

Monday, October 7, 2024

College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
5:00 PM

In-Person at College Place City Hall, 625 S College Avenue, College Place Washington

Agenda: <https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=D8Y2D601A1BD>

Meeting may be viewed at: Live Stream on City of College Place, Washington YouTube at https://www.youtube.com/channel/UCbx3qrqzLDL_05NusReSI-g/featured

Zoom Attendee Link: <https://us06web.zoom.us/j/88412770191>

Or you may call this number to listen: 1-669-900-9128 ID#88412770191

Phone controls: *6 - toggle mute/un-mute and *9 - raise hand

1. Opening Items

Subject :	1.01 Call To Order
Meeting :	Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	1. Opening Items
Type :	Information

Public Content

Voting Members

Position 1 - Tracy Warner - term expires 12/31/2026

Position 2 - Kelli Leen - term expires 12/31/2024

Position 3 - Doug Case - term expires 12/31/2026

Position 4 - Chloe Congleton -term expires 12/31/2024

Position 5 - Allison Peck - term expires 12/31/2026 - Vice Chair

Position 6 - Bruce Morehead - term ends 12/31/2024 - Chair

Ex-Officio - Arlene Alen - WW Valley Chamber of Commerce Representative

Advisory Members

Mike Rizzitiello-City Administrator

Brian Carleton-Finance Director

Maryelizabeth Garcia-City Clerk

Subject : 1.03 Public Comment

Meeting : Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 1. Opening Items

Type : Procedural

Public Content

Commission meetings are primarily structured to permit Membersto arrive at the decisions necessary to make recommendations to the City Council.

Meeting Protocol for Public Comment:

When submitting public comments, include the following information regardless of the manner you are using: Note that there are deadlines for writtencomments to be included in the meeting documents.

- Your Name
- Your Address

WrittenPublic comments may be provided by submitting comment to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.(If typewritten, no less than 11 pt font).

VerbalPublic Comments may be made during the meeting:

- In-person at the meeting location - provided at the beginning of each agenda.
- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raise your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. Consent Agenda

Subject : 2.01 Approve Agenda for October 7, 2024

Meeting : Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category : 2. Consent Agenda

Type : Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject : 2.02 Approve Minutes from August 5, 2024

Meeting : Oct 7, 2024 - College Place Economic Development,

Category :

2. Consent Agenda

Type :

Action (Consent), Minutes

Public Content

(Clerk Note: There are no minutes for EDTEC meeting scheduled for 9/9/2024, as no meeting was held due to lack of a quorum.)

File Attachments

[2024-8-5_EDTEC_Meeting_Minutes_BoardDocs®_Plus.pdf \(160 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :

2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Meeting :

Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)

Category :

2. Consent Agenda

Type :

Action (Consent)

Recommended Action :

Motion to approve the consent agenda

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure by Alice Sturgis, 4th Edition, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Guest Presentations

Subject :	3.01 Martin Airfield Area Planning Study - Mr. Ben Hoppe (JUB Engineers)
Meeting :	Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	3. Guest Presentations
Type :	Discussion, Information

Public Content

Historical Perspective:

The City obtained a State Community Economic Revitalization Board grant for \$100,000 to conduct a site development plan for around the Martin Airfield area back in January 2024.

Information for Consideration:

Mr. Ben Hoppe of J-U-B Engineers will provide an update as to activities surrounding the development of the plan.

File Attachments

[MartinAirfield_EconDevComm_Sept9_am.pptx \(8.209 KB\)](#)

4. Action Agenda

5. Staff Reports

Subject :	5.01 RSQ CEDS Work - Mr. Rizzitiello
Meeting :	Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	5. Staff Reports
Type :	Discussion, Information

Public Content

Historical Perspective:

Neither, Walla Walla County, Port of Walla Walla, or any neighboring jurisdiction has what is recognized as a Comprehensive Economic Development Strategy (CEDS) by the Federal Economic Development Administration.

Information for Consideration:

In August 2024 the Federal Economic Development Administration awarded the City \$40,000 grant for completion of a CEDS. It should take less than a year. Formation of a CEDS allows the City to compete for Federal EDA Infrastructure grant dollars. We received two proposals. Discussion around proposals.

File Attachments

[Authorized Scope of Work.pdf \(158 KB\)](#)
[Procurement_CommunityDevelopment_CEDS2024_Draft.pdf \(658 KB\)](#)
[College Place CEDS 2024_RFP response_TM and JUB.pdf \(789 KB\)](#)
[Procurement_CommunityDevelopment_CEDS2024_RosterList.pdf \(36 KB\)](#)
[RFQ - College Place CEDS - Economic Growth Strategies, LLC.pdf \(640 KB\)](#)

Subject : 5.02 SS4A Plan- Mr. Rizzitiello
Meeting : Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category : 5. Staff Reports
Type : Discussion, Information

File Attachments

[Traffic Counts Needed Funct Class.pdf \(409 KB\)](#)
[SafetyActionPlanKickoffPresentation8-8-24.pdf \(2,057 KB\)](#)

Subject : 5.03 Community Events Update - Ms. Garcia
Meeting : Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category : 5. Staff Reports
Type : Discussion, Information

Public Content

Historical Perspective:

Information for Consideration:

Update on Tourism and Community Events including the Farmer's Market, Halloween, and Winter Festival. A synopsis of next year's events will be given as well as a proposal for a new community event that celebrates College Place's culture of health and wellbeing, and hopefully this year also celebrating Olympic Silver Medalist Kenneth Rooks.

File Attachments

[Kenneth Rooks Field Day Logo 2024.png \(101 KB\)](#)
[KRFD Event Proposal Rough Draft 8.23.24.pdf \(93 KB\)](#)

Subject : 5.04 October 2024 Development Update - Mr. Rizzitiello
Meeting : Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category : 5. Staff Reports
Type : Discussion, Information

Public Content

Historical Perspective:

Information for Consideration:

Update on development activity across the City for October 2024.

File Attachments

[DevelopmentTrackSheet_October2024.pdf \(143 KB\)](#)

6. Closing Items

Subject :	6.01 Next Meeting: November 4, 2024
Meeting :	Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Information
Subject :	6.02 Conclude
Meeting :	Oct 7, 2024 - College Place Economic Development, Tourism, and Events Commission- Hybrid (In-Person & Electronic)
Category :	6. Closing Items
Type :	Procedural

College Place Economic Development, Tourism, and Events Commission- - Hybrid (In-Person & Electronic) (Monday, August 5, 2024)

Generated by Athen Reid on Monday, August 5, 2024

1. Opening Items

Procedural: 1.01 Call To Order

Chair Morehead called the meeting to order at 5:00 PM.

Information: 1.02 Roll Call

PRESENT:

Commission Members	Tracy Warner; Kelli Leen; Allison Peck; Bruce Morehead
Ex- Officio	Arlene Alen - Walla Walla Valley Chamber of Commerce
Staff	City Administrator, Michael Rizzitiello Deputy City Clerk, Athen Reid
Also Present:	Ben Hoppe of J-U-B Engineers

MEMBERS EXCUSED:

MEMBERS ABSENT: Doug Case, Chloe Congleton

Procedural: 1.03 Public Comment - None

2. Consent Agenda

Action (Consent): 2.01 Approve Agenda for August 5, 2024

Action (Consent), Minutes: 2.02 Approve Minutes from July 1, 2024

Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing items for approval of the Commission by a single motion. Typically the items listed under the consent agenda are the minutes from previous meetings and the agenda for the current meeting. Documentation concerning these items has been provided to all Commission Members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Commission Member.

Commission Member Peck made a motion to approve the consent agenda. Second by Member Leen and the motion passed 4-0.

3. Guest Presentations

Discussion, Information: 3.01 Martin Airfield Area Planning Study - Mr. Ben Hoppe (JUB Engineers)
Mr. Hoppe updated the Commission on the Martin Airfield Planning study. In progress are the Economic Feasibility and Site Analysis phases. Mr. Hoppe informed the Commission that the entire study is on-time, and predicts that the Infrastructure Analysis and Final Plan will be delivered at the end of 2024 as planned.

4. Action Agenda - None

5. Staff Reports

Discussion, Information: 5.01 New City Strategic Plan Project (2025 to 2033) - Mr. Rizzitiello

Mr. Rizzitiello informed the Commission that the existing Strategic Plan in place is due for renewal. Sageland Strategies will complete the new Strategic Plan, which will be in effect for 8 years, by year's end.

Discussion, Information: 5.02 Updated Hotel Market Study - Mr. Rizzitiello

Mr. Rizzitiello presented on the Hotel Market Feasibility Study Financial Proforma.

Discussion, Information: 5.03 Cowalla Update - Mr. Rizzitiello

Mr. Rizzitiello informed the Commission that the CoWalla Creative District has been designated by the Washington State Arts Commission. The first project to be completed is large signage on Hwy 12 by the 2nd Ave exit and Myra Road.

Discussion, Information: 5.04 Proposed State Business License Threshold Review - Mr. Rizzitiello

Mr. Rizzitiello presented the proposed State Business License Threshold which will take effect in January 2026.

Discussion Ensued.

Discussion, Information: 5.05 Community Events Update - Ms. Reid

Ms. Reid informed the Commission about the community events including Block Party and Freedom Festival which each saw approximately 2000 attendees, and is poised to grow. Farmer's Market vendors and shopper attendance has also increased, and Kiwanis Park has proven to be a desirable alternate location for the Market. Mini events within the market have been introduced including a book swap, a clothing swap, and Big Rid Day; 8 Farmer's Markets remain in the season and the final market day will be 9/26/2024. Movies in the Park has experienced increased attendance. Planning is underway for the Halloween Trunk or Treat and Winter Festival and Light Up the Avenue Parade.

Discussion, Information: 5.06 August 2024 Development Update - Mr. Rizzitiello

Mr. Rizzitiello presented the August 2024 Development Activity outlining the commercial/industrial and residential developments within the City.

6. Closing Items

Information: 6.01 Next Meeting: September 9, 2024

Procedural: 6.02 Conclude

Commission Member Warner made a motion to conclude the meeting at 6:43 PM. Second by Member Leen and, with no objections, the meeting concluded.

Approved:

Bruce Morehead - Chair

Attest:

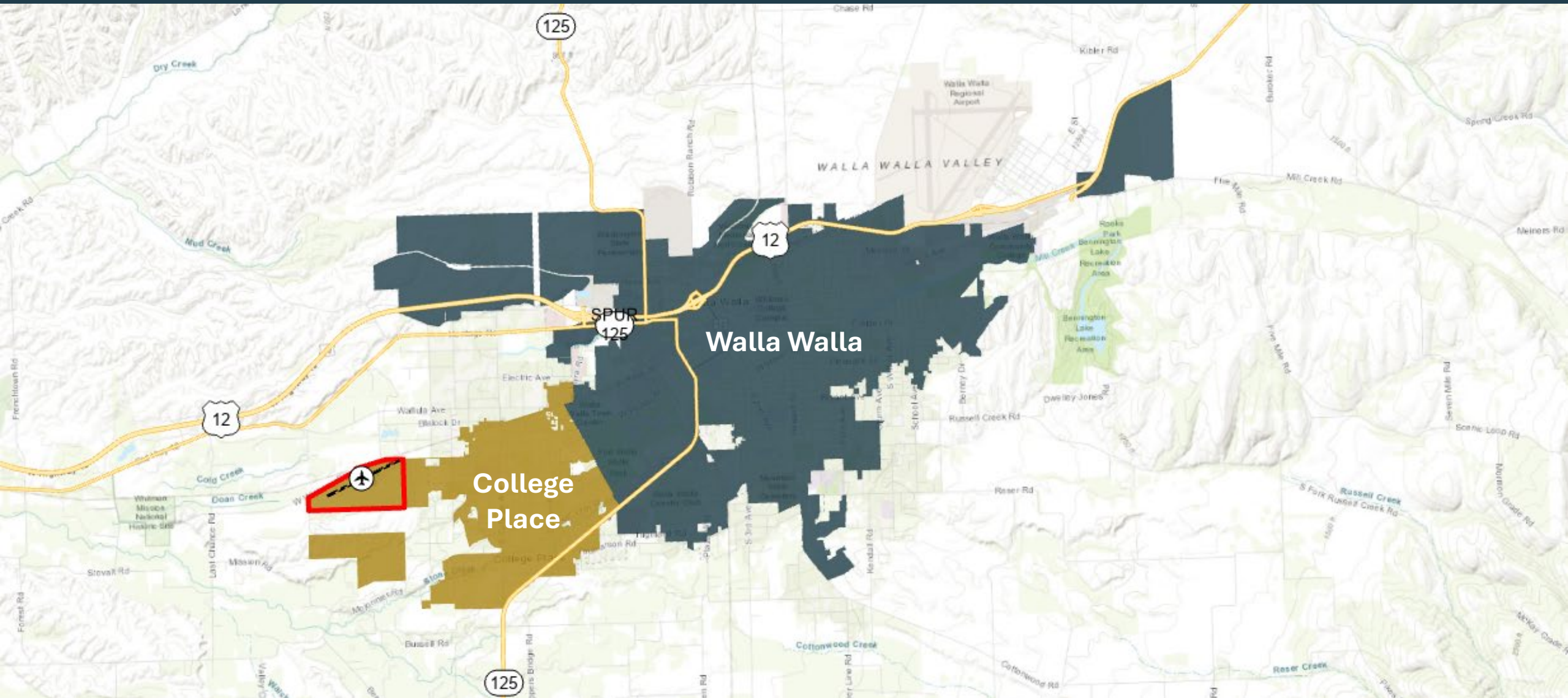
Athen Reid - Deputy City Clerk

The foregoing minutes are the official record of the Economic Development, Tourism, and Events Commission meeting that occurred August 5, 2024. Further detail may be obtained by reviewing the actual audio recording made during this session.



