

CLARK COUNTY STAFF REPORT



DEPARTMENT: Economic Development

DATE: Tuesday, February 23, 2016

REQUESTED ACTION: Requesting approval of a \$100,000 contribution to the Columbia River Economic Development Council's (CREDC) Employment Lands Inventory project (also known as the Lands for Jobs project).

Consent Hearing County Manager

BACKGROUND

Traded sector companies sell goods to buyers outside Clark County, bringing jobs into the local economy and adding to the tax base that pays for public services. A robust supply and wide range of development sites are key to the region's ability to retain and attract targeted industries identified in the September 2011 Clark County Economic Development Plan, and to remain competitive in global markets. Identifying a supply of development-ready large industrial sites is a critical part of a strategy to attract and retain traded-sector jobs. This project identifies the industrial sites in the county that are ready for development and those in varying states of readiness – an important baseline to inform policymakers and service providers as they seek to respond to challenges to replenishing our inventory of sites for jobs. The target audiences for this project include policymakers and elected officials, business leaders and groups, local site selectors, and the public.

COUNCIL POLICY IMPLICATIONS

This action is consistent with and confirms Council policies concerning economic development, and broadens efforts to encourage growth of employment opportunities for Clark County citizens and diversity of industry sector composition of Clark County's employment base.

ADMINISTRATIVE POLICY IMPLICATIONS

None.

COMMUNITY OUTREACH

The CREDC is leading the community outreach efforts related to the project, convening many public and private partners in carrying out the project, including Clark County's incorporated cities, port districts and utilities providers.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
		Action falls within existing budget capacity but requires a change of purpose within existing appropriation
		Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

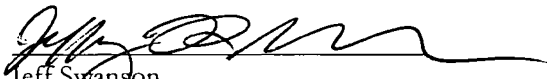
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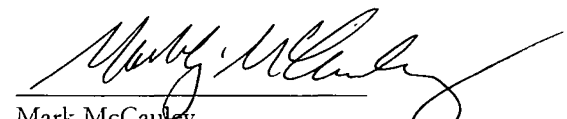
BUDGET DETAILS

Local Fund Dollar Amount	\$100,000.00
Grant Fund Dollar Amount	
Account	Community Support
Company Name	

DISTRIBUTION:

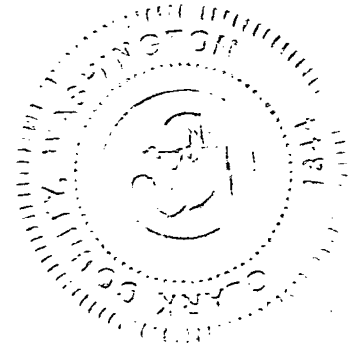
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>


Jeff Swanson
Director of Economic Development


Mark McCauley
Acting County Manager

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: Feb. 23, 2016
SR# SR 039-16



APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____

BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Request funding a county contribution to the Columbia River Economic Development Council’s (CREDC) Employment Lands Inventory project (also known as the Lands for Jobs project) in the amount of \$100,000.00 from the Community Support Fund.

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Total						

II. A – None.

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
Community Support 0001.000.181.558707.510.0000 00		100,000.00	100,000.00				
Total		100,000.00	100,000.00				

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual	100,000.00	100,000.00				
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total	100,000.00	100,000.00				

Clark County Employment Land Study



Project Overview:

Traded sector companies sell goods to buyers outside Clark County, bringing jobs into the local economy and adding to the tax base that pays for public services. A robust supply and wide range of development sites are key to the region's ability to retain and attract targeted industries identified in the September 2011 Clark County Economic Development Plan, and to remain competitive in global markets. Identifying a supply of development-ready large industrial sites is a critical part of a strategy to attract and retain traded-sector jobs.

This project identifies the industrial sites in the county that are ready for development and those in varying states of readiness – an important baseline to inform policymakers and service providers as they seek to respond to challenges to replenishing our inventory of sites for jobs. The target audiences for this project include policymakers and elected officials, business leaders and groups, local site selectors, and the public.

Project Purpose:

- Determine the supply and readiness of industrial sites within Clark County to meet short- and long-term market demand for employment growth countywide.
- Build consensus on terminology for large parcel industrial sites and site readiness.
- Highlight the market challenges associated with industrial sites and articulate areas in which future policy actions should focus to advance these sites to market readiness.
- Inform discussion about future tools and policies to maintain a market-ready inventory of industrial sites.
- Better understand the barriers to development of the county's industrial land supply.
- Evaluate the inventory of industrial sites for use in urban growth planning decisions.
- Inform regional service providers on the locations and sizes of the county's industrial land supply.
- Compare the land supply to the needs of targeted industries in future studies.
- Build general awareness of the industrial site inventory.
- Enlist support of local participants from a variety of public and private organizations as stakeholders to address barriers to and constraints on site development.

Project Schedule

Phase IA: Dec. 2015 - Feb. 2016

Phase IB: Mar. 2016 - May 2016

Phase II: June 2016 - Oct. 2016

2015

2016

Project Phases | This project will be divided into three phases.

Phase IA

- Develop and implement a public outreach campaign.
- Form project advisory group to guide and inform the creation of the industrial site inventory.
- Develop a project-specific CREDC webpage and regular social media updates.
- Frame consensus on a few key definitions that will be required to create the industrial site inventory.
- Develop industry-specific profiles, including infrastructure demands, and employment/ investment estimates for desired industry sectors.
- Identify stakeholders, conduct interviews, and select members of the project advisory group.

Phase IB

- Produce a site inventory of development-ready industrial sites located throughout Clark County.
- Engage stakeholders through a public involvement approach.

Phase II

- Prepare a detailed development analysis to determine market opportunities and economic impacts of potential industrial users as well as actions, requirements, and costs needed to address any barriers to site development.

For more information

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MACKENZIE.

