

Western Alliance for Economic Development  
19 April 2016 12:00n-1:00p  
Stewart's Grill, Caldwell, Idaho

The Western Alliance for Economic Development (WAED) met in regular session on Tuesday 19 April 2016 at Stewart's Grill, Caldwell, Idaho with the following in attendance:

Kelly Aberasturi	Owyhee County
Alicia Almazan	City of Wilder
Josei Almazan	City of Wilder
Lee Belt	City of Greenleaf
Catie Bennet	Small Business Administration
Tom Dale	Canyon County
Kristie Dorsey	Canyon Owyhee School Services Agency
Nathan Leigh	City of Parma
Dave Lincoln*	Wilder Housing Authority / Golden Gate Highway District
Dave Porterfield	City of Notus
Tim Rosandick	Treasure Valley Community College
Melinda Smyser	Senator Risch's Office
Tina Wilson	WAED Executive Director
Mike Ybarguen	Idaho Power Company

\* Chair

#### Call to Order

Dave Lincoln called the meeting to order at approximately 12:06 p.m.

#### Approval of agenda/minutes

Two adjustments to the minutes were proposed: 1) Move discussion of planning session with Randy Shroll (under item #6) up after the Treasurer's Report before item #4 so that Commissioner Aberasturi, who has to leave early, can be here for this discussion, and 2) Add a new topic as new business under item #6 for designation of a primary physical location for the Western Alliance.

Tom Dale moved to adopt the agenda with changes as proposed. Nathan Leigh seconded. The motion was approved by voice vote.

Tim Rosandick with Treasure Valley Community College asked if he could sit in on the meeting, and was warmly welcomed.

Nathan Leigh moved to approve minutes from the 24 March 2016 meeting. Kelly Aberasturi seconded. The motion was approved by voice vote.

Introductions were made around the table.

### Treasurer's Report

Director Tina Wilson presented the Treasurer's Report. Please see written financial reports and notes on the agenda for detail. Tina reported on Idaho Power grant funds received and expenses for the upcoming International Economic Development Council class on economic development credit analysis upcoming 07-10 June 2016. Nathan Leigh noted that an additional \$150.00 may be available from the Parma area toward this class expense. The report was approved by consensus of the board.

### Planning Session with Randy Schroll

Director Tina Wilson explained that this area-specific economic development planning would come at no cost to the Western Alliance, and would be a joint effort involving both Randy Schroll with the Idaho Department of Commerce (IDOC) and Ethan Mansfield, a regional economist with the Idaho Department of Labor (IDOL). The planning effort would start with an initial meeting with Ethan Mansfield to discuss location quotients and a data-driven analysis of the Western Alliance region. This meeting would be expected to last approximately one hour, and would be followed up with meeting(s) with Randy Schroll to further discuss what the data means for the Western Alliance and develop strategies to promote economic development in the Western Alliance region.

(Secretary's Note: A location quotient quantifies, or sets a number for, how concentrated a particular industry, cluster, occupation or demographic group is in a region as compared to the nation – This is used to determine what makes a region 'unique' in comparison to the national average. Data-driven analysis is business jargon for a number or quantitative based decision-making process, which may or may not also include an analytic analysis that adds consideration of descriptive or qualitative data to move beyond a quantitative understanding of *what* trends may be happening, toward a broader understanding of *why* trends may be happening.)

Discussion followed regarding when and where an evening meeting could be held in May with Ethan Mansfield. By consensus the board set 26 May or 31 May as possible dates for the meeting to be submitted to Randy Schroll and Ethan Mansfield, with the meeting to start at 7 p.m. at the Canyon Owyhee School Services Agency (COSSA) in Wilder.

### Executive Director's Report

PROJECT QT – Ground-breaking ceremony for building set for this coming Monday at 10a. Project is for AMFEC, the American Manufacturers of Food Equipment Company (Rizers Brothers). The company has met with the IDOL regarding workforce education.

PROJECT INDISPENSABLE – Company and property owner are continuing negotiation of purchase price, currently with about \$300.00/acre difference in positions.

PROJECT SCALES – Project is under non-disclosure agreement. Project is active.

PROJECT NOTUS – Property currently zoned commercial, may be candidate for an urban renewal district.

PROJECT FIRE ALPACA – Alpaca ranch on Marsing Road in Canyon County – Assisting with business plan and USDA-RD value added producer grant application. Fiber mill opening on 01 June, retail store to open this fall.

## GRANTS

- Homedale Library – Expansion to property next door, Idaho Community Development Block Grant (ICDBG) and USDA-RD grant/loan
- Western Alliance's IDOC Economic Development Professional grant application has been submitted
- USDA-RD Value Added Producer Grant (VAPG) – Applications due 01 July. Providing technical assistance to Williamson Wine & Orchards, Parma Ridge Winery & Bistro, Fire Alpaca, and a worm farm in the Oasis area
- Sunny Slope Wine Trail - Specialty Crop Grant
- Bee pollination enhancement – Determining if best to apply for a SAR grant or a Specialty Crop Grant

General discussion followed...