THE CITY OF COLLEGE PLACE MARTIN AIRFIELD AREA PLANNING STUDY

Project Location

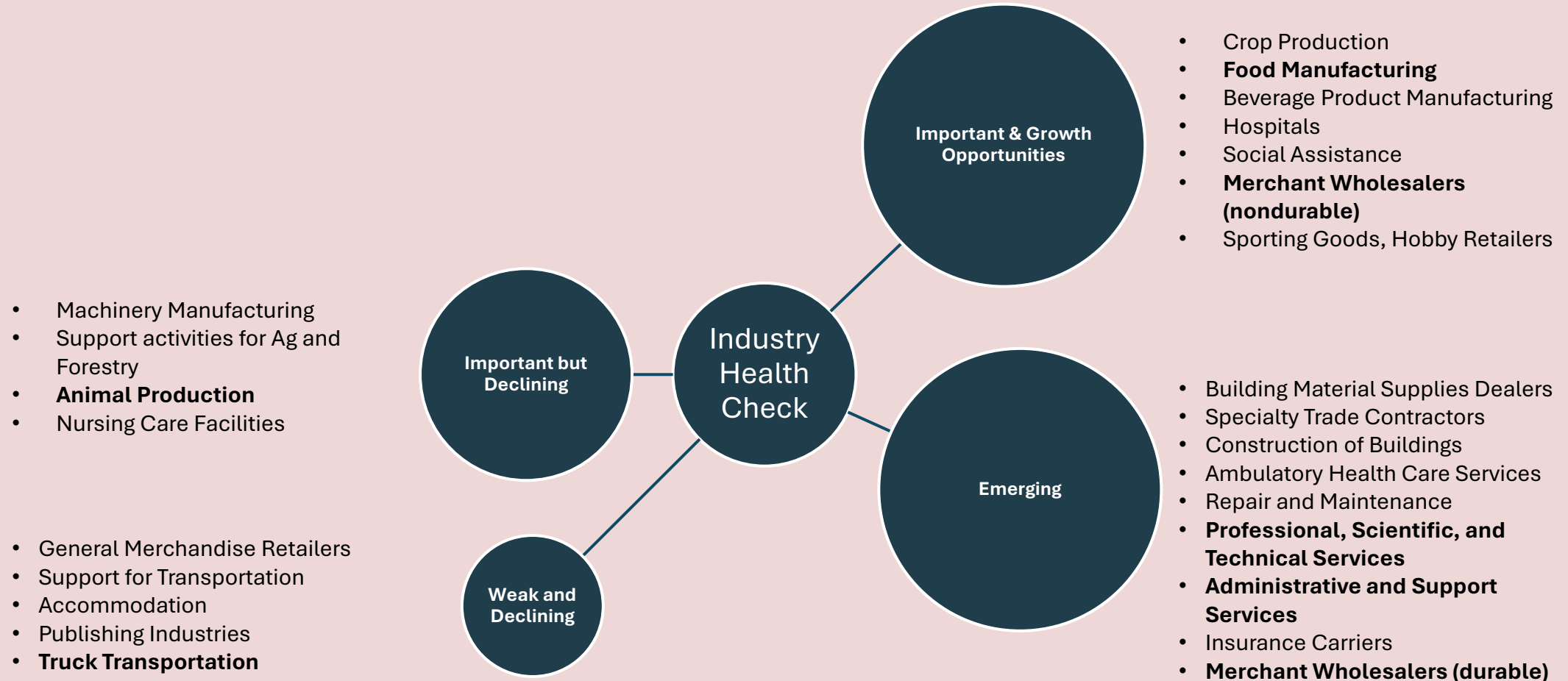


Overview of Scope



Current Progress

Economic Feasibility





Key Sectors Driving Major Employers' Success

Animal Production

Support Activities for Animal Production

Food Mfg

Paperboard Mfg

Pesticide and Other Agricultural Chemical Manufacturing

Plastics Product Manufacturing

Glass Product Manufacturing Made of Purchased Glass

Packaging Machinery Manufacturing

Surgical and Medical Instrument Manufacturing

Industrial Machinery and Equipment Merchant Wholesalers

Drugs and Druggists' Sundries Merchant Wholesalers

Other Chemical and Allied Products Merchant Wholesalers

General Line Grocery Merchant Wholesalers

Wine and Distilled Alcoholic Beverage Merchant Wholesalers

Truck Transportation

General Warehousing and Storage

Software Publishers

Media Streaming Distribution Services, Social Networks, and Other Media Networks and Content Providers

Data Processing, Hosting, and Related Services

Custom Computer Programming Services

Research and Development (including Biotechnology)



Interviews

- ✓ Gunner Fulmer: Walla Walla County Commissioner, District 3
- ✓ Bruce Morehead: Chair of College Place Economic Development Commission
- ✓ Lauren Prentice: Walla Walla County Community Development Director
- ✓ Pat Reay: Port of Walla Walla Executive Director
- ✓ Columbia Walla Walla (CWW) Railroad – Port of Columbia
- ✓ Director of Flight School, Shawn Dietrich
- ✓ Prakash Ramoutar: Walla Walla University, Vice President of Finance
- ✓ Drew Davis: Tarragon/Martin Airfield Owner



Potential Light Industrial Uses

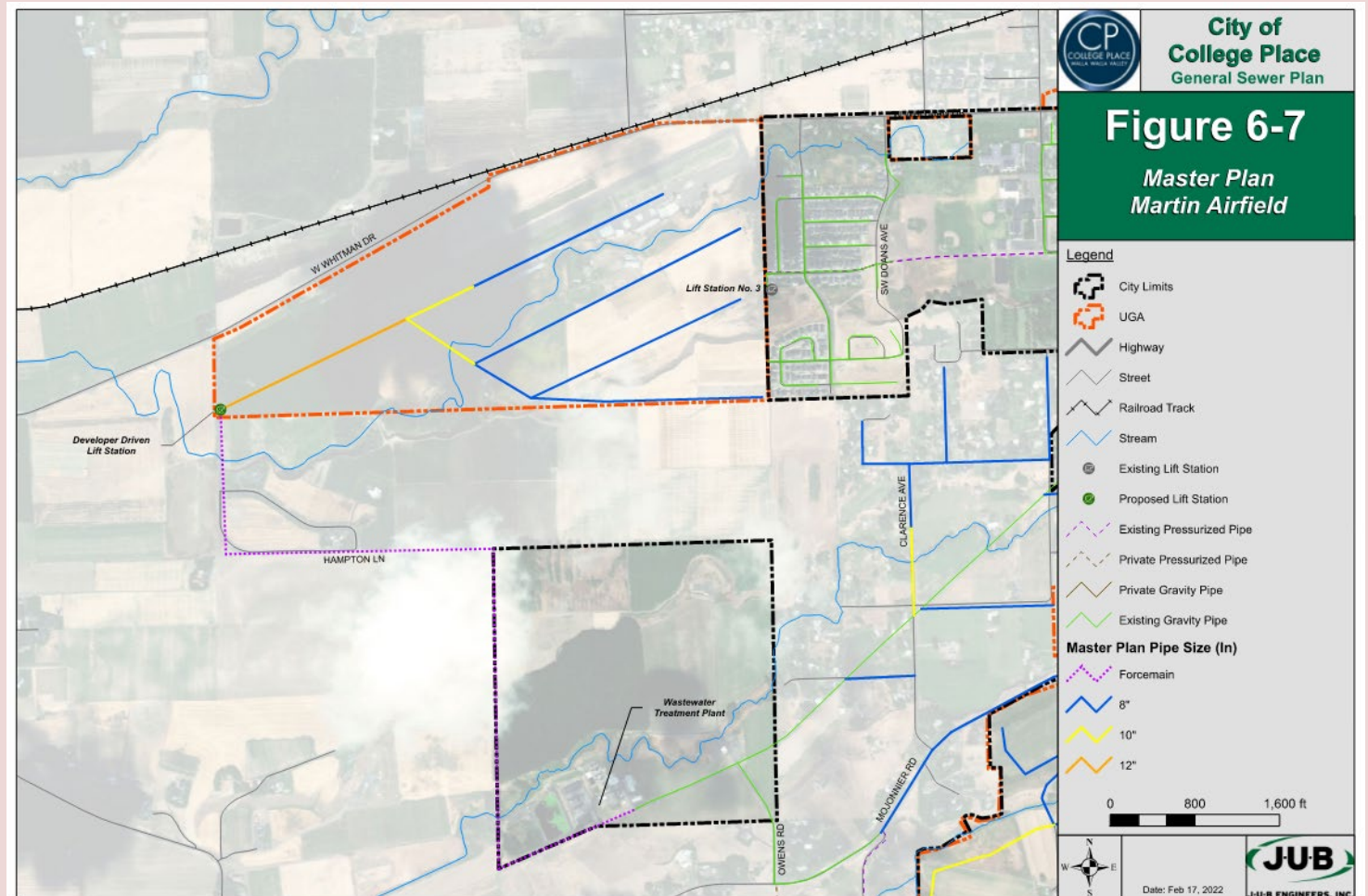
- Wholesalers
- Truck Transportation
- Manufacturing
 - Food
 - Glass
 - Packaging
- R&D or Professional & Technical Services
- Ag Tech: facilitate businesses and startups in testing new ideas related to agricultural logistics directly on-site, in collaboration with growers, shippers, warehouses, customers, etc.
- Aerospace-related
 - Aircraft inspection services
 - Aircraft maintenance and repairs
 - Aircraft testing
 - Other aircraft parts & equipment mfg
 - Aircraft engine & engine parts mfg
 - Labs and Testing Facility (space, drones, etc.)
 - Emerging Technologies (SAF, hydrogen, etc.)
 - Advanced Air Mobility
- Logistics Hub: alleviate congestion from ports of Seattle and Tacoma
 - Intermodal transfer facility
 - Cross-dock

Current Progress

Site Analysis



- Sanitary Sewer
 - No on-site collection system
 - Some on-site sewage/septic systems
 - 2022 GSP recommended new collection system and lift station pumping to WWTP
 - Growth assumed to be all residential (re-evaluating)
- Industrial Wastewater
 - No on-site collection system
 - Will evaluate need based on economic feasibility study

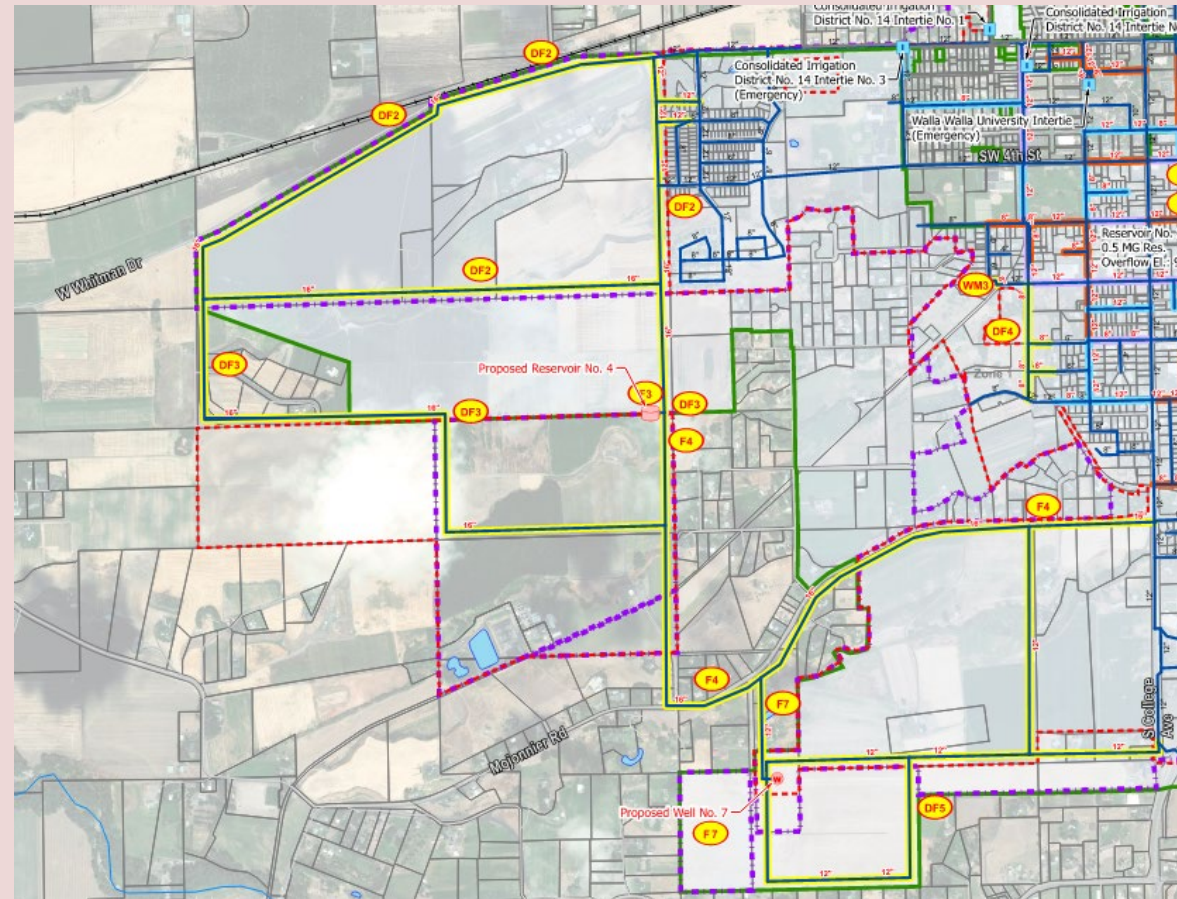


Current Progress

Site Analysis



- Potable Water Service
 - Within Retail Service Area
 - No on-site distribution system
 - 2020 WSP
 - 16-inch mainline network (DF2/DF3) fed by existing 12-inch supplies from east and new 16-inch supply from south (F4)
 - (F4) currently in design
 - New Reservoir No. 4 (F3)
 - 2023 Tech Memo recommended upsize from 0.50MG to 1.0MG
 - (F3) currently in design



From Figure 8-2, City of College Place 2020 WSP. RH2 Engineers

Current Progress

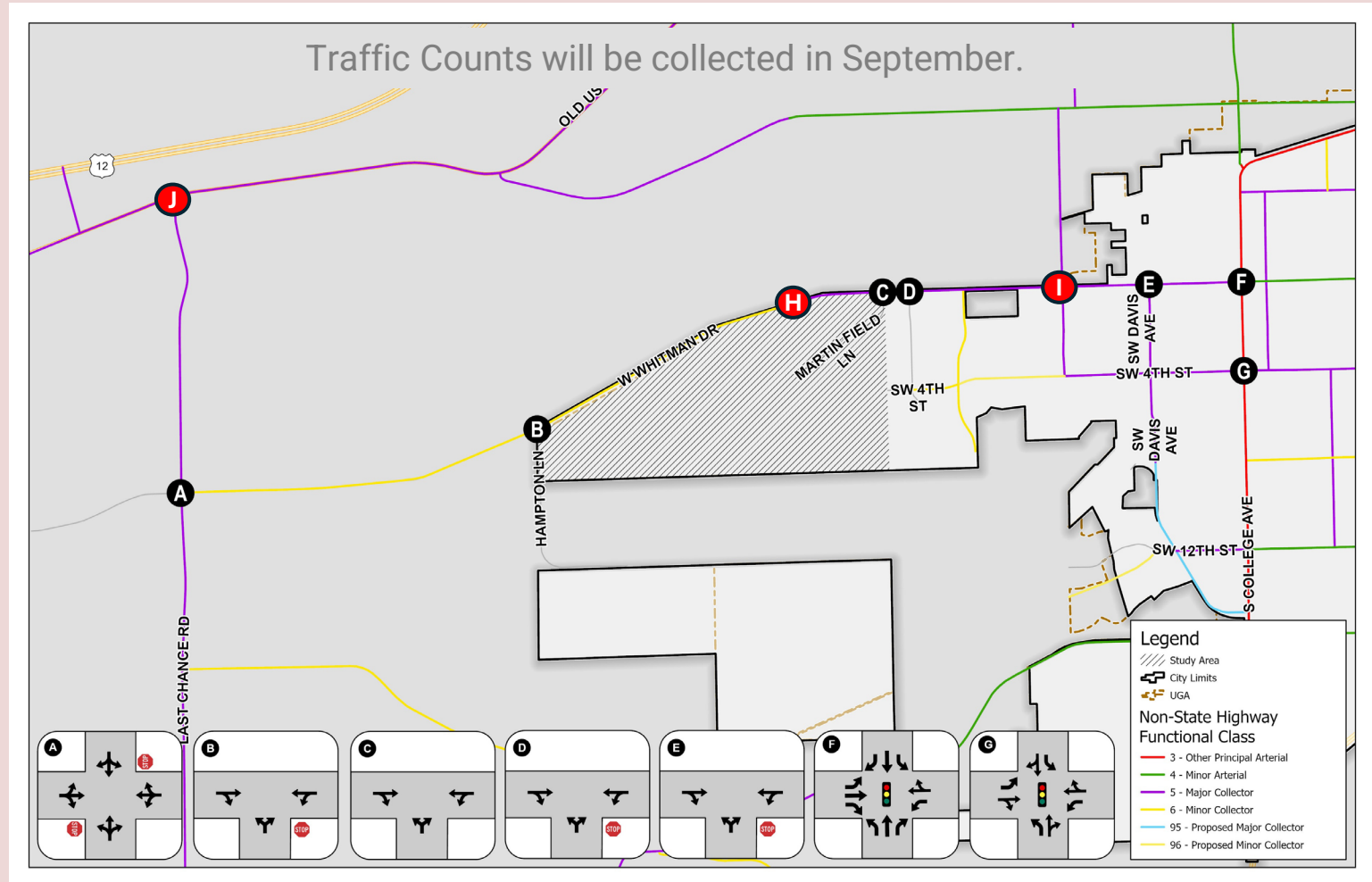
Site Analysis



Traffic

Intersections:

- Whitman Drive
 - a. Last Change Rd
 - b. Hampton Ln
 - c. Martin Field Ln
 - d. Homestead Ave
 - e. Davis Ave
 - f. College Ave
 - h. McKinney Rd
 - i. Academy Way/Hussey St
- College Ave
 - g. 4th Ave
- Old Hwy 12
 - j. Last Chance Rd



Schedule of Completion

[illegible]

THANK YOU!



COLLEGE PLACE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY SCOPE OF WORK

August 1, 2024 – July 31st, 2025

1. Develop the Comprehensive Economic Development Strategy (CEDS) for the community which is designed to guide the county's economic growth IAW 13 CFR Part 303.
 - Creation and retention of high-quality jobs.
 - Diversification of the economy.
 - Workforce investment and mitigation of the low-skilled labor force to high-skilled or specialized trade fields.
 - Financing of the economic infrastructures that would solidify economic prosperity and growth.
2. Collect regional economic data:
 - a. Determine local economic conditions and activity such as, but not limited to employment, demographics, and existing industry data.
 - b. Data will be collected from information through a variety of sources, which may include surveys, one-on-one interviews, focus groups and open public input.
3. Perform a market analysis identifying the most likely economic opportunities available to the community, as well as those opportunities that have significant community drivers. Analysis may include some form of location quotient, cluster or share shift analysis.
4. Perform regional SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis identify regional and local assets, gaps, and weaknesses:
 - a. Economic problems and constraints for consideration include.
 - i. Federal and State laws, policies and regulations.
 - ii. Land and Labor availability.
 - iii. Limited public facilities and services.
 - iv. Identify outside competition or internal issues that hinder regional and local economic development.
 - b. Identify economic opportunities
 - i. Exploration of current businesses
 - ii. Tourism- Development, visitor support, air and water transportation
 - iii. e-Commerce
 - iv. Small Business Development
 - v. Agriculture

- vi. Wine
 - vii. Higher Education
 - viii. Healthcare
 - ix. Aerospace
 - x. Food Processing
 - xi. Industries that capitalize on area assets and workforce
 - xii. Other natural resources
 - xiii. New opportunities that result in competitive advantages
- c. Realign and demonstrate compatibility with previous efforts
 - i. Identify key economic clusters in region
 - ii. Consolidate other master plans and workforce investment strategies
 - iii. Analyze past, present, and projected future economic development plans
5. Economic Resilience: Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity.
6. Develop the economic strategies and implementations plans for achieving CEDS goals in coordination:
- a. Review prior goals achieved.
 - b. Develop strategies, plans, resource needs, and tasks for:
 - promoting economic development and opportunity.
 - developing transportation access.
 - enhancing and protecting the environment.
 - workforce development with other regional workforce development strategies.
 - promoting the use of technology in economic development.
 - balancing resources.
 - providing services to the community.
 - obtaining funds and resources for CEDS implementation.
7. Develop the Strategic Direction/Action Plan
- a. Develop the vision statement and goals/objectives
 - b. Conceptualize the implementation of the goals and objectives
 - c. Identify priority activities that can be successful
8. Evaluation:
- a. Develop performance measures that will gauge the progress
 - b. Perform ongoing process evaluation of progress toward meeting project goals.
 - c. Hold regular community meetings to solicit input.
9. Develop CEDS in coordination with community and the region:
- a. Draft initial CEDS including - regional economic data; results of SWOT analysis; goals and objectives; CEDS participants, projects and jobs; prioritized projects and funding sources; plan of action; performance measures to evaluate development

- and implementation of the CEDS.
 - b. Evaluate Draft CEDS incorporating community input and assessing for and addressing gaps, challenges, and limitations.
 - c. Prepare Final CEDS.
 - d. Submit Final CEDS to EDA
10. Work closely with EDA's Economic Development Representative and staff.
11. Work with others closely involved in economic development paradigm of the city including the Walla Walla Area Chamber of Commerce, Walla Walla Community College, Small Business Development Center, Port of Walla Walla, Walla Walla County, Visit Walla Walla, and ArtWalla among others.



Request for Qualifications:

College Place Comprehensive Economic Development Strategy (CEDS)

Date of Release: Tuesday, September 10th, 2024 at 10 AM

Due Date: Fri, September 27th, 2024 at 4 PM

Section 1: Introduction

The City of College Place is home to 9,900 people and Walla Walla University within the Walla Walla Valley of Southeastern Washington State. The City requests qualification statements (RFQ) from Firms to assist the City in the development of a Comprehensive Economic Development Strategy (CEDS) that fulfills CEDS criteria of the Federal Economic Development Administration for the City and its adjacent Urban Growth Area (link): <https://www.dropbox.com/scl/fi/ayf27na12s5s1k1uhjvk1/Specific-Award-Conditions.pdf?rlkey=pz7mjaprn16o55m1qdbdxrlk8&st=xgpdj5kn&dl=0>

Terms and Conditions as well as grant contract and source documents for this work are located here:

https://www.dropbox.com/scl/fo/cyyI9m1purxwslho6hkgi/ABfo4jY09Z3z_bvf6UzJp7E?rlkey=57p437bs5jseb0we8wildx78v&st=jqidj7hl&dl=0

Section 2: Timeline for Section

Advertisement and Release of RSQ	-	Tuesday, September 10 th , 2024 at 10 AM
Question and Answers (Q&A) Period Ends	-	Friday, September 20 th , 2024 at 4 PM
Submission of RSQ to City	-	Friday, September 27 th , 2024 at 4 PM

Section 3: Key Documents

- College Place EDA CEDS Grant Terms and Conditions: <https://www.dropbox.com/scl/fi/ayf27na12s5s1k1uhjvk1/Specific-Award-Conditions.pdf?rlkey=pz7mjaprn16o55m1qdbdxrlk8&st=xgpdj5kn&dl=0>
- College Place CEDS Grant Supporting Planning Material Documents: https://www.dropbox.com/scl/fo/cyy19m1purxwslho6hkgi/ABfo4jY09Z3z_bvf6UzJp7E?rlkey=57p437bs5jseb0we8wildx78v&st=jqidj7hl&dl=0
- Federal EDA CEDS Grant Website: <https://www.eda.gov/resources/comprehensive-economic-development-strategy?q=/grant-resources/tools/comprehensive-economic-development-strategy>

Section 4: Proposal Submittal

The proposal must be received digitally no later than Friday, September 27th, 2024 at 4 PM to the email address of Mr. Mike Rizzitiello – City Administrator mrizzitiello@cpwa.us Emails with RFQ submittals shall have the email subject line as follows: **RFQ – College Place Comprehensive Economic Development Strategy (CEDS)** Proposer shall include their name and address and contact information in the body of the email. It is the Proposer's responsibility to ensure that RSQ's are received prior to the stated submission deadline. Late RFQ's may not be considered, it is the City's sole discretion to accept or reject a late proposal.

In its sole discretion, the City reserves the right to reject all submissions, reissue a subsequent RFQ, terminate, restructure, or amend this procurement process at any time. This RFQ is not a bid. Evaluation of respondent qualifications will use the evaluation criteria contained herein. The City may contact any consultant after receiving its submittal to seek clarification of any portion thereof. The City reserves the right to request additional information from any consultant if the City deems such information necessary to evaluate the consultant's qualifications.

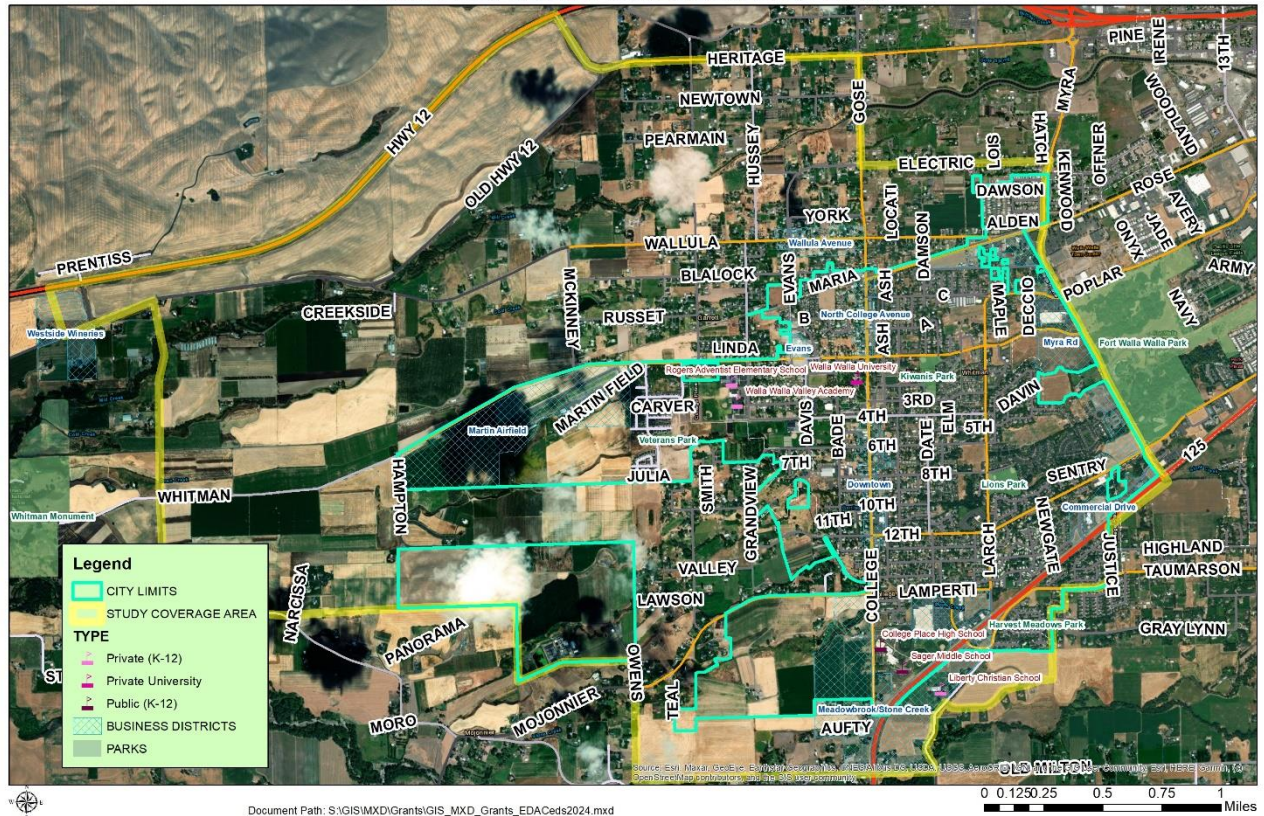
In the event the City elects to negotiate a contract with a selected consultant, the City reserves the right to negotiate such terms and conditions of the Agreement, including, but not limited to; scope, role, price, and staffing, which may be in the best interest of the City. If the City receives a subsequent grant in the future. The City reserves the right to continue with the current consultant.

This RFQ shall be in conformance with 2 CFR part 200 including 2 CFR 200.37-200.327 pertaining to procurement procedures.

The successful respondent to this RFQ shall also have a active System for Award Management (SAM) Federal Procurement Account with no disbarment. Submitting for this award you effectively are certifying you have a active SAM account with no disbarment Federally.

Section 5: Study Area Map

FEDERAL EDA: CEDS PLANNING STUDY 2024



Section 6: Scope of Work

1. Develop the Comprehensive Economic Development Strategy (CEDS) for the City which is designed to guide the country's economic growth IAW 13 CFR Part 303.
 - Creation and retention of high-quality jobs.
 - Diversification of the economy
 - Workforce investment and mitigation of the low-skilled labor force to high-skilled or specialized trade fields.
 - Financing of the economic infrastructures that would solidify economic prosperity and growth.
2. Collect regional economic data:
 - a. Determine local economic conditions and activity such as, but not limited to employment, demographics, and existing industry data.
 - b. Data will be collected from information through a variety of sources, which may include surveys, one-on-one interviews, focus groups and open public input.
3. Perform a market analysis identifying the most likely economic opportunities available to the community, as well as those opportunities that have significant community drivers. Analysis may include some form of location quotient, cluster or share shift analysis.
4. Perform regional SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis identify regional and local assets, gaps, and weaknesses:
 - a. Economic problems and constraints for consideration include.
 - i. Federal and State laws, policies and regulations.
 - ii. Land and Labor availability.
 - iii. Limited public facilities and services.
 - iv. Identify outside competition or internal issues that hinder regional and local economic development.
 - b. Identify economic opportunities
 - i. Exploration of current businesses
 - ii. Tourism- Development, visitor support, air and water transportation
 - iii. e-Commerce
 - iv. Small Business Development
 - v. Agriculture
 - vi. Wine
 - vii. Higher Education
 - viii. Healthcare
 - ix. Aerospace
 - x. Food Processing
 - xi. Industries that capitalize on area assets and workforce
 - xii. Other natural resources
 - xiii. New opportunities that result in competitive advantages

- c. Realign and demonstrate compatibility with previous efforts
 - i. Identify key economic clusters in region
 - ii. Consolidate other master plans and workforce investment strategies
 - iii. Analyze past, present, and projected future economic development plans
- 5. Economic Resilience: Establishing economic resilience in a local or regional economy requires the ability to anticipate risk, evaluate how that risk can impact key economic assets, and build a responsive capacity.
- 6. Develop the economic strategies and implementations plans for achieving CEDS goals in coordination:
 - a. Review prior goals achieved.
 - b. Develop strategies, plans, resource needs, and tasks for:
 - promoting economic development and opportunity;
 - developing transportation access;
 - enhancing and protecting the environment;
 - workforce development with other regional workforce development strategies;
 - promoting the use of technology in economic development;
 - balancing resources;
 - providing services to the community;
 - obtaining funds and resources for CEDS implementation.
- 7. Develop the Strategic Direction/Action Plan
 - a. Develop the vision statement and goals/objectives
 - b. Conceptualize the implementation of the goals and objectives
 - c. Identify priority activities that can be successful
- 8. Evaluation:
 - a. Develop performance measures that will gauge the progress
 - b. Perform ongoing process evaluation of progress toward meeting project goals;
 - c. Hold regular community meetings to solicit input;
- 9. Develop CEDS in coordination with tribal community and the region:
 - a. Draft initial CEDS including - regional economic data; results of SWOT analysis; goals and objectives; CEDS participants, projects and jobs; prioritized projects and funding sources; plan of action; performance measures to evaluate development and implementation of the CEDS;
 - b. Evaluate Draft CEDS incorporating community input and assessing for and addressing gaps, challenges, and limitations;
 - c. Prepare Final CEDS;
 - d. Submit Final CEDS to EDA

10. Submit progress and financial reports to EDA as required.

11. Work closely with EDA's Economic Development Representative and staff.

12. Work with others closely involved in economic development paradigm of the City including the Walla Walla Area Chamber of Commerce, Walla Walla Wine Alliance (Agriculture/Industry), Walla Walla Community College, Small Business Development Center, Port of Walla Walla, Walla Walla County, Visit Walla Walla, and ArtWalla among others.

SECTION 7 PROPOSAL CONTENT AND FORMAT

7.1 Organization of Proposal

Proposers must provide all information as requested in this Request for Proposal. Proposals must follow the format outlined in this RFQ. Proposals should be organized in the following manner:

1. Transmittal Page
2. Firm Qualifications and Project Team
3. Project Understanding and Approach
4. Project Management

7.2 Transmittal Page

By submitting a proposal, the Proposer is accepting the General Instructions and Conditions of this Request for Proposal (reference second page of the RFQ), the stated insurance coverage and limitations, and the Standard Contract Provisions of the Personal Services contract.

The Transmittal Page must include the following:

- RFQ number and project title
- Full legal name of proposing business entity
- Name(s) of the person(s) authorized to sign any contract that may result
- Contact person's name, mailing or street addresses, phone, and email address

A legal representative of the Proposer authorized to bind Proposer in contractual matters must sign the Transmittal Page.

7.3 Firm Qualifications and Project Team

Proposers should provide a general description of the range of relevant activities performed by their firm and team members. Provide details on the following:

- Describe your firm's legal structure, areas of expertise, length of time in business, number of employees, and other information that would be helpful in characterizing the firm.

- Provide the address of the firm's home office and the address of the office that will manage the project, if applicable.
- Describe firm's resources available to perform the work for the duration of the project and other on-going projects.
- Describe similar projects performed within the last 5 years, which best characterize your firm's capabilities, work quality and cost control.
- For each project mentioned, include the name, address and phone number of a person who can be contacted regarding your performance on the project. When submitting projects for which your firm worked in an auxiliary capacity or in a joint venture or partnership, include the name of the lead firm.
- Describe firm's internal procedures and/or policies associated with or related to work quality and cost control.
- Describe firm's management and organizational capabilities.
- Certify that your firm is not disbarred Federally or through State of Washington. Need proof of System for Award Management (SAM) active registration.
- Describe what work will be performed in-house versus subcontracted. For any proposed subconsultants, describe those firms' capabilities and areas of expertise, projects your firms have worked on together, and other relevant subconsultant project history or information regarding your decision to include them on the project team.

7.4 Project Understanding and Approach

Provide details on the approach and methodology for the performance of the scope of services including descriptions for the following:

- Describe or provide a detailed description of Proposer's approach to overall management and integration of all activities required by the scope of services, including the management objectives and techniques that demonstrate how the work requirements will be met.
- Describe the proposed work tasks and activities and provide a narrative description of how the firm proposes to execute the tasks during each phase of the project.
- Identify the time frame estimated to complete each task.
- Identify the team members who will work on each task.
- Describe the proposed work products that will result from each task or activity.
- Identify points of input and review with City staff.
- Based on your firm's expertise and experience with similar projects, demonstrate how your firm will effectively complete the proposed project.

7.5 Project Management

In your proposal response provide details on how your firm would administer this project. Proposals should address the following points:

- Describe the proposed project manager's experience on past similar projects and explain the project manager's approach to schedule, budget, scope, and change management. The description should include the project manager's experience and approach to communicating with and managing a team of diverse professionals on a project with multiple inter-related deliverables.
- Extent of company's principal member's involvement.
- Approximate number of people to be assigned to the project.

- Names of key personnel who will be performing the work on this project, and:
 - their roles and responsibilities on this project
 - current assignments and location
 - directly relevant experience on similar or related projects
 - unique qualifications
 - demonstrated performance record of key personnel
 - percentage of their time that will be devoted to the project
 - resumes and additional qualifications may be included as an appendix to Proposer's response.

Successful proposal shall be certify that barring unforeseen conditions they will wrap up work by the end of grant contract by July 31st, 2025.

SECTION 8 PROPOSAL EVALUATION AND CONTRACTOR SELECTION

8.1 Evaluation Process

A selection committee assembled by the City will review written proposals. After meeting the mandatory requirements, the proposals will be evaluated on their technical and fee aspects. For the purpose of scoring proposals, each committee member will evaluate each proposal in accordance with the criteria listed in Section

4. The committee may seek the assistance of outside expertise, including, but not limited to, technical advisors. The City will evaluate and score the submitted proposals as follows:

1. Transmittal Page	Pass/Fail
2. Firm Qualifications and Project Team	35 Points
3. Project Understanding and Approach	35 Points
4. Project Management	30 Points
Total Evaluation Points	100 Points

8.2 Clarification of Proposals

The City reserves the right to obtain clarification of any point regarding a proposal or to obtain additional information necessary to properly evaluate a particular proposal. Failure of a Proposer to respond to such a request for additional information or clarification could result in rejection of their proposal.

8.3 Negotiations with Top Ranked Firm and Contractor Selection

Following the selection committee's final determination of the highest scored Proposer, the City will issue a Notice of Intent to Award and begin contract negotiations with the top ranked Proposer regarding conditions, compensation level, schedule and performance of the scope of services. After good faith negotiations, if the City and the top ranked Proposer are unable to agree, then

the City will move to the second ranked Proposer and enter into negotiations. The process shall repeat until either the City and a firm come to an agreement, or the City determines the project unfeasible at this time and elects to re-scope and re-solicit the work.

Section 9 Budget

The maximum budget for this project is \$80,000.

RFP Response: Comprehensive Economic Development Strategic Plan

City of College Place

September 2024



September 27, 2024

Mr. Mike Rizzitiello
City Administrator
City of College Place
625 S College Ave
College Place, WA 99324

RE: College Place Comprehensive Economic Development Strategy (CEDS)

Dear Mr. Rizzitiello,

Attached is our proposal for the *College Place Comprehensive Economic Development Strategy*, which provides a strategic framework for identifying strengths and weaknesses, capitalizing on opportunities, and promoting coordinated efforts among stakeholders. We aim to synthesize this information to provide actionable insights that will guide strategic decision-making for the City of College Place. With our proven expertise in economic development research and strategy, we will create a comprehensive blueprint that will serve as a roadmap to foster economic growth and prosperity within the region.

Our goal is to deliver insights and strategic recommendations that enable stakeholders to capitalize on College Place's strengths, address challenges, and seize new opportunities for development. Through our collaborative approach, we are confident that this assessment will lay the foundation for sustainable economic development and enhance the city's competitiveness across key industries.

We pride ourselves on our team's ability to think creatively and employ innovative methodologies in data analysis, research, and stakeholder collaboration. Together, we have a track record of executing impactful projects that generate tangible outcomes, including the attraction of new businesses, expansion of existing enterprises, and cultivation of talent pipelines. By identifying emerging technologies and addressing workforce and supply chain needs, we consistently drive meaningful progress.

Our team is dedicated to delivering actionable insights and recommendations that will support the growth and development of the City of College Place. We believe our industry expertise, collaborative approach, and success in similar projects make us the ideal partner for this important initiative.

With a diverse team of collaborators possessing broad expertise—from manufacturing cluster formation to emerging technologies and infrastructure investments—we are committed to providing both the data and the contextual insights that support sound policy development.

Thank you for the opportunity to be considered for this vital initiative to support the City of College Place's economic development efforts. Thank you for considering our proposal. We look forward to the opportunity to collaborate with The Metts Group, J-U-B | Langdon Group, and the City of College Place on this transformative project.

Sincerely,

Alivia Metts, Principal
The Metts Group
1528 W. Union Drive
Coeur d'Alene, ID 83814
EIN: 47-3775481

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PROJECT MANAGEMENT

Project Team Structure and Internal Controls

The Metts Group brings extensive project management experience in developing strategic frameworks for Comprehensive Economic Development Strategies (CEDS) that align with the U.S. Economic Development Administration (EDA) requirements. Our team has successfully led CEDS projects from inception to completion, ensuring full compliance with EDA guidelines while tailoring strategies to the unique needs of each region. We have assembled an experienced team with specialized expertise in every phase of the process, including stakeholder engagement, data collection, SWOT analysis, and action plan development, with an emphasis on fostering collaboration among public, private, and community stakeholders. Through our meticulous approach, we ensure that each CEDS is a dynamic, actionable plan that not only meets EDA's requirements but also drives sustainable economic growth, resilience, and competitiveness.

The Project Team's development procedure is designed to ensure that every project is completed on-time and within budget while maintaining high quality deliverables. We monitor every project and keep our team members informed of any changes. We receive monthly status reports that help to review the work plan, identify activities completed, and determine those yet to be completed.

Our team has considerable experience managing projects that have multiple stakeholders with complex issues. Clear communication with the Client Team through monthly team meetings will assure milestones are met in a timely manner.



FIRM QUALIFICATIONS & PROJECT TEAM

The Metts Group Experience

Established in 2015, The Metts Group is a consulting firm specializing in economic development, offering data-driven strategies to help communities and businesses thrive. Our expertise includes guiding municipalities, developers, and industries through market analysis, workforce studies, and development planning. By integrating economic and community development insights, we support sustainable growth and competitive positioning for both rural and urban clients, ensuring their long-term success.

Research. Analysis. Insight.

The expertise at The Metts Group reflects the understanding of communities, the economy, and market opportunities through a wide array of services providing businesses, developers, government agencies and other entities the tools to make informed decisions.

RESEARCH

Informed Research: Each of our projects is underwritten with sound research. We dig deeply to understand your community in both qualitative and quantitative ways. Grass-roots outreach and the most up-to-date economic and demographic data inform our research process. Only then can we determine how a project will change the lives of current and future stakeholders.

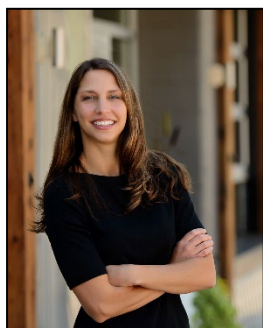
ANALYSIS

In-depth Analysis: This solid foundation of research now informs the methodology we use to help you balance fiscal, social, economic and environmental factors. Count on an in-depth analysis that delivers a high level of detail and insight. We assess the direct and indirect impact of a project on your community as well as recommend the means to mitigate any adverse effects.

INSIGHT

Insider Insight: What sets our research and analysis apart? Insider advantage. Alivia Metts spent nearly 20 years serving communities in the planning and development realm. She has extensive knowledge of the economic and social assets of regions and a deep understanding of rural and urban communities. Her insight enhances our ability to design an inclusive process and leverage data for superior results.





The Metts Group Team Experience

Alivia Metts (availability: 85%)

Project Manager, Industry & Market Analysis – The Metts Group

Ms. Metts is the founder of The Metts Group. She has nearly 20 years of experience in helping communities thrive. Her insightful economic and demographic analyses guide decision makers in economic and commercial development as well as transportation and community development. Ms. Metts has worked in both the public and private sectors. She focuses on the special needs of communities and has performed economic analysis across all industries for businesses, governments, urban renewal agencies, and economic development agencies. Her projects have run the gamut from convening stakeholders to planning commercial and industrial parks through economic feasibility and market analyses. Ms. Metts works with colleagues across the country to complement her expertise and services.

Education

Bachelor of Arts,
Economics, University of
Michigan, 2004

Associate of Business
Administration &
Business Management,
Oakland Community
College, 2001

Areas of Expertise

Industry Analysis
Economic Development
Workforce Development
Stakeholder
Engagement
Demographics
Economic Impact
Analysis
Market & Development
Feasibility

20 Years' Experience

Economic Development. Economic development is the core of The Metts Group as we dig deeply to understand communities, industries, demographic and labor market trends in both quantitative and qualitative ways. Our analyses and breadth of knowledge has brought government, education, and businesses together to address economic and community development challenges in guiding the decision-making processes across many regions across the country.

Planning. Throughout her 20-year career in economic development, Ms. Metts has convened stakeholders from smaller projects to large, controversial projects. Planning efforts she has performed include Comprehensive Economic Development Strategy Plans, Comprehensive Plans, Transportation Plans, Infrastructure Plans, Airport Master Plans, Target Industry Sector Strategies, and Community Development initiatives.

Industry Analysis. The Metts Group possesses extensive knowledge across a wide range of industry sectors, including aerospace, automotive, cybersecurity, bioscience, tourism and agriculture, including the wine industry. Their expertise includes conducting in-depth supply chain analyses to identify gaps and opportunities within these industries, helping clients strengthen their competitive edge. By understanding the unique dynamics of each sector, they provide tailored strategies that address both immediate needs and long-term growth opportunities, ensuring clients can adapt and thrive in evolving markets.

Workforce Development. The Metts Group specializes in workforce development by analyzing regional labor markets, identifying skills gaps, and aligning talent pipelines with industry needs. Ms. Metts, leveraging her experience as a regional labor economist, applies this expertise to create tailored strategies that enhance workforce readiness, attract talent, and support competitive industries like aerospace, cybersecurity, and bioscience. Collaborating with educational institutions and businesses, The Metts Group fosters sustainable workforce ecosystems, driving economic growth and providing long-term opportunities for both employers and workers.

Market Feasibility Assessments. Developers, business owners, bankers and aspiring entrepreneurs lean on the expertise of The Metts Group to perform initial market feasibility analysis and assessment for potential projects. Assessments include demographic analysis, potential target markets and projected industry employment. The Metts Group conducts industry cluster analyses as well as comprehensive industry reports, including supply chain gap analyses for target marketing.

Housing Market Analysis. As a leading indicator, The Metts Group watches the housing market closely and enjoyed analyzing the state of the housing market as well as potential. Alivia Metts has served as the Spokane-Kootenai Real Estate Research Committee's editor and report author for several years. Her work included tracking indices, analyzing and writing articles on the subject matter as well as keeping businesses, bankers and real estate agents current on the most updated data and trends.

Economic Impact Assessments. The Metts Group has performed and prepared a variety of economic impact assessments through her tenure. Analyses has helped inform and guide the decision-making process for communities, businesses, governments, and economic development agencies. As a result, many communities, businesses, and organizations were able to obtain additional funding or permitting justifying expansion efforts or existence. Some impact studies conducted included subdivision development, community center, urban renewal agencies and community health clinic as well as the direct, indirect and induced impacts to the overarching mining, timber, aerospace, tourism and health care industries. This solid foundation of research has informed the methodology used to help balance fiscal, social and economic factors.

Economic Feasibility Analysis for TIF Districts. The Metts Group has performed numerous feasibility analyses for port districts in Washington and urban renewal agencies around Idaho. The findings from these assessments of the feasibility of tax allocation for proposed urban renewal districts have served as a key determinant to inform decisions for policy makers and provide a pathway for successful projects within districts in generating positive economic expansion and job growth.

Project Experience

South College Place Planning Study, City of College Place, 2018 and 2022. The overall goal of the Economic Feasibility Study portion of this project conducted by The Metts Group in coordination with J-U-B Engineers was to analyze economically feasible industrial uses for the 60-acre proposed site in 2018 and a separate study conducted in 2018 to identify medical and retail uses for a separate site. Proposed buildouts were outlined to provide infrastructure cost estimates, facilitating future funding initiatives. These target industry analyses were comprised of two components: (1) a commercial market feasible study with complementary uses to adjacent properties, and (2) a recommended marketing strategy. The economic feasibility portions of the study conformed to the minimum threshold criteria established by the Washington State Community and Economic Revitalization Board (CERB).

Nez Perce Comprehensive Economic Development Strategic Plan (CEDS), Nez Perce Tribe, ID, 2022 and 2024. Ms. Metts worked on the update to the Nez Perce Tribe's CEDS plan that provided long-term vision, strategies, implementation and assessment tools for management of economic resources to build economic resiliency and sovereignty. The work further provided an update that was consistent with the values, cultures, philosophies, and environmental priorities of the tribal community.

Paso Robles Economic Development Strategic Plan, City of Paso Robles, CA, 2023. This economic development strategic plan was created to refocus current and long-term economic development strategies, opportunities, and challenges according to today's market context. The project team identified new industries to attract and create jobs in order to boost revenue, remain competitive, attract and retain residents, and provide new opportunities for all. The EDSP process will also enable the City to further study, collect materials, and build consensus in support of an application for an FAA license to establish an operational Spaceport at the City's Municipal Airport.

Client References

The Metts Group References
Cal Wray Augusta Economic Development Authority Executive Director Tel. 706-284-5610 Email: cwray@AugustaEDA.org
Robin Toth Washington State Department of Commerce Director of Aerospace, Governor's Sector Lead Tel. 206-256-6103 Email: robin.toth@commerce.wa.gov
Angela Ladetto Detroit Regional Partnership Senior Vice President, Marketing & Business Intelligence Tel. 313-518-5600 Email: angela.ladetto@detroitregionalpartnership.com

J-U-B | The Langdon Group Experience

Established in 1954, J-U-B is an employee-owned professional consulting corporation. We are headquartered in Meridian, Idaho and employ more than 470 personnel who are located in 21 offices across seven states. We have steadily and sustainably grown in staff and areas of expertise over the years through listening to our clients and providing responsible engineering, innovative ideas, practical solutions, and high-quality products. J U B and its subsidiary companies—The Langdon Group and Gateway Mapping, Inc.—offer diverse and award winning multi disciplinary engineering (civil, traffic/transportation, land development, sewer/wastewater, structural, water resources), environmental clearance and permitting, public involvement, survey and right of way, GIS mapping and asset management, landscape architecture, planning, grant writing and administration, land development, construction management and inspection.

A significant portion of this project involves stakeholder coordination and public outreach – which are core strengths of The Langdon Group. Established in 1997, The Landon Group specializes in public involvement (PI), conflict resolution, and facilitation. During the past 27 years, many of the largest agencies and public service providers in the region have repeatedly turned to TLG to help them develop plans, facilitate meetings, implement conflict resolution strategies, and communicate with the public. Our experience in producing positive community outcomes illustrates the immense value that our team of facilitators can add to a project's success through building community trust and bridging the communication gap between the public, key stakeholders, and decision-makers. TLG's project experience covers the Pacific Northwest and we have developed relationships with stakeholders at all levels. We offer staff certified in stakeholder involvement processes by the International Association of Public Participation and trained in facilitation, mediation, and conflict resolution.



City of College Place Flex Building Study. Rendering courtesy of Design West Architects



J-U-B | Langdon Group Team Experience



Elizabeth Smith (availability: 80%)

Planner & GIS Specialist – J-U-B

Elizabeth joined J-U-B's planning group in 2019. Elizabeth primarily acts as a key team member in various Master Plans and Feasibility Studies throughout the region, including Trails, Parks and Recreation, Industrial, Airport, and Comprehensive Plans. Elizabeth is highly skilled at preparing planning documents that exceed client expectations. Her collaborative nature and attention to detail make her an excellent Planner. Elizabeth also has experience with municipal coordination, tribal planning, GIS mapping, business development and permit coordination.

Education

BA, Urban and Regional
Planning & GIS Certificate
Eastern Washington
University, 2018

AA, Business
Spokane Community
College, 2015

Areas of Expertise

Planning
GIS Specialist

6 Years' Experience

Project Experience

Martin Airfield Area Planning Study; College Place, WA (2024). Martin Airfield consists of approximately 240 acres of land surrounding the Martin Airfield for the purpose of industrial development. A site inventory and analysis will be conducted and needs for future development will be determined.

Bowers Field Airport; Kittitas County, WA (2024). Bowers Field consists of approximately 850 acres of land surrounding the Kittitas County Airport for the purpose of industrial development. A site inventory and analysis will be conducted and needs for future development will be determined. Project management duties include: QA/QC, coordinating J-U-B and County staff, regularly monitoring project status, budget, schedule, and monthly invoicing.

Aerospace Innovation and Manufacturing (AIM) Center; Port of Pasco, WA (2023). Led the effort to develop a Master Plan for the Port of Pasco to establish the Aerospace Innovation and Manufacturing Center at the Tri-Cities Airport. The Master Plan utilized Site Readiness Grant funding from the Washington Department of Commerce. Coordinated the report documentation and planning effort (land use, permitting, and proposed zone changes) for this report.

Reimann Industrial Master Plan; Port of Pasco, WA (2019). The Port of Pasco has identified a long-term vision for this nearly 300-acre parcel of industrial land to fully develop the land attracting both industrial and commercial tenants. Coordinated with both local municipalities and utility agencies has aided the Team in determining available services to the area.

J-U-B | Langdon Group Team Experience



Hannah Anderson (availability: 75%)

Facilitator, Public Involvement – Langdon Group

Hannah is a bright and innovative project manager with expertise in both facilitation and strategic planning. She brings a strong understanding of collaboratives processes and is adept at curating strategies for engagement based on a project's needs. Hannah's experience leading and coordinating projects which are diverse in both scope and scale, as well as geographic location, has nurtured her ability to provide valuable insight and creative problem solving. Her background is the ideal combination of public involvement, communication, urban planning, and graphic design. Hannah is especially skilled at engaging stakeholders in meaningful discussion and identifying opportunities for mutual outcomes through her natural aptitude for human connection. She brings strength through maintaining a grasp of the big picture while paying necessary attention to the fine details.

Education

*M.S. Urban and Regional
Planning, Emphasis in
Community and Economic
Development, Portland State
University, 2020*

*B.A. Design Management,
Minor in Sustainability
Arizona State University,
2015*

*A.A. Degree, Clark College,
2013*

Areas of Expertise

*Public Involvement
Strategic Planning*

9 Years' Experience

Project Experience

Priest River Watershed Group; Priest River, ID (2024-current). Trout Unlimited contracted TLG to act as a neutral third-party in facilitating their collaborative group, comprised of diverse community perspectives. Hannah leads this effort through facilitation of monthly steering committee meetings, stakeholder coordination, conflict resolution, and guiding the group through establishing a Strategic Plan, Work Plan, and ultimately a Restoration Plan.

Comprehensive Plan Update; Wallace, ID (Current). The City of Wallace, ID is conducting a full update of their Comprehensive Plan. Updated several decades ago, this process will include an in-depth review and application of code across all plan components. In particular, analysis and inclusion of elements related to historical and natural resource resiliency will be of importance for this landmark town. Hannah is serving as the Client manager for this project, including drafting and maintenance of the comp plan update process. In addition, she will design and lead a curated public involvement strategy to ensure community priorities are incorporated into the final plan.

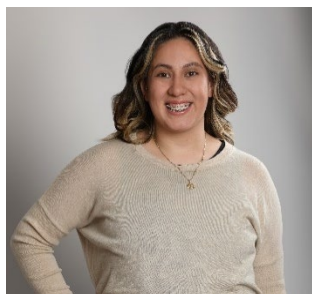
Transportation Master Plan; Post Falls, ID (Current). The City of Post Falls, ID has contracted with J-U-B Engineers (J-U-B) to develop an updated transportation master plan (TMP) to provide a basis for current and long-range transportation system improvements and consider regional needs and connectivity. Hannah curated a specialized public involvement plan for this project and will lead the public involvement effort including establishing and maintaining a system story map with interactive comment mapping software, technical advisory group meetings, public surveying, messaging and informational materials, elected official workshops, and a verification process for TMP goals and adoption.

Port of Pasco Aerospace Innovation Manufacturing Center; Pasco, ID (Current). The Port of Pasco, along with JUB Engineers, Inc., is developing a design master plan for the Port of Pasco Aerospace Innovation and Manufacturing (AIM) Center. The AIM Center is a key part of the Port's long-term planning for the area and new

economic development opportunities as the region continues to experience steady and significant growth. Hannah is leading the public involvement effort for this project through a dual-phase process, by first providing a detailed recommended approach for a public involvement strategy, to later be implemented in conjunction with the design and construction of the Center. Stakeholder interviews, advisory committee facilitation, public open houses, surveys, and a focus on engaging all impacted and interested members of the public, including prominent minority groups and representative organizations will be integral tasks.

Tracy Ortiz (availability: 70%)

Convener, Public Involvement – Langdon Group



Tracy Ortiz is a graduate of Indiana State University (ISU). She majored in Political Science with a focus on international relations and in History with a focus on Eastern Europe. Tracy dedicated her undergraduate career to nonprofit and public service work and took the opportunity to join various foundations and teams as a dedicated member of public outreach and involvement programs.

Tracy thrives in spaces where she is given the opportunity to collaborate with others. Tracy understands that communication, listening, and understanding are key to developing relationships in both English and Spanish. She is a fluent native Spanish speaker who is always capable and ready to translate and create opportunities for primary Spanish speakers to participate in public outreach. Tracy regularly works with other team members to develop Spanish language materials for their projects.

Her strengths come from her ability and desire to connect with others. She is passionate about people, community, and service. Tracy has experience working on projects of various levels and sizes that benefit and improve local communities.

Education

*B.S Political Science,
Focus on International
Relations;
Minor in History,
Indiana State University,
2020*

Areas of Expertise

*Public Involvement
Strategic Planning*

4 Years' Experience

Project Experience

South Fork of the Walla Walla ACEC, Bureau of Land Management, OR (2023-Current). The Bureau of Land Management has contracted The Langdon Group to bring the general public and South Fork Walla Walla Stakeholders together in a series of public meetings to work towards a long-term solution for a recreation asset and protection of sensitive resources that also addresses access issues. Tracy supports the Public Involvement lead in their facilitation of cooperating agency meetings, public meetings, open houses, and creating summary reports.

Transportation Master Plan; Orofino, ID (2024-Current). The City of Orofino, ID and Clearwater County, ID has contracted with J-U-B Engineers (J-U-B) to develop an updated transportation master plan (TMP) to provide a basis for current and long-range transportation system improvements and consider regional needs and connectivity. Tracy aids in curating a specialized public involvement plan for this project and will support the public involvement leads efforts in maintaining a system story map with interactive comment mapping software, technical advisory group meetings, public surveying, messaging and informational materials, and a verification process for TMP goals and adoption.

Downtown Master Plan; Orofino, ID (2023). The Orofino Downtown Master Plan will incorporate considerations for assessing downtown conditions, developing capital improvements, strategic funding, and implementation plans to position the City for a CDBG grant. In support of plan preparation, Tracy assisted with public outreach and involvement, including downtown advisory committee meetings, a community open house, an online survey, and stakeholder interviews.

Client References

J-U-B Langdon Group References
Erin Plue North Idaho Program Manager, Trout Unlimited Erin.plue@tu.org (208) 946-7397
Stephen McFadden Port of Pasco Director of Economic Development & Marketing smcfadden@portofpasco.org Office: (509) 547-3378
Leon Duce City Administrator, City of Rathdrum leon@rathdrum.org (208) 687-7251

SCOPE OF WORK

PROJECT UNDERSTANDING

The Metts Group and J-U-B (Project Team) will provide the City of College Place (City) with a roadmap towards economic diversity and resiliency. By identifying strategies and priorities, this framework will serve as the Five-year Comprehensive Economic Development Strategic (CEDS) Plan for the City and the residents it serves.

WORK PLAN

Our team understands that a successful Economic Development Strategic Plan must include four key elements: analytics, data and stakeholder input/consensus; action plan recommendations; metrics and milestones; and resources required. The following section provides a detailed discussion of our team's proposed plan and methodology to accomplish the scope of services identified in the RFP.

Task 1: Scope Refinement, Project Mobilization & Management

Objective:		
To refine the scope, as well as execute a plan to direct the stakeholder engagement process, analysis, communications and deliverables in order to best accomplish the tasks at hand.		
Task Lead	Alivia Metts	Deliverables
Subject Matter Expert	Elizabeth Smith Hannah Anderson Tracy Ortiz	• Final Project Scope • Project Kick-off Meeting (In-person) • Schedule of Progress Calls, Deliverables, Meetings and Presentations • Existing Documents Review & Data Resources • CEDS Plan Internal Working Group • Progress and financial reports to Client and EDA • Engage EDA's Regional Representative

The Project Team will first coordinate with City staff to adjust and confirm tasks, data, geographies included, and deliverables for a Final Project Scope. Next, the Project Team will develop, schedule and lead a Project Kick-Off Meeting with the Client Team to review, define and/or confirm aspects of the Project Scope. The Project Scope will direct the Project Team's activities, schedules, resources and deliverables.

Additionally, the Project Team believes that an important component of the Strategic Plan is the establishment and utilization of a Working Group to facilitate engagement with internal leadership and community partners across key stakeholders—defined by the Client Team. The Project Team will discuss the specific nature and role of this group in consultation with the Client Team. The Project Team will also actively integrate or leverage other regional planning efforts, including the use of other available state and federal funds which can advance the City's goals and objectives.

Task 2: Economic Analysis

Objective: Review existing background materials and data available on the study area, including key data on existing demographic, socioeconomic, and economic conditions to identify current and potential economic engines.		
Task Lead	Alivia Metts	Deliverables
Subject Matter Expert	Elizabeth Smith	- Existing Demographic Analysis & Trends - Economic Base Analysis - Market Analysis - Target Industry Analysis - Workforce Analysis - Existing and Planned Economic Development Efforts and Strategies

With key data and analysis provided by The Metts Group, the Project Team will identify emerging or declining industry segments that align with the region's strengths. Additionally, the team will conduct a workforce and skills gap analysis to evaluate the current state and projected needs of the industry's talent pool. The assessment will rely on data, desktop research, and stakeholder feedback to measure and analyze the past, present, and projected impacts of various industries on the region's competitive advantages, assets, and ability to build capacity within the context of local, regional, state, and global markets.

Task 3: Stakeholder Engagement & SWOT Analysis

Objective: To assist and support the Client Team in engaging community partners and key stakeholders in order to build consensus and ensure all stakeholder viewpoints and sources of information/resources are considered in the development of the vision and mission for the City's Economic Development initiatives, as well as the development of the Plan.		
Task Lead	Hannah Anderson	Deliverables
Subject Matter Expert	Elizabeth Smith Alivia Metts	- In-person meetings with stakeholders (elected officials, etc.) - Public meeting(s) to identify community resources, assets and needs to identify economic development outcomes (in-person or via online platform) - Stakeholder Input Documentation & Summary

Collaborating with stakeholders to create a strong vision will lead to successful implementation of the CEDS. Our team will facilitate early and continuous engagement of stakeholders in an open, transparent and inclusive process. The Project Team will interview elected City officials and City staff to provide input and guidance into collection of economic development and resiliency issues. We know that a comprehensive, implementable strategy with purposeful stakeholder engagement sets the stage for successful solutions. We will develop a strategic public involvement plan that

engages the right stakeholders to help them fully understand the planning process. The outcome will be a clear vision for a successful and implementable strategic plan for the City to move forward. Initial partners may include:

- Elected City Officials
- City Departments and staff
- Employers
- Other Stakeholders (as defined by the Client)

Task 4: Project Identification and Prioritization

Objective: To develop actionable and measurable implementation recommendations.

Task Lead	Alivia Metts	Deliverables
Subject Matter Expert	Elizabeth Smith Hannah Anderson Tracy Ortiz	• Internal Implementation Action Work Session(s) • Project Identification and Prioritization • Identification of Economic & Workforce Opportunities • Possible Performance Measures and Metrics

The Project Team will work collaboratively with the Client Team to refine and prioritize projects to implement the 5-year plan horizon. Furthermore, the Project Team will ensure that recommendations are cohesive with and build upon existing plans.

Task 5: Presentation & Final Report

Objective: Attend scheduled meetings that pertain to the discussion of this CEDS plan and a report out to City staff and key stakeholders, as requested by the Client Team. Develop a final CEDS document that adheres to EDA guidelines and requirements by regional EDA regional staff.

Task Lead	Alivia Metts	Deliverables
Subject Matter Expert	Elizabeth Smith Hannah Anderson Tracy Ortiz	• Draft CEDS Report • Final CEDS Report • Report Key Findings to City Leadership (In-person meeting)

The final deliverable for this effort will be a completed economic development strategic plan, with all deliverables included in the scope detailed above. It is anticipated that the plan will be a brief, public-facing document.

PROJECT SCHEDULE

The following project schedule is presented as a preliminary planning tool to guide work tasks and associated deliverables throughout the life of the project. Final deliverables' dates will be established at the project kickoff. The proposed timeline is tied to the initial kick-off meeting and will commence by July 1, 2025 (to meet the grant contract deadline of July 31, 2025).

This timeline is based on a one-week client review cycle for each deliverable submitted. General project timeframes by task are summarized below.

City of College Place: CEDS Project Work Plan & Timeline									
Project Month	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Months 8-9	Month 9
Task 1: Kickoff Meeting & Project Mgt									
Task 2: Data Collection & Economic Analysis									
Task 3: Stakeholder Engagement & SWOT									
Task 4: Project Identification & Prioritization									
Task 5: Presentation & Final Report									

PROJECT BUDGET

The proposed fixed fee for the outlined services herein is **\$75,500**. The fee quoted below includes all labor, materials, printing, and any other expenses associated with this engagement.

Public Agency Name: City of College Place
Date: 09/12/2024
Time: 11:29 am
Main-Category: Design and Planning
Sub-Category: Community Planning, Tourism Strategic Planning Services, Urban Planning

6B Workshop Landscape Architecture
A.B.C. Consulting Arborists LLC
Access Architecture LLC
AHBL, Inc.
Akana
Akramoff LLC
AKS Engineering & Forestry, LLC
Alta Planning + Design
Anchor QEA
Apex Engineering
Architects West
Ardurra
Art Anderson Associates
Atwell, LLC
Beckwith Consulting Group
Berger Partnership PS
BERK Consulting, Inc.
Bernardo Wills Architects PC
BHC Consultants, LLC
Blue Architecture, LLC
Blueline Group
Bradley Design Group, Inc.
Bridgeview Consulting, LLC
Broadview Planning, LLC
Bruce Dees & Associates
BST Associates
BuildingWork
Business Street
Capture.Share.Repeat. LLC
Cascadia Consulting Group
Civtech Inc.
Columbia Engineering Group
Colusa Indian Community Economic Development Corp DbA Colusa Indian Energy
Community Attributes Inc.
Conservation Technix, Inc.
Consort North America, Inc.
Cornerstone Architectural Group
Corporation for Supportive Housing
CPH Consultants
Crandall Arambula
Cross Reiter, Inc.
CRW Engineering Group, Inc
dean alan architects pllc
DKS Associates
DLR Group
DOWL LLC, D.B.A. DOWL
EMPRESS RULES EQUITY CONSULTING
Environmental Science Associates (ESA)
Epic Land Solutions, Inc.
Exeltech Consulting, Inc.
Exodigo, Inc.
EXP U.S. Services Inc.
Facet
Farallon Consulting, L.L.C.
FCS GROUP
Fehr & Peers
First Light Studios
Fischer Bouma Partnership

Forte Architects, Inc.
Framework
GeoEngineers, Inc.
Graham Baba Architects, PLLC
Gray and Osborne, Inc.
Great Blue Research, Inc.
Greater Inland Northwest Advisors
Great West Engineering, Inc.
Greene Economics LLC
GreenWorks PC
GRETTE ASSOCIATES
GW Frost & Associates
Harper Houf Peterson Righellis Inc.
HDR Engineering, Inc.
Heartland LLC
Helix Design Group, A Division of Shive-Hattery
Hinge Studio
HKP Architects
HLA Engineering and Land Surveying, Inc.
Horrocks
Hough Beck & Baird Inc. (HBB)
Huitt-Zollars, Inc.
Hunden Strategic Partnes
Ibelong Consulting LLC
Integrated Solutions Consulting Corp
Integrus Architecture
J-U-B ENGINEERS, Inc.
J.A. Brennan Associates, PLLC
Jacobs Engineering Group Inc.
Johnston Architects LLC
Jones & Jones Architects and Landscape Architects
Kaiser Bower Design & Consulting
KDA Architecture
Kimley-Horn
Kittelson & Associates, Inc.
KPFF Consulting Engineers
KPG Psomas
Land Expressions
Land Morphology
Larson & Associates, Inc.
Lawhead Architects P.S.
LDC, Inc.
Leland Consulting Group, Inc.
Lochner (H.W. Lochner)
LSW Architects, PC
MacKay Sposito
Mackenzie
MacLeod Reckord, PLLc
MAKERS architecture and urban design, LLP
Maul Foster & Alongi, Inc.
McLaughlin Method
Measure Meant
Meier Architecture • Engineering
MIG
Morrison-Maierle
Mott MacDonald, LLC
MxM Landscape Architecture LLC
Nexus Planning Services
Northwest Open Access Network
Northwest Studio
OAC Services, Inc.
Osborn Consulting Inc
Otak, Inc.
Parametrix

Pat Davis Design Group, Inc.
PBS Engineering and Environmental LLC, an Apex Company
PBW Architects
Pertee Inc.
PLACE LANDSCAPE ARCHITECTURE LLC
PLS Engineering
Raimi + Associates, Inc.
Red Devil Training & Consulting
RGU Architecture & Planning
Rice Fergus Miller
RMC Architects, PLLC
Rock Project Management Services, L.L.C.
Rolluda Architects, Inc.
RRM Design Group
RS&H, Inc
RSS Architecture, P.C.
Sageland Strategic LLC
SBN Planning LLC
Skillings, Inc.
Stephen M. Black Architecture
Studio+ Architects
TD&H Engineering, Inc.
The Athena Group, LLC
The Aviation Planning Group
The Beckett Group
The Greenbusch Group, Inc.
THE VIDA AGENCY
Toole Design Group LLC
Toyer Strategic Advisors, Inc.
Transportation Solutions, Inc.
Triangle Associates, Inc.
Uncommon Bridges
Urban Forestry Services | Bartlett Consulting
Urbsworks
Varela Engineering & Management
Varius Inc.
Walker Macy
Welch Comer Engineers
Wenaha Group
Whereabout
WHPacific, Inc. d/b/a NV5
WSP USA Inc.
YARD & Company

Qualifications for Comprehensive Economic Development Strategy



Economic Growth Strategies

In association with

The Natelson Dale Group, Inc.

International Sustainable Resilience Center

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Economic Growth Strategies

Paul M. Saldana, CEcD

Managing Director/Lead Consultant

Paul@EconomicGrowthStrategies.com

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TRANSMITTAL PAGE

September 21, 2024

Mr. Mike Rizzitiello
City Administrator
City of College Place



Economic Growth Strategies

Response to Request for Qualifications – College Place Comprehensive Economic Development Strategy (CEDS)

We are pleased to present our qualifications to prepare a Comprehensive Economic Development Strategy (CEDS) for the City of College Place. Economic Growth Strategies (EGS) and The Natelson Dale Group (TNDG) have successfully prepared Economic Development Administration (EDA) approved CEDS. The following is the required information under section 7.2 of the Request for Qualifications (RFQ).

Full Legal Name of Proposing Business Entity:	Economic Growth Strategies, LLC
Name of Person Authorized to Bind Entity:	Paul M. Saldana, Managing Director
Contact Person Name & Information:	Paul M. Saldana 5077 Coffee Road, 4-232 Bakersfield, CA 93308 (661) 368-4900 paul@economicgrowthstrategies.com

We acknowledge and accept the general instructions and conditions regarding the RFQ and will meet all requirements to conform to the City's procurement requirements and standards and conditions of the EDA. The consultant has an active SAM account and has no federal, state or local debarment.

The team recently completed an EDA funded CEDS for Imperial County, CA, and has completed several CEDS projects over the last several years. Likewise, the team has completed many city, county and regional economic development strategies (non-EDA funding) and has successfully met timelines and budgets in each of the projects.

We know economic development and understand its challenges. We bring custom strategies to the community and best practices and share our successes and lessons learned as economic development practitioners as we usher in new opportunities for positive fiscal impact.

We look forward to reviewing our qualifications with you and, even more so, to the opportunity to share our experience and success with the City of College Place.

Very truly yours,



Paul M. Saldana, Ed.D., CEcD
Managing Director

FIRM QUALIFICATIONS & PROJECT TEAM

Economic Growth Strategies, LLC was established in 2020 due to the global pandemic to help communities and organizations move from response to recovery. Founded by Paul Saldana, who garnered recognition from the International Economic Development Council for navigating his organization and community quickly through the pandemic to economic recovery, Paul partnered with the International Sustainable Resilience Council (ISRC) to develop economic recovery and resilience planning for communities across the U.S.

Economic Growth Strategies has worked on regional Comprehensive Economic Development Strategies, local Economic Development Strategic Plans, Tourism Marketing Analysis, and Target Industry Analysis, individually and in conjunction with strategic partners, such as those included in this proposal. Every community is different, and every Team working on the economic development plan should reflect the expertise and needs of that community. **That is the foundation of our approach.**

The EGS Team has an unequalled record for producing results for communities nationwide. We offer a unique combination of skills and talents working in rural, suburban, and urban communities. The team is specifically designed to provide the right mix of expertise, industry connections, and the ability to share insights into taking proactive action that generates economic development results for the City of College Place and its economic development stakeholders. Each team member brings subject matter expertise, a planning and implementation background, and a commitment to sustainable economic resilience.

EGS and The Natelson Dale Group, Inc. work in collaboration on economic development consulting projects, combining the practical in the field economic development experience of EGS with the research, analytical and strategic investigation background of TNDG

About The Natelson Dale Group, Inc.

The Natelson Dale Group, Inc. (TNDG) is an economic development consulting firm established in California in 1974. The firm's practice focuses largely on the planning and implementation of business retention/expansion/attraction programs, coupled with strategic plans to leverage a community's real estate development assets. TNDG is a "boutique" firm not only in terms of size but also in terms of philosophy and approach. In this regard, the firm's principal personally manages every contract and maintains primary contact with the client. As our references will attest, exceptional responsiveness to the unique needs of each client is a hallmark of TNDG's approach. TNDG will deploy four profession staff members to this project as identified in the proposal.

TNDG has worked with dozens of cities, tribes, counties, and regions throughout California, completing Comprehensive Economic Development Strategies, Economic Development Strategic Plans, real estate analysis and fiscal/economic impact analysis.

CEDS PROJECT EXPERIENCE

Imperial County, California: Comprehensive Economic Development Strategy (2024). The team completed the EDA funded CEDS for Imperial County and its incorporated cities. All requisite requirements were met and included adoption by the CEDS Committee and Board of Supervisors.

Karuk Tribe, California: Comprehensive Economic Development Strategy (2022). (The EGS/TNDG team is being retained to update the CEDS for 2025). Developed CEDS in conformance with EDA requirements and approved by EDA. Paul Saldana led the project and was assisted in economic resilience by subconsultant International Sustainable Resilience Center.

Kern County, California: Comprehensive Economic Development Strategy (2021). In tandem with a separate planning process led by the Brookings Institution, TNDG prepared a new countywide CEDS for Kern County in 2021. In addition to an extensive SWOT analysis, preparation of the CEDS involved direct interface with County staff and each of Kern County's eleven incorporated cities (to identify and prioritize candidate projects for future USEDAs grant applications). The process also included a large CEDS Committee comprising executives from each of Kern County's major industry clusters.

Menifee, California: Comprehensive Economic Development Strategy (2019) and Annual Performance Reports (2020-2023). TNDG completed a new Comprehensive Economic Development Strategy (CEDS) for the City of Menifee. The six-month planning process included a detailed analysis of the community's economic development assets and opportunities, as well as its current deficiencies and challenges. The background analyses included a target industry study focused on defining potential growth opportunities within the larger Riverside County/San Diego County economy. TNDG has subsequently **completed three Annual Performance Reports for the City.**

San Bernardino, California: 5-Year CEDS (approved by USEDAs in 2018; update submitted in 2023, with approval currently pending) and seven Annual Performance Reports (approved in 2015, 2016, 2017, 2019, 2020, 2021 and 2022) for IVDA/SBIAs. TNDG prepared the two most recent 5-year CEDS documents and the seven most recent Annual Performance Reports for IVDA/SBIAs; all were approved by USEDAs without any requests for modification. Because the 2015 report was the first Annual Performance report for the current CEDS, TNDG developed a set of readily-available performance metrics consistent with EDA requirements; these metrics have been successfully incorporated into all subsequent submissions to EDA. For both the 5-year CEDS and the Annual Performance Reports, TNDG facilitated interface with the four cities included in the CEDS to comprehensively update the status of each jurisdiction's list of "candidate" CEDS projects.

PROJECT UNDERSTANDING & APPROACH

The proposed work plan provides for the requirements of the scope of services contained in the RFP while preserving the flexibility for modification as the project commences therein allowing for discovered enhancements to be included in the final strategy. The applicable EDA guidelines and regulations for each element of the CEDS is indicated by the regulatory reference (i.e. 13 CFR).

The approach proposed by the team is based on prior work developing a federal compliant CEDS (13 CFR § 303 Et Seq.) as well as coordinating the CEDS with local and regional plans, the and the Hazard Mitigation Plan (44 CFR § 201 Et Seq.). Likewise additional components are proposed as applicable to providing a broader strategic framework for economic growth.

PROJECT MANAGEMENT & ENGAGEMENT

Identification/Selection of CEDS Strategy Committee

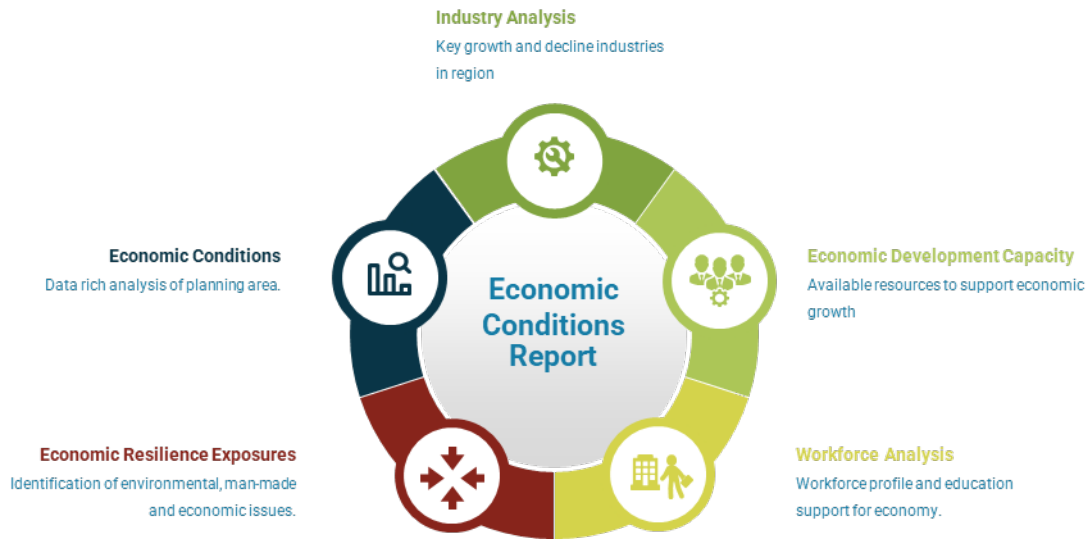


The consulting team will work with College Place staff to ensure a strategy committee meets EDA requirements and includes representatives of the main economic interests of the area including private sector, public officials, community leaders, education and workforce development, and other groups who will benefit from the economic development activities within the plan.

The consulting team will hold project progress calls with the College Place project staff on a fixed schedule every three (3) weeks throughout the project. An agenda and follow-up report will be provided with each call. In addition, an extensive stakeholder plan is contained in the proposal and will be coordinated with College Place staff.

PHASE 1: ECONOMIC CONDITIONS REPORT

An extensive economic development analysis of the planning area sets the foundation for an effective economic development strategy. The analysis, an update of current information, also provides the information needed for evaluating and testing implementation strategies and action plan tasks. Each element will be provided as a summary report and will be included in the final CEDS as an appendix. The analysis will be built from the existing planning documents identified as well as any additional planning documents available to the team. The key elements are designed to meet CEDS requirements.



EDA 13 CFR §303.6(b)(1)

1. Economic Conditions Analysis

An economic conditions analysis will be prepared for the planning area. The data-driven analysis will include a robust representation of demographic trends, economic activity, and business/industry shifts. Data forecasts available during the CEDS period will also be provided. The review will also include economic and business development and support activities undertaken during the past five years.

2. Infrastructure Capacity Review

EDA 13 CFR §305.2(b)

A survey of infrastructure plans and activities will be conducted with an emphasis on EDA priorities and identification of potential projects that could be funded with EDA grants and programs or other federal, state or local initiatives. Review will include public and private infrastructure needs and issues and include any significant issues such as electric power or other areas identified during the planning process. This will result in a potential project list for EDA qualified investments.

3. Economic Development Capacity Analysis

Existing economic development organizational capacity will be analyzed to determine current resources, programs, and initiatives available to current and prospective businesses. This will include identification of programs at the local, regional, state, and federal levels. Utilization of opportunity zones and other special designations will also be conducted.

4. Workforce Analysis

EDA 13 CFR §306 et seq.

The pandemic has brought upon opportunities for remote working, which also can bring challenges to local communities. A workforce analysis will be conducted to identify key workforce characteristics, education, and training needs, to

pursue new employment opportunities in an evolving workplace environment. Educational programs will be analyzed to evaluate current career technical education pathways.

5. Economic Resilience Exposures



13 CFR §307 et seq.

The ability to recover rapidly from an economic shock, to withstand a shock and/or to avoid the shock altogether are the key attributes of economic resilience according to the EDA. To create a resilience plan, it is important to understand the vulnerabilities the region is sensitive to. Under the latest EDA guidance, the CEDS should have some alignment with the City's Hazard Mitigation Plan (HMP). This analysis will be conducted in cooperation with the International Sustainable Resilience Center.

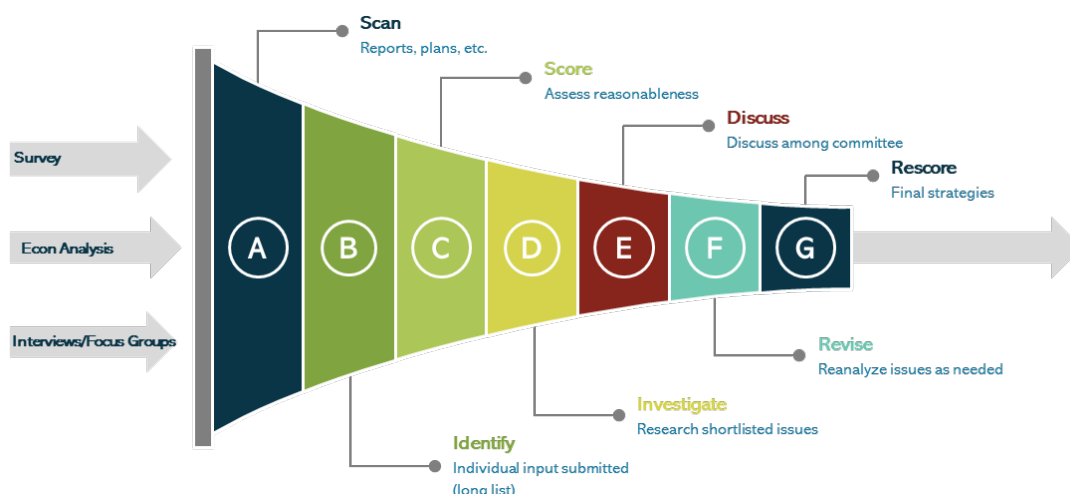
PHASE 2: COMPETITIVE ANALYSIS

6. SWOT Analysis



13 CFR
§303.7(b)(1)(ii)

A qualitative analysis of the area's strengths, weaknesses, opportunities, and threats will be conducted. A combination of interviews, focus groups and online survey of stakeholders will be used. Given the diverse conditions of the region, the SWOT analysis will identify individual community results to the extent possible. Many ideas will be solicited, and, in some cases, one person's "strength" may be someone else's "weakness". To ensure that the SWOT analysis is applicable to the CEDS and furthers the development of the goals, it will be done using the methodology illustrated below to support inclusion of consensus attributes in the draft analysis.



The full SWOT analysis will provide confirmation of the conditions utilizing data, investigative inquiry and trends of conditions impacting the identified issue. These will include the topical areas identified in the RFP (page 4, item 4).

7. Target Industry Analysis

The team will conduct an industry “cluster” analysis to serve as a basis for defining an updated list of targeted industries for CEDS area. The focus on identifying strong growth industries is consistent with USEDAs preference for cluster-based economic development strategies and will also provide a practical basis for defining development strategies that incorporate the concept of economic resilience. The team will utilize the following data sources to complete the industry cluster analysis:

- Previous target industry report(s) for economic development organizations in College Place and county and regional level if relevant;
- Employment by industry (at 6-digit NAICS level) for College Place and surrounding environs.
- Industry growth projections and supply chain gap data for City and region.

PHASE 3 DRAFT CEDS

The final phase of the project will be the preparation of the Draft and Final CEDS documents. This will have several tasks involving local stakeholders.

8. Implementation Strategies/Action Plan



Based on the information gained through economic development analysis and the strategic analysis (phases 1 and 2), the consulting team will work with the College Place staff and the stakeholder committee to identify broad goals that are meaningful and accomplishable. Once goals are established, specific objectives and action plans will be developed. Implementation strategies will identify actions and tasks that need to occur, the resources available and/or needed, suggested approaches, best practices (where applicable), and organizational responsibility, including roles within the implementation strategy. Strategies will focus on traditional economic development strategies around business attraction, retention, and expansion as well as innovative approaches to entrepreneurship development, education and training and use of special designations like Opportunity Zones. Like the SWOT analysis, there will be an identify, discuss, and revise approach with the committee on the implementation strategies prior to inclusion in draft plan.

9. Internal Consistency Review & Report

An internal consistency report will be prepared outlining how the proposed actions correspond to and align with other City plans and projects, regional planning and applicable state and federal programs. Note these plans are not exclusive as other areas of alignment may be developed during the process. A matrix chart showing alignment will be produced.

10. Economic Resilience Plan



The team will provide narrative and data for the economic resilience portion of the CEDS, including analysis and recommended “Steady State” economic resilience initiatives that meet the EDA guidelines. “Steady State” initiatives tend to be long-term efforts that seek to bolster the community or region’s ability to withstand or avoid shock. Initiatives can include establishing capabilities for the economic development organization to be responsive to the City’s recovery needs following any

disruptive incident/hazard. The plan will include a comparative table showing the connections between the CEDS and the Hazard Mitigation Plan, as outlined by the Federal Emergency Management Agency and Economic Development Administration.

11. Performance Metrics



13 CFR §303.7(b)(1)(iv)

Performance measures are the key to tracking success in implementing the CEDS. Qualitative and quantitative performance measures will be recommended. An annual process for updating performance measures data will be included. Likewise, a communication strategy to inform stakeholders on progress will also be included.

12. Draft Plan

A draft CEDS, as illustrated in the graphic below, will contain the major elements as required by EDA and be inclusive of relevant data and information. For brevity in the final CEDS, most economic, demographic, and other detailed information will be summarized in the plan and included completely in a relevant appendix. The draft plan will be reviewed by the College Place staff and the stakeholder committee prior to the public comment period.



As outlined in the RFP, the team will provide analysis, clarity and recommendations for economic opportunities for consideration including:

- Exploration of current businesses.
- Tourism- Development, visitor support, air and water transportation.
- e-Commerce.
- Small business development.
- Agriculture.
- Wine.
- Higher education.
- Healthcare

- Aerospace.
- Food processing.
- Industries that capitalize on area assets and workforce
- Other natural resources
- New opportunities resulting in competitive advantages

FINAL PLAN

13. Public Notice & Comment

To conform with EDA requirements for public notice and comment, the draft CEDS will be distributed, and a public notice will be issued. The team will provide an online mechanism for individuals and organizations to provide comments and will provide a summary of the comments to College Place staff. Upon close of the comment period, the consulting team will draft response to comments and make any changes to final CEDS as determined. Comments and responses will be included as an appendix to the final report.



13 CFR §303.6(b)(2)

14. Final CEDS

The final CEDS will be presented to the stakeholder committee and ultimately to the College Place City Council for approval. Transmittal documents to file with EDA will be provided to College Place staff. The team will provide a digital version available for downloading and/or website viewing and will provide a one (1) page double sided handout that will summarize the CEDS for general use by the City of College Place and stakeholders in communicating the final plan.

PUBLIC OUTREACH PLAN

Identify Key Stakeholders

The initial kick-off meeting (virtual) will include a review of key stakeholders, identified through the existing documents as well as those identified by City staff. The stakeholders will be called upon to participate in the various outreach strategies and opportunities as outlined below.

Stakeholder Engagement

The Team approaches community engagement not as a process but as an opportunity to deliver community ownership of the initiatives, strategies, and action plans.

We will use several engagement types to ascertain information and involvement in the planning process. A detailed engagement plan will be finalized with the scope of the work. Still, at minimum, it will include the following methods related to specific tasks.



Site visit: A site visit will be scheduled with team members visiting College Place and meeting with key stakeholders as indicated by City staff. The site visit would include introductions to key leaders who would help provide validation of the Team's background data and analysis.



Structured one-on-one interviews: Working with City staff, the consulting team will conduct one-on-one interviews with key regional stakeholders to analyze industry opportunities. These would be in person during site visits and virtual during interim periods.



Community Stakeholder Meetings: The Team will conduct three community meetings (likely in conjunction with the site visit), in College Place. These would be conducted in person; however, virtual group meetings can also be accommodated if necessary.



Targeted, structured online survey: The consulting team will develop and deploy an online survey(s) with more focused, targeted questions to engage the community to provide input into the strategic direction for the plan development.



Townhall Style Meetings: At the option of the City staff, the Team will facilitate a mid-term virtual presentation of the initial findings to solicit feedback on the draft analysis and preliminary recommendations. A final town-style meeting will be scheduled to report the final economic development plan to stakeholders. The town hall meetings may have an in-person meeting format (at location determined by City) and a virtual opportunity for community members to participate from other locations.



Final Presentation: The consulting team will provide a final presentation to the City Council, if required.

The specificity of the community engagement plan is designed to be fluid to allow for a robust engagement process. The Team expects to conduct several on-site visits. It will utilize the time to seek engagement from different audiences at different times.

PROJECT MANAGEMENT

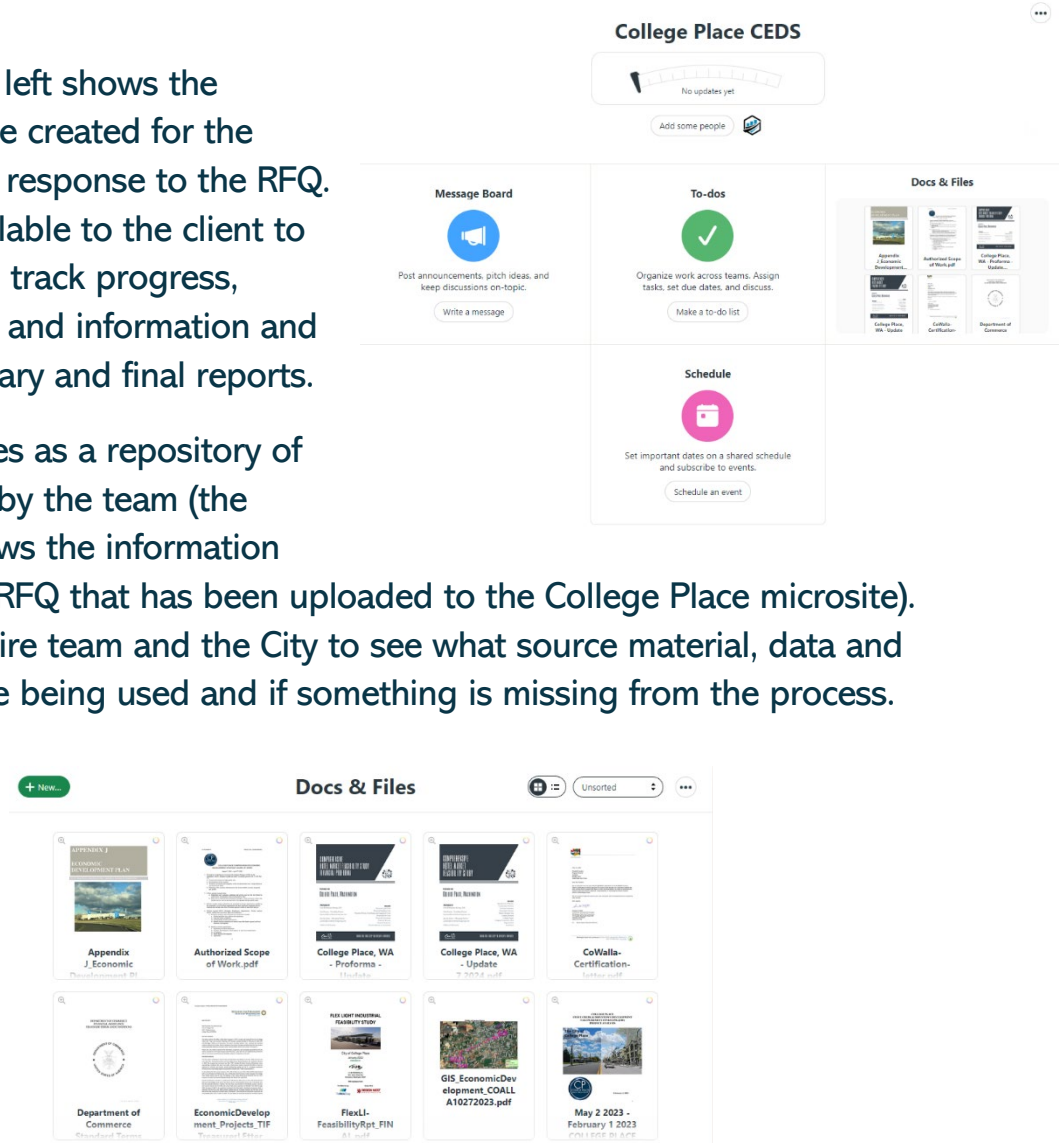
The project team will be managed by Paul Saldana, as the Lead Consultant and Roger Dale of TNDG will serve as Principal Consultant. Mr. Saldana and Mr. Dale have worked together on a number of city and county level economic development strategies and CEDS and combine practical and analytical experience spanning more than 30 years. The team bios and background information is provided.

CLIENT-PROJECT MANAGEMENT COLLABORATION

The team uses Basecamp as a way to manage and communicate both internally and with clients.

The graphic to the left shows the Basecamp microsite created for the preparation of this response to the RFQ. This would be available to the client to message the team, track progress, upload documents and information and download preliminary and final reports.

The microsite serves as a repository of the data collected by the team (the graphic below shows the information provided with the RFQ that has been uploaded to the College Place microsite). This allows the entire team and the City to see what source material, data and other resources are being used and if something is missing from the process.



TEAM MEMBER QUALIFICATIONS

Paul Saldana, Lead Consultant & Project Manager

In 2022, Paul Saldana reached a milestone, becoming the only economic development professional in California to maintain status as a Certified Economic Developer for over 30 years. He holds another national distinction, leading two organizations to achieve status as an Accredited Economic Development Organization by the International Economic Development Council (IEDC). Paul's leadership was recognized by IEDC as the only organization in California to receive the coveted Economic Development Organization of the Year by IEDC.

Paul has worked in diverse communities, geographic environs, and at various levels of local economic development. He's assisted hundreds of businesses with their expansion and location needs, creating thousands of jobs and millions of dollars in recurring revenue for local governments, schools, and special districts.

Paul's experience working in City and county government offers him the understanding to communicate the intricacies of the planning and permitting process to prospective businesses. He has led community vision projects, general and specific plans, annexations, supervised planning, building inspection, code enforcement, and capital improvement programs. Paul's extensive experience in community-level economic development ranges from Main Street programs to complete redevelopment. He has managed business recruitment, global trade, and business assistance at the regional level and managed Small Business Development Centers, including providing direct business counseling and training to countless businesses.

He holds an Doctor of Education in Organizational Change and Administration from California Baptist University and an MBA from Crown College. He has served as Chairman of the California Association for Local Economic Development.

Paul is a Professor of economics and corporate finance at Fresno Pacific University.

Recent Project List

Frederick (CO) Target Industry Analysis

Imperial County (CA) Comprehensive Economic Development Strategy

City of College Place (CA) Economic Development Strategy

Natchitoches (LA) Tourism Marketing Analysis

San Pablo (CA) Economic Development Strategy

Santa Maria (CA) Airport Target Industry Analysis

Tulare County (CA) Comprehensive Economic Development Strategy

Windsor (CA) Economic Development Strategic Plan

Wood County (TX) Economic Development Strategy

Roger Dale, Managing Principal, TNDG

Roger Dale has been affiliated with The Natelson Dale Group, Inc. (TNDG) since 1988 and is the firm's managing principal. His background encompasses real estate development, economic development, regional economic analysis, environmental and land use policy, and renewable energy. His project experience includes real estate market forecasting, fiscal impact analysis, business retention/attribution, and preparation of regional-scale economic development strategic plans. He has prepared real estate forecasts for municipal planning efforts throughout California and Arizona. Mr. Dale has also prepared market and financial feasibility analyses for private developers. Key projects include a 4,200-acre subdivision in Moorpark, California; an 885-acre mixed-use development on the Big Island of Hawaii; a tourist-oriented retail/restaurant complex in Honolulu; several regional shopping centers in southern California; a 3,200-unit residential development in the Santa Clarita Valley; and a master-planned community in Yokohama, Japan.

Over the past 25 years, a significant focus of Mr. Dale's work has been on the development of cluster-based economic and workforce development strategies. In this regard, he has managed industry cluster analyses and developed related retention/ expansion/attribution plans for dozens of communities across the United States.

Mr. Dale has an active interest in environmental mitigation and habitat conservation planning. For many years, he has served on the board of an environmental non-profit accredited by the Land Trust Alliance.

Mr. Dale received his B.A. cum laude in Economics from Claremont McKenna College in Claremont, California. He also holds a Master's in Resource and Environmental Economics from the University of California at Riverside. Mr. Dale has also completed the "Real Estate Climate Action, Risk Assessment, Resilience, Net Zero Success" certification through the Harvard Graduate School of Design's executive education program.

Recent Project List

Antioch (CA) Economic
Baseline and Strategic
Plan

Bakersfield (CA)
Economic Development
Strategic Plan

Beaumont (CA)
Economic Development
Strategic Plan

Camarillo (CA) Economic
Development Strategic
Plan

Imperial County (CA)
Comprehensive
Economic Development
Strategy

Kern County (CA)
Comprehensive
Economic Development
Strategy

San Pablo (CA)
Economic Development
Strategy

Sonoma County, (CA)
Comprehensive
Economic Development
Program Review

Vista (CA) Economic
Development Strategic
Plan

Alan Levenson, Senior Associate, TNDG

Mr. Levenson brings to The Natelson Dale Group, Inc. an academic background in economic theory with particular emphasis on economic development. Prior to joining the firm, Mr. Levenson spent two years as a research consultant for NEMESIS (Núcleo de Estudos Modelos Espaciais Sistêmicos), which is a research network dedicated to the study of systemic spatial models of the Brazilian economy.

A significant focus of Mr. Levenson's work at TNDG has been on preparing regional economic impact analyses for a wide range of projects. Among others, these projects have included a major regional health care facility in Riverside, CA, a technology and education park in Tustin, CA, a business park in Victorville, CA, and a highway construction interchange project in Pima County, AZ. These analyses have involved modeling various projects' short-term (construction-phase) and permanent (annually recurring) benefits to the regional economy. The benefits have been summarized by estimating a project's impact on total gross output, value added, earnings, and employment in the region. As part of this work, Mr. Levenson has experience with the major economic impact modeling software packages, including the Bureau of Economic Analysis's Regional Input-Output Modeling System (RIMS) and the Minnesota Implan Group's IMPLAN program.

Mr. Levenson has managed the preparation of a number of regional economic development plans, with a particular focus on industry "cluster" strategies. This work has involved a wide range of activities: from performing quantitative/ statistical analysis to more qualitative analysis, including conducting numerous interviews with key players of potential clusters. Mr. Levenson has participated in industry cluster studies for the following clients: the Forward Greensboro (North Carolina) Economic Development Partnership, the Tri-Cities Tennessee Cluster Study (Tennessee), the Yuma Private Industry Council (Arizona), and the City of San Buenaventura (California).

Education. Mr. Levenson joined TNDG after receiving his B.A. with honors in Economics and Political Science from the University of California at Riverside. Mr. Levenson's undergraduate studies included additional coursework in applied mathematics related to economic analysis. He also holds a Master's in Business Administration degree, with a concentration in Real Estate Finance, from UCLA's Anderson School of Management.

EGS and TNDG have additional subject matter experts and analysts who have worked as part of the team and will additionally be involved in the development of the City of College Place CEDS project.

PROJECT SCHEDULE

The time required to complete this project is more aligned with ensuring that the schedule provides solid community engagement balanced with the necessity to complete the project on time. Our project management approach allows us to advance rapidly as needed or slow the process to ensure that the community stakeholders are tracking in both understanding and involvement.

We anticipate negotiating a specific project schedule that would lead to completion of the project by June 30, 2025. The following illustrates a proposed timeline based on a June 30, 2025 completion.

Scope of Work Elements	Estimated Timeframe
Project Management & Engagement	
Project Initiation	Week of October 28, 2024
Project Meetings	Every three weeks starting week of October 28, 2024
Phase 1 Economic Conditions Report	
Economic Conditions Analysis	Commencing November 4, 2024
Infrastructure Capacity Review	
Economic Development Capacity Analysis	
Workforce Analysis	
Economic Resilience Exposures	
Economic Conditions Report Final Draft	Completion December 2, 2024
Site Visit/Community & Stakeholder Meetings	Week of December 2, 2024
Phase 2 Competitive Analysis	
SWOT Analysis	Completion January 10, 2025
Industry Growth Analysis	Completion January 24, 2025
Competitive Analysis Final Draft	Completion February 14, 2025
Phase 3 Draft CEDS	
Administrative Draft	Completion March 14, 2025
Town Hall/Stakeholder Meetings	Week of March 17, 2025
Public Review Draft CEDS	Completion April 25, 2025
Final Plan	
Public Notice & Comment Period	May 5, 2025, to June 6, 2025
Review by Stakeholder Committee	Week of June 9, 2025
Review and Approval by City Council	June 24, 2025
Transmittal to EDA	June 30, 2025

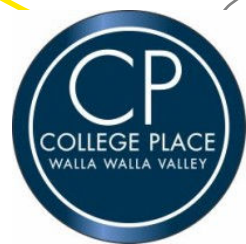
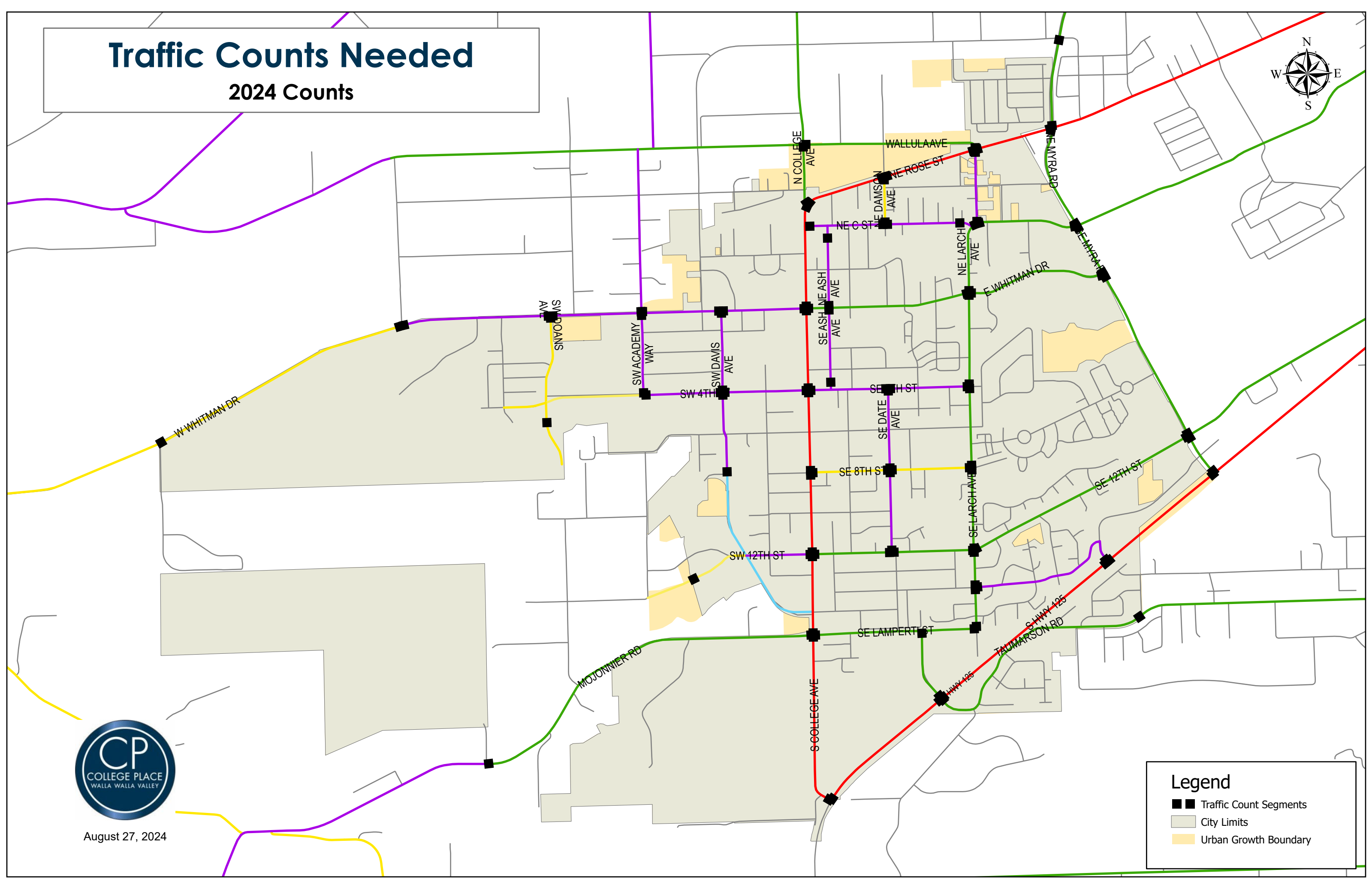
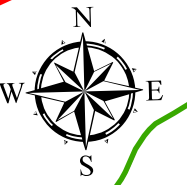
The team is currently engaged in CEDS projects that will be completed in November 2024, March 2025 and September 2025 and has designed this timeline accordingly to afford the most optimal time for the project and avoid any delays or timing conflicts.

COST PROPOSAL & BILLING

The team is experienced with designing and managing projects that meet both budget and timelines. As such, the team is confident in the ability to meet the requirements of an EDA certified CEDS within the timeframe set in the RFQ and within the \$80,000 allocated for the project. This would include non-personnel costs of data procurement, software licensing, travel (inclusive of airfare, lodging and meals). A specific cost proposal will be proposed once agreement is reached on the timeline, extent of stakeholder and community engagement and the final scope of work.

Traffic Counts Needed

2024 Counts



August 27, 2024

Legend

■ ■

Traffic Count Segments

City Limits

Urban Growth Boundary

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

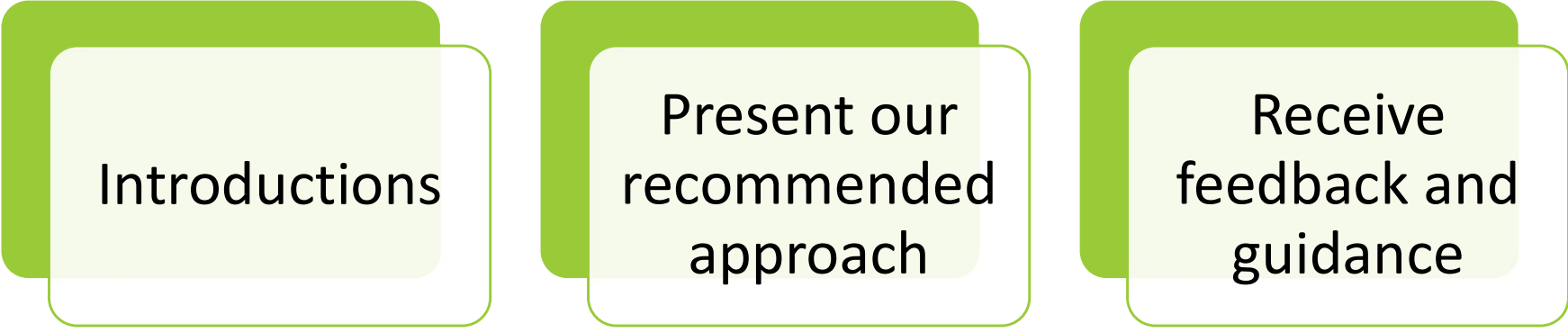
J-U-B FAMILY OF COMPANIES

College Place and Safety Action Plan

Utilities and Transportation Commission

August-8-2024

Meeting Goals



Introductions

Present our
recommended
approach

Receive
feedback and
guidance



Spencer Montgomery, J-U-B Engineers,
Project Manager

- Project Controls; Scope, Schedule and Budget
- Oversee Deliverables and Quality Control



Hannah Anderson, The Langdon Group,
Public Involvement Lead

- Stakeholder and Community Liaison
- Project Information and Public Outreach



Justin Baerlocher, Gateway Mapping,
Geographