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**Rainier Economic Development Council**  
**Work Session Minutes**  
**March 13, 2008**  
**6:00 p.m. Rainier City Hall**

Present

Mike Avent                      David Qualman                      Terry Deaton  
Paul Rice                      Dearl Taylor

Absent

Terry Grice                      Tim Navaro

Others Present

Lars Gare, City Administrator                      Darliss Hyke, Recorder

Review Contract from Karen Williams (360)241-5615

**What is the recourse with Sullivan?**

We only wish to litigate if "REDCO" is backed into a corner.

*She is concerned about representations as to the liability to REDCO. REDCO may have been exposed by the IGA. Analysis is based on documents, the process of negotiations with USG, and expectations of the parties.*

**What are the options with Option 3?**

Can we take it back to the table and go to a different option?

*That would be William's last choice. It would have to change by statute. It would be very controversial. It would be a long, expensive, process. Legislative and controversial.*

**Other Options?**

Williams will review Rob's files, speak with him, and gather REDCO information; analyze everything, look at the Public Entity Law and Urban Renewal Law and come up with options.

**Fees:**

*Williams said that she realizes the situation and that her fees are dictated by the need. She will assign her staff accordingly.*

Qualman said that there is only \$10,000 budgeted for Legal fees. That has already been spent.

- Supplement budget.

**Ask Steve Petersen, Attorney to review the contract that Karen Williams submitted.**

Deaton or Peterson may call for an emergency meeting.

Karen Williams will be out of her office for two weeks. Her assistants will review the information that is forwarded and analyze the documents. When she returns to work, the REDCO file will be ready for her expertise.

Review REDCO's Stated Goals

Some discussion of the Goals set (Fiscal Year 2006 REDCO Budget Workbook) Qualman Completed Goals

- Purchase Property for 1<sup>st</sup> Street Square

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## Planning Meetings

- Marina Square Project
  - Moved Boat Ramp
  - Committed funds to the "A" Street Rail
- Provided Small Business Grants
- Provided Community Grants
  - (See Excel Spreadsheet Attachments)

### Review REDCO Projects List

With REDCO's limited finances, perhaps just focus on one area.

- Old Town

Help Marina Market by:

- Improving the Old restrooms
  - (by local contractors and volunteers)
- Create a small park like setting

### Review Uncompleted Projects

Tabled

### Review Existing Projects

Deaton: take the \$200,000 from Waste Water Treatment and tag it to the Water Treatment Plant so that the Fire Department could contribute IGA funds. After some discussion it was decided to table the idea until there was more information from the attorney.

### Review Small Business Grant Applications

After some discussion it was decided that the Grants do need more guidelines. The original designers of the Grant applications wanted to leave leeway to avoid eliminating anyone. First the grant went through the administrator to see if the grant met all the requirements, then the application went to the Council for a decision.

Gare is assigned the task to ask the City Council and Planning Commission if they would like to help design a Uniform Code. Do the zones already exist? What are the codes?

Gare commented that he is presenting a contract, before the Council, on Monday, for a planner. One of the criteria is that the planner is knowledgeable about zones. Other cities have already gone through this process. If he is knowledgeable, it will save us some money,.

It was suggested; fulfill the obligations to the businesses which have already applied, but hold off on accepting any more grants until the guidelines have better perimeters.

Suggestion:

Write a letter to Scott Nelson; due to the importance of the building, the visual impact. REDCO is interested in helping him with some visual enhancements to his property, but not to replace his awning. Price offered to go speak with him in person.

The time frame for completion of the project is 6 months. Since it can take 6 months to get building permits; it is to be added to that clause; the recipient of the grant is to apply for an extension.

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Taylor:

Fuel at the dock

Kayaks at the old ramp

Avent:

Contacting contractors to submit ideas for the bathrooms.

Deaton:

People have been sending her complaints by email, regarding the condition of the moorage. She is forwarding them to the Council.

A brief discussion about the process that the City is going through in order to get the breakwater repaired.

A suggestion that perhaps the City Council could get the Marine Board and Betsy Johnson for a town hall meeting.

Deaton was praised for the job she is doing by all the Council.

Qualman:

Working on the computer files, trying to get the financial situation under control.

- Rainier Economic Development Council 2008-2009 Budget Calendar

Darliss is to contact Terry Grice and make sure he can be at the next meeting. If we have to reschedule to fit his calendar, we will do it.

**Lars is to tell** Terry Grice about the letter from the State.

- On the agenda for the next REDCO meeting.

Look at the Budget

City Staff

TFT bill

Letter regarding the Audit from the State

Grants

Meeting adjourned at 8:15 p.m.

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Chair, Mike Avent

Attested:\_\_\_\_\_

Darliss Hyke, Secretary