On 07 May there will an 'Art and Wine in the Park' event in Marsing.

Tina has been asked to participate as part of a panel for the Valley Regional Transit Leadership Academy.

The Idaho Economic Development Association (IEDA) Spring Conference will be held in Challis the first week in May.

Tina will be out next week for knee surgery.

Tina has been asked to assist with a wine tasting event as part of the Republican State Convention on 02 June.

The next Western Alliance meeting is scheduled for 24 May, to be held in Homedale.

Fees for grant administration was discussed. Kelly Aberasturi explained that the Western Alliance asks for 7% in administration fees, with 5% going to the Western Alliance to help reduce dependence on IDOC Economic Development Grant funding, and with 2% going to the Director to enhance the Director's wages. Discussion

followed. It was noted that VAPG grants require some technical assistance rather than true grant administration.

### Old Business

Discussion of business community support and the IDOC Economic Development Grant application followed. It was noted that the Sunnyslope Wine Trail and Honco Lumber have both given \$500.00 to the Western Alliance. Idaho Power Company, Jett Corrections Consulting, Rediesel Engineering, the Sunnyslope Wine Trail, Honco Lumber, and U.S. Ecology all provided letters of support with pledges of support totaling approximately \$3,500.00 as part of the IDOC Economic Development Grant application. USDA-RD also provided a letter of support. Results on the application should be known within the next week or so.

Director Tina Wilson is available to discuss the Western Alliance at city or County budget meetings.

Lack of affordable housing for the workforce or as starter homes was discussed as a barriers to economic development, along with the infrastructure needs more commonly addressed.

Dave Lincoln volunteered to spearhead a group from the Western Alliance communities to bring together a meeting, perhaps this summer, for discussion of housing resources for the rural communities.

Discussion followed. It was mentioned that the Blaine County / Hailey area has established a land trust for housing. It was also mentioned that there is a link between housing needs and transportation needs. Questions were raised about incentives for private involvement and for public-private partnership. It was noted that people are now commuting to Parma due to increase in jobs but lack of additional housing. It was also noted that Homedale has expressed people want to move back to the Homedale community and commute to the eastern Treasure Valley for work, but cannot due to lack of housing available in Homedale. Additional housing in both median income and low income / rental segments seem to be needed. It was mentioned that Bonner County / Sandpoint area may also have established a land trust for housing.

Kelly Aberasturi left the meeting at approximately 12:51 p.m.

### New Business

A roundtable report was held.

Nathan Leigh reported that a Goldpanner's Association festival event was held last week in Parma, which the community is hoping to turn into an annual event.

Dave Porterfield reported that Notus continues to work on irrigation, sewer, and street

repairs.

Mike Ybarguen reported that the business community continues to look to Idaho Power Company for more electrical capacity.. A new substation is planned near the Idaho Center. Both the Boardman-Hemmingway and Gateway West projects appear to be moving forward.

Alicia Almazan reported that Wilder is having to fix some pipes at the beginning of this irrigation season. A cinco de mayo celebration is planned, with many community resources scheduled to participate. More food vendors are needed. 15 new building permits were issued in this past week. Sale of a winery in the area is pending.

Tim Rosandick reported that the Treasure Valley Community College (TVCC) is available as a resource for workforce training, and that the TVCC Caldwell Campus is available as a venue for holding Western Alliance meetings.

Catie Bennet with the Small Business Administration (SBA) reported that Enrique's Restauant in Kuna is an Idaho small business award winner. The SBA is looking for opportunities to provide services in the Western Alliance area.

Designation of primary physical location

Director Tina Wilson explained that the mailing address for the Western Alliance is a post office box in Wilder, but that sometimes a physical location is required, as it was when the Western Alliance set up cellphone service and needed to have a cellphone delivered, and to meet notice requirements of the Idaho Open Meeting Law. The Western Alliance's one employee is mobile, and the organization does not maintain a formal office location. Greenleaf City Hall is often used by the Director as a convenient, centrally-located stopover location to catch up on paperwork and check e-mail between meetings and appointments. The Greenleaf City Hall address was used when setting up cellphone service, and is the location which appears in the Gem State Prospector for the Western Alliance. Discussion followed.

Nathan Leigh moved to designate Greenleaf City Hall (20523 N. Whittier Dr., Greenleaf, ID 83626) as the primary physical location of the Western Alliance for Economic Development. Tom Dale seconded. The motion was approved by voice vote.

Adjournment

Tom Dale moved to adjourn. Dave Lincoln seconded. The motion was approved by voice vote and the meeting adjourned at approximately 1:10 p.m.

Respectfully submitted,



Lee C. Belt, WAED Secretary /Greenleaf City Clerk

Western Alliance for Economic Development  
 Meeting Attendance Sign-in Sheet

12noon 19 April 2016

Stewart's Grill, Caldwell, Idaho

Name	With	Est. Travel Distance (2-way)	Est. Travel Time (2-way)	Telephone	E-mail
✓ GEE BERT	BRUCE	12 mi	1/2 hr	454-2552	gbert@bruce.com
✓ COTIE BENNETT	SBA	From Boise		334-9077	Catherine.Bennett@SBA.Gov
✓ Kelly K. Abernethy	Owyhee County	80 miles	1 hr	249-4405	Kraberkastor@aol.com
✓ David K. ...	IDAHO	20 miles	1 hr	899-7072	
✓ Tom Dale	Campan County			454-7507	tdale@campanco.org
✓ Kristie Dorsen	COSSA	24 miles	40 min	482-6074	dorsenk@co.saschools.org
✓ NATALIE COIT	PARMA			722-5138	alight@parmacityhall.net
✓ Dave Porterfield	Notes			459-6212	notrussity.mayor@grmnet.com
✓ MIKE YARBROGH	IDAHO FOUNC	15 miles	40 min	465-8653	MYB@idaho.com
✓ Melinda Smyden	Sun. Rusch			682-6204	msmyden@mcclintock-smysden.com
✓ Lucia M. Almanzan	City of Wilder	17	45	880-2184	almanzan@cityofwilder.org
✓ Jose Almanzan	City of Wilder	12	45		with Alicia Almanzan
✓ Tim Rosandick	TICR Caldwell	2	10 min	328 454-9511	trosandick@tvrca.co
✓ <del>Alicia</del>	<del>Wilder</del>				
✓ Tina Wilson					

Western Alliance for Economic Development  
April 19, 2016 Tuesday @ noon  
Stewart's Grill & Bar  
2805 Blaine St., Caldwell

1. Call to Order
2. Approval of agenda/minutes  
*Amend agenda to add a physical location for the Western Alliance, being the Greenleaf City Hall – Lee Belt*
3. Treasurer's Report: \$  
Training grant approved \$750  
Course \$595      Flight \$390r/t      Lodging \$375 + taxes
4. Executive Director's Report:  
**Projects:**  
QT – ground breaking 4/25  
Indispensable  
Scales  
**Grants:** Grant writing season  
SSWT  
Juniper  
VAPG (3 new)  
Specialty Crop (2)  
SARE
5. Old Business:  
Rural Ed Pro Grant filed 4/14
6. New Business:  
Planning session with Randy Shroll (set place, time)
7. Meeting Adjourned

Next Meeting:

- Note: April 25 – 29 - Surgery  
IEDA in Challis May 3-5  
IEDC Credit Analysis Course – June 7-10

<b>WAED REVENUES</b>	<b>FY 2013</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY2016</b>
			<b>9/14/2015</b>	<b>4/18/2016</b>
Cash from WAED	20,432.76			
Canyon County		20,000.00	20,000.00	22,000.00
Owyhee County		5,000.00	5,000.00	7,000.00
DOC Grant		30,000.00	45,000.00	15,000.00
City of Homedale		2,633.00	2,633.00	3,000.00
City of Parma		1,983.00	1,799.00	2,974.00
City of Greenleaf		846.00	852.00	1,269.00
City of Notus		531.00	500.00	
City of Wilder		1,533.00	1,533.00	2,300.00
City of Melba		513.00		
City of Marsing		1,031.00	1,031.00	1,457.00
Honco Lumber				500.00
US Ecology			1,000.00	
Idaho Power		2,300.00	2,000.00	1,900.00
JC Watson		100.00		
SSWT Grant		1,027.50	6,197.30	
Misc Revenues		852.06	981.74	76.42
SSWT Grant		11,324.67		
Na Leigh		125.00	200.00	
Idaho Power Tuition		575.00		350.00
Idaho Econ Dev			62.50	
JETT Corrections			100.00	
Grant Admin Fee			574.00	
Donations			100.00	
<b>TOTAL</b>	<b>20,432.76</b>	<b>80,374.23</b>	<b>89,563.54</b>	<b>57,826.42</b>



<b>WAED EXPENSE</b>	<b>FY 2013</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>
	9/30/2013	9/30/2014	9/30/2015	4/18/2016
Salaries	5,920.00	39,674.98	41,240.80	24,230.78
Benefits	2,384.76	15,639.10	16,091.47	9,121.72
Operating Expenses	1,936.66	24,400.30	20,688.70	5,454.81
Capital Expenses		4,989.22	4,188.20	1,873.44
<b>TOTAL</b>	<b>10,241.42</b>	<b>84,703.60</b>	<b>82,209.17</b>	<b>40,680.75</b>

<b>WAED BALANCES</b>	<b>FY 2013</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>
	<b>9/30/2013</b>	<b>9/30/2014</b>	<b>9/30/2015</b>	<b>4/18/2016</b>
Revenues	20,432.76	80,374.23	89,563.54	57,826.42
Expenses	10,241.42	84,703.60	82,209.17	40,680.75
<b>Cash Balance</b>	<b>10,191.34</b>	<b>5,861.97</b>	<b>13,216.34</b>	<b>30,362.01</b>
<b>Remaing Budget</b>				<b>47,704.99</b>