countywide inventory of projects and issues of economic importance.

Collaborators: Needs and Issues project submitters

Project Benchmarks:

- Update the contact list of agencies and departments to inform about the Needs and Issues process.
- Update Needs and Issues project forms.
- Issue request for Needs and Issues project forms, usually mid-December.
- Compile forms and work with project sponsors to ensure full and accurate information.
- Schedule presentations of submitted projects and invite the public and the County Commissioners to attend, usually in February.
- Prioritize submitted projects.
- Submit prioritized projects to the Board of County Commission for approval and then to Mid-Columbia Economic Development District for inclusion in their Comprehensive Economic Development Strategy.
- Identify common themes that could be resolved through collaborative processes.

EDC Commissioners' Role:

- Assistance in reviewing forms for updates and identifying contacts for mailing list, view presentations, and prioritize projects.

Timeline:

- Prioritized list complete by April 2012.

Success Measurements:

- Annual accurate and comprehensive list of countywide needs and issues.

Strategy 2.2: Develop an annual Strategic Action Plan.

Lead Agency: EDC

Project Description: Update the Wasco County Economic Development Strategic Action Plan annually with input from partners and local involvement to create a relevant plan for the future.

Collaborators: Economic development partners in the County

Project Benchmarks:

- Identify elements of the existing plan that need to be updated, including the list of completed projects.
- Work with economic development partners to review the elements for updating.
- Develop opportunities for citizens and businesses to collaboratively participate in creation of the plan.
- Insert the Needs and Issues list.
- Develop a plan that is approved by EDC and the Board of County Commissioners.
- Distribute copies to key community partners and post on EDC website.
- Regularly review to ensure goals and targets are being met.

EDC Commissioners' Role:

- Assistance in updating plan elements, sharing opportunities for input with the public, reviewing and approving the plan.

Timeline:

- Plan completed November 2011.
- Progress is evaluated quarterly and included in reports to the EDC and County Commissioners.

Success Measurements:

- Completion of the strategies outlined in the annual plan.

Strategy 2.3: Provide presentations to the Board of County Commissioners regularly and to other groups as appropriate.

Lead Agency: EDC

Project Description: Formally report to the Board of County Commissioners on a quarterly basis and to other groups as appropriate about the activities of the EDC, progress of developing projects outlined in the strategic plan, and other significant economic development related issues or activities.

Collaborators: None

Project Benchmarks:

- Regularly track work activities.
- Quarterly summarize work activities into a written report and present it verbally to the Board of County Commissioners.
- Provide presentations about work activities to other groups as requested.

EDC Commissioners' Role:

- Giving presentations to other groups as requested.

Timeline:

- Ongoing.

Success Measurements:

- Maintain a clear working relationship with the Board of County Commissioners on work being undertaken by the EDC and support for EDC activities.

Goal 3: Serve as a forum for citizens and businesses to request assistance from the Board of County Commissioners on accomplishing economic development projects and solving economic development problems.

Strategy 3.1: Hold regular meetings of the full EDC.

Lead Agency: EDC

Project Description: The EDC will meet regularly to discuss economic development issues and projects within the County. These meetings will be held at locations around the County to provide an opportunity for citizens to request assistance and highlight projects and problems.

Collaborators: Communities and local groups within the County

Project Benchmarks:

-Set up meeting schedule at locations across the entire County with business meetings at least every other month and community/ industry outreach meetings as scheduled.

-Publicize meetings through media and local groups to invite greater participation from citizens and local groups.

-Coordinate community/ industry outreach meetings to learn about local projects/ issues.

-Bring requests brought forward from citizens/ businesses to the Board of County

Commissioners as needed or through the quarterly presentations.

EDC Commissioners' Role:

-Meeting attendance, identification of contacts in their geographic area/ industry of expertise.

Timeline:

-Annual calendar developed in January of each year.

Success Measurements:

-Well-attended EDC meetings at communities around the County.

Goal 4: Provide assistance as the County Economic Development representative.

Strategy 4.1: Support projects on the Needs and Issues Inventory that improve Wasco County's business climate and competitiveness.

Lead Agency: EDC

Project Description: Work with supporters of current Needs and Issues projects that would improve the County's economy to implement their projects through assistance with funding applications and other activities.

Collaborators: Needs and Issues project sponsors, all county economic development partners

Project Benchmarks:

-Assist with identification of funding sources for projects, sharing information as new sources come available.

-Assist with the identification of grant writers, letters of support, writing applications and collaborative efforts as time allows.

-Influence legislation (federal, state and local) that improves the County's business climate and competitiveness.

EDC Commissioners' Role:

-Assistance in identifying potential funding sources, issuing letters of support, identifying legislation for the EDC to monitor.

Timeline:

-Ongoing.

Success Measurements:

-Regular progression of projects off the Needs and Issues Inventory as they are completed.

Strategy 4.2: Collaborate closely with economic development partners throughout the County.

Lead Agency: EDC

Project Description: Regularly work with all economic development partners on projects of economic importance in the County.

Collaborators: Board of County Commissioners, Wasco County Planning Department, Port of The Dalles, Mid-Columbia Economic Development District, The Dalles Area Chamber of Commerce, Maupin Area Chamber of Commerce, Incorporated Cities, The Dalles Outreach Team, The Dalles Business Team, Main Street Mosier, Main Street The Dalles, Small Business Development Center, Partners for Economic Prosperity and others

Project Benchmarks:

-Meet at least annually with each economic development partner to identify opportunities for collaboration and support, and more regularly as needed to ensure collaboration on county priorities.

-Support development of a countywide meeting of economic development partners to encourage relationship building and collaboration.

EDC Commissioners' Role:

-Meeting attendance with partners in their geographic area as needed, references to EDC staff when economic issues arise that would benefit from involvement of the EDC.

Timeline:

-Ongoing.

Success Measurements:

-Countywide recognition and understanding of EDC's position as the County Economic Development office.

Strategy 4.3: Develop a plan and increased role for a full-time EDC staff position.

Lead Agency: EDC

Project Description: Develop a scope of work, increased role and budget with identified sources for a full-time person to serve as the County Economic Development Director.

Collaborators: Board of County Commissioners, all economic development partners in the County, private businesses

Project Benchmarks:

-Review models for economic development staffing/ services used by other counties.

-Develop clear job description for the position, working closely with all economic development partners in the County.

-Develop a budget for the position, working closely with potential funders to identify sources.

-Develop a plan to obtain necessary support for the new position.

EDC Commissioners' Role:

-Assistance in developing a job description and meeting with partners, in developing a budget and support for the plan.

Timeline:

-Job description and budget developed by March 2012.

-Meetings to raise support occur throughout 2012.

-Position included in budgeting process in early 2013.

Success Measurements:

-Full-time position starts July 1, 2013.

Goal 5: Provide support for existing and new businesses.

Strategy 5.1: Support efforts to retain and expand existing businesses in the County.

Lead Agency: EDC

Project Description: Respond to support requests from existing businesses, support efforts to foster entrepreneurship and proactively host conversations about private sector support.

Collaborators: Board of County Commissioners, all economic development partners in the County

Project Benchmarks:

- Facilitate discussions and efforts that consider how the EDC can encourage, support and help foster a business climate that attracts private sector investments and job creation in the County.
- Serve as a point of contact for existing businesses looking for financial, educational, managerial and other resources that will help them grow.
- Support PubTalk events in the County to foster an entrepreneurial environment, encouraging early stage companies to grow.

EDC Commissioners' Role:

- Attend discussions and assist with identifying stakeholders, references to EDC staff when they hear of business assistance needs, publicizing of PubTalk and identification of entrepreneurs to pitch at the event.

Timeline:

- Ongoing business references.
- PubTalk held in September 2011 and at least once per year.

Success Measurements:

- Wasco County acknowledged as a business-friendly community.

Strategy 5.2: Support development of new business and industry that will provide family wage opportunities for existing residents.

Lead Agency: EDC

Project Description: Respond to recruitment leads and requests from new potential businesses, support efforts to foster entrepreneurship and proactively host conversations about private sector support.

Collaborators: Board of County Commissioners, all economic development partners in the County

Project Benchmarks:

- Partner with Oregon state and local economic development partners on recruitment efforts and responses to state leads as appropriate.
- Serve as a point of contact for businesses looking for financial, educational, managerial and other resources that will help them locate in the County.
- Attend trade shows as identified to attract new potential businesses.

EDC Commissioners' Role:

- References to EDC staff when they hear of business assistance needs.

Timeline:

- Ongoing.

Success Measurements:

- Wasco County acknowledged as a business-friendly community.

2011-2012 Needs and Issues Priority Projects

Note: Information below was taken from the forms submitted by each project contact in January 2011 and may have since changed. Updates occur annually and are ready each spring after the Needs and Issues process is complete.

Technical Assistance

1. Mosier Groundwater Sustainability Study, Mosier Watershed Council

Contact: Kate Merrick, 541-296-6178 ext 119, kate.merrick@or.nacdnet.net

Cost: \$315,000 (requesting \$240,000)

Timeline: Project planning and some well testing has begun. Additional funds are needed to expand the work to other wells.

Project Description: Water levels in Mosier-area wells have dropped up to 200 feet in the past 30 years. Irrigated agriculture is a cornerstone of the Mosier economy and depends on a reliable groundwater supply. Rural residents and Mosier city residents also obtain their water from wells. A study by the US Geological Survey determined that commingling wells are the primary cause of the water level declines. Further study is needed to develop a plan to address the problem.

2. Historic Vehicle Display and Curation Building, Fort Dalles Museum

Contact: Eric Gleason, 541-296-1802, egleasonjcheung@gmail.com

Cost: \$1,312,443 (requesting \$1,163,443)

Timeline: Initial design work is complete. Construction could begin by April 2012.

Project Description: The Fort Dalles Museum is the oldest historical museum in Oregon and has a varied collection of artifacts that are displayed and maintained in some of the most historical and architecturally significant buildings in the state. The museum's large and significant collection of horse-drawn vehicles is housed in less than ideal situations partially exposed to the weather. A new building with space for display, interpretation and curatorial facilities is needed in order to protect, preserve, display and interpret these vehicles and other portions of the museum collection.

3. Dedicated Water Line to Reservoir, City of Dufur

Contact: Glenn Miller/ Darla Clifton, 541-467-2349, dufurcity@ortelco.net

Cost: \$75,000 (requesting \$37,500)

Timeline: Have preliminary design. Believe DEQ will want to do something soon..

Project Description: The City of Dufur needs a dedicated water line from their well to their reservoir to meet required disinfection CT values for safe drinking water standards.

4. Downtown Parking Structure, City of The Dalles

Contact: Nolan Young, 541-296-5481, nyoung@ci.the-dalles.or.us

Cost: \$3.3 Million (requesting \$2.3 Million)

Timeline: Feasibility study is complete. Preliminary engineering and design will begin after adjacent development is secured.

Project Description: Parking in downtown The Dalles is a barrier to redevelopment opportunities. The redevelopment of the Granada block makes it even more important to add parking space downtown. A 200 space parking structure would be built on the current surface lot adjacent to the Granada development.

5. Thompson Park Aquatic Facility, Northern Wasco County Parks and Recreation District

Contact: Scott Green, 541-296-9533, scott@nwprd.org

Cost: \$14,220,000 (requesting \$14,190,000)

Timeline: Conceptual plan, business plan and feasibility plan are complete. Bond will be requested in November 2011. If passed, construction can begin Spring 2012.

Project Description: This project would replace the existing, failing pool in The Dalles with an innovative multi-use facility which would include several pools, a gym, tennis courts, other recreational amenities and offices for the District.

6. Simnasho Multi-Use Facility, Confederated Tribes of Warm Springs

Contact: Lonnie Macy, 541-553-3270, lmacy@wstribes.org

Cost: \$2,000,000 (requesting \$500,000)

Timeline: General location of building site has community support.

Project Description: Simnasho is a growing community on the Warm Springs Reservation which lacks developed building space for offices, businesses and community uses. This project would build a multi-use facility to provide this space for the Simnasho and Schoolie Flat communities.

7. Auditorium Restoration Engineering and Design, The Dalles Civic Auditorium

Contact: Steve Lawrence, 541-298-8533, civic@netcnct.net

Cost: \$4,500,000 (seeking \$4,500,000)

Timeline: Contingent upon funding.

Project Description: This project would completely restore the auditorium portion of the Civic Building. Restoration will return the auditorium to 1921 character but with current upgrades. It will include refinishing the ballroom floor, installing an acoustical barrier between the gymnasium and the ballroom and repair of failing gutter system.

8. Senior Center Building Expansion Project, Mid-Columbia Senior Center

Contact: Scott McKay, 541-296-4788, mcseniorcenter@gmail.com

Cost: \$625,000 (seeking \$565,000)
Timeline: Contingent upon funding.

Project Description: Mid-Columbia Senior Center is a well-used building that needs to expand with increased demand. This project would add an elevator and indoor staircase to access the basement which currently can only be reached via an outdoor staircase. Interior remodel will also add office spaces and make the existing space more usable.

9. UPRR Land Acquisition, City of Mosier

Contact: Jean Hadley, 541-478-3505, mosiercityhall@mosierwinet.com
Cost: \$43,600 (requesting \$31,600)
Timeline: Contingent upon funding.

Project Description: A large portion of the commercially zoned land in Mosier belongs to Union Pacific Railroad. While the railroad allows the city to use the space, the current agreement restricts permanent development, thereby restricting commercial development. UPRR is interested in selling some property to the City which they would use for commercial development and some park access. The funds needed above would allow the City to conduct environmental surveys that are required prior to purchase of the property. Purchase of this property is also crucial to another City project: the development of a bike/ pedestrian bridge over Mosier Creek.

10. Gorge Applied Training Center, Mid-Columbia Council of Governments

Contact: John Arens, 541-298-4101, john.arenas@mccog.com
Cost: \$8,000,000 (requesting \$7,000,000)
Timeline: Full feasibility study needs to be completed. Land acquisition expected to be completed in mid-2011.

Project Description: The Gorge Applied Training Center is a facility focused on workforce training. The initial emphasis of the facility will focus on the construction trades. Partners ranging from local school districts, Columbia Gorge Community College, unions and private educational facilities will provide a wide range of training to meet the needs of local employers. Additional training opportunities will be provided over time to meet regional needs.

Public Works / Infrastructure

1. Runway Strengthening, Columbia Gorge Regional Airport

Contact: Chuck Covert, 541-296-9103, napatd@gorge.net
Cost: \$10,050,000 (requesting \$3,800,000)
Timeline: The Federal Aviation Administration has funded 2/3 of the design costs. This work will be done over the next six months and completed when additional funding becomes available.

Project Description: The existing pavement strength does not meet the rating shown on the Airport Master Plan and is below the strength needed for use of the runway for some users. An overlay of approximately 4-5 inches would bring the runway up to strength. It is advisable to improve taxiway strength at the same time to provide a safe environment for larger aircraft operations to the airport.

2. Downtown Riverfront Undercrossing, City of The Dalles

Contact: Nolan Young, 541-296-5481, nyoung@ci.the-dalles.or.us

Cost: \$9,850,000 (requesting \$3,800,000)

Timeline: Final design will be completed Spring 2011. Construction can begin depending on final funding in 2011.

Project Description: The freeway and the railroad separates The Dalles from the Columbia River, precluding river access from the downtown area and the rest of the community. This project will link the downtown core area to the river for tourism, recreational, and business uses. A pedestrian-only access tunnel will pass under the freeway and the railroad at Washington Street.

3. Airport Water Distribution System, Columbia Gorge Regional Airport

Contact: Chuck Covert, 541-296-9103, napatd@gorge.net

Cost: \$3,050,000 (requesting \$2,600,000)

Timeline: Well has been drilled and preliminary engineering plan is complete.

Project Description: Businesses cannot locate on airport property until the water distribution system is completed. Construction of a water distribution system will involve creation of a water facility and system in conjunction with a multi-jurisdictional water plan, re-drilling of the existing well, water distribution, utilities, grading and roads, sewer and storm drainage throughout the airport property. Water will also be used for fire control.

4. Underground Irrigation System, Dufur Recreation District

Contact: Chris Highfield, 541-993-0980, chighfie@ortelco.net

Cost: \$15,000 (requesting \$10,000)

Timeline: Contingent upon funding.

Project Description: Dufur City Park's current watering needs require manual movement of hoses which uses a lot of time and water inefficiently. This project would install an underground irrigation system to serve this park which is important to the Dufur economy as the only park in town and a tourist draw with its pool and campground.

5. Industrial Park Waterline Upgrade, City of The Dalles

Contact: Nolan Young, 541-296-5481, nyoung@ci.the-dalles.or.us

Cost: \$2,166,000 (requesting \$1,789,175)

Timeline: Contingent upon funding.

Project Description: The Port of The Dalles Industrial Park is currently served by a single water main that is too small in diameter to meet the needs of industrial water users for fire protection. This project would construct a second water main to supply the Industrial Park (approximately 12,400 feet of 18-inch diameter mainline) that is capable of providing the recommended fire flow rates, would effectively “loop” the water system serving the area, and provide redundancy to the water supply system for industrial customers.

6. Westend Bathrooms, Dufur Recreation District

Contact: Chris Highfield, 541-993-0980, chighfie@ortelco.net

Cost: \$57,000 (requesting \$44,000)

Timeline: Contingent upon funding.

Project Description: The bathrooms on the western end of Dufur City Park are currently sheds with toilets and no electricity. They are not ADA-accessible and do not meet the needs of park users. The project would demolish the restrooms, prepare the site and install an ADA restroom.

7. Industrial Land Infrastructure, Port of The Dalles

Contact: Andrea Klaas, 541-298-4148, andrea@portofthedalles.com

Cost: \$6,600,000 (requesting \$3,500,000)

Timeline: Contingent upon funding.

Project Description: Currently there is a very limited supply of ready-to-go industrial land in The Dalles to attract new businesses and help existing businesses expand. This project would allow the port to create 50+ acres of buildable industrial land.

8. Mosier Middle School Temporary Facility, Mosier Middle School Board

Contact: Monica Reid, 541-399-6806, monica@kestrel-inc.com

Cost: \$160,000 (requesting \$130,000)

Timeline: Contingent upon funding.

Project Description: Mosier Community School expanded from K-6 to include 7th grade in the 2010-2011 school year and will expand to 8th grade next year. While there are plans in process to design and build a new \$5 Million facility, an interim and necessary step is the purchase of a temporary classroom to house the 8th grade class.

9. Kah-Nee-Ta Wastewater system, Confederated Tribes of Warm Springs

Contact: Lonnie Macy, 541-553-3270, lmacy@wstribes.org

Cost: \$3,150,000 (requesting \$3,300,000)

Timeline: May 2011 anticipated start date.

Project Description: The Kah-Nee-Ta lodge and village and Wolf Pointe Subdivision are served by a wastewater treatment system that does not meet DEQ secondary discharge standards. This project would build a mechanical treatment system to replace the current lagoon.

10. Simnasho Arsenic Remediation, Confederated Tribes of Warm Springs

Contact: Lonnie Macy, 541-553-3270, lmacy@wstribes.org

Cost: \$2,300,000 (requesting \$2,300,000)

Timeline: Engineering is complete. Construction could begin in Spring 2011.

Project Description: The existing well that provides drinking water for the growing communities of Simnasho and Schoolie Flats on the Warm Springs Reservation currently is above the safe levels for arsenic as cited in the Safe Drinking Water Act. About 480 residents must therefore use bottled water to meet their needs. This project would develop a new well and lay six to seven miles of pipeline to connect the news source with the existing infrastructure.

Completed Projects

The following represent projects of economic importance which have been completed in recent years in Wasco County. Many appeared on the Needs and Issues Inventory at one time. The EDC has supported these projects primarily in this way but also potentially in seeking funding, gaining support or other means.

Marine Terminal Construction	Scheduled for completion in 2012
Hunt Park Renovation & Upgrade, Phases 1 & 2	Scheduled for completion in 2011
The Dalles Reservoir Replacement	Completed in 2011
The Dalles Dam Tours Infrastructure	Scheduled for completion in 2012
Dufur City Park Bathroom/ Shower Upgrade	Scheduled for completion in 2011
The Dalles Skatepark	Scheduled for completion in 2011
Wy'East RC & D "Save Water, Save Energy" Programs	Initiated in 2010
Port of The Dalles Industrial Land Acquisition	Completed 2010
Granada Theater Revitalization	Completed 2010
Mosier Comprehensive Plan/ Downtown Plan	Completed 2010
Shaniko Work Day	Completed 2010
Wasco County Planning Energy Land Use Chapter update	Completed 2010
Wasco County Annex renovation	Completed 2010
The Dalles East Gateway project	Completed 2010
Wasco County Fairgrounds well replacement	Completed 2010
Renewable Energy Technology program expanded, interim lab building completed	Completed 2009
Main Street Mosier community survey and vision development	Completed 2009
Columbia Gorge Bi-State Renewable Energy Zone booth and presence at Windpower Conference & Expo	Completed 2009, 2010 and 2011
Wasco County Buildable Lands Study	Completed 2009
Maupin city website development	Completed 2009
Mosier wastewater treatment plant upgrade	Completed 2009
Maupin streetscape and sewer improvements	Completed 2009
Discovery Center raptor program (initial development)	Completed 2008
Maupin reservoir building	Completed 2007
Shaniko School restoration	Completed 2007-2008
CGCC campus upgrade	Completed 2005-2008
Wamic wastewater system	Completed 2005
Commodore II renovation	Completed 2004
Q-Life fiberoptic system	Completed 2004
Second Street renovation – The Dalles	Completed 2002
Union Street Portal	Completed 2002

Appendix: Needs and Issues Project Summary, April 2011

Below is the list of the Needs and Issues Projects that were submitted for prioritization but that were not ranked among the top ten in each category (Technical Assistance or Public Works/ Infrastructure).

<u>Technical Assistance</u>	
Dufur Recreation District	Pool replacement engineering and design
Dufur, City of	South Basin water storage engineering and design
	Wastewater Mutual Agreement & Order
	Stormwater system engineering and design
Mosier, City of	Mosier Creek Bike/ Ped Bridge
NORCOR	West Lot planning and development, phase 1
Wamic Water & Sanitary Authority	Water system upgrade engineering and design
Wasco County, Public Works	Hood River Road Reconstruction engineering and design
<u>Public Works/ Infrastructure</u>	
Dufur Recreation District	Baseball backstop
	Park shop/ Storage unit
	Basketball court
Dufur, City of	Fire Hall Construction
Shaniko, City of	Public Restroom Improvements
	Shaniko Community Hall Renovation
	Fire and Emergency Services Building
	School Kitchen Addition
The Dalles, City of	School Park Upgrades
	Downtown Streetscape Phase III (3rd & 4 th)
	Lewis & Clark Fountain
	Waldron Drug Building rehab
Chenowith Area Storm Sewer System	
Wasco County, Public Works	Wamic Grade Reconstruction

Organizations and agencies in Wasco County were also encouraged to submit information about multi-year, long-term projects they are working towards. These projects were provided for informational purposes to the Commission and not prioritized. The complete list is below.

<u>Long-Term Projects</u>	
Columbia Gorge Community College	Workforce training building
Columbia Gorge Discovery Center	Pay off original infrastructure construction debt
	Develop capacity-building funding for long-term viability and deferred maintenance
Mid-Columbia Council of Governments	Columbia Gorge Resource Center
Mosier, City of	

Pressure zone hydraulic modifications for a new

	reservoir
	Eastside water system improvements
	Third Avenue reconstruction
	City stormwater plan
Mid-Columbia Economic Development District	Revolving loan fund recapitalization
Wasco County Admin Office	Further upgrades to Hunt Park
	Annex HVAC upgrade
	Courthouse boiler replacement
	Courthouse electrical upgrade
	Courthouse jail area remodel
	Fairground arena replacement
	Fairgrounds exhibit halls and barns replacement
	Fairgrounds water distribution system replacement
Underground fuel tank removal	

As mentioned in the Plan, amendments may include the addition of new goals, strategies and projects, or changes in priorities that arise after the regular Needs and Issues process. These additions have been presented to the EDC and included in the Plan because of their importance to the economy of Wasco County.

<u>Additional Projects</u>	
Mid-Columbia Center for Living	Columbia Crossing Project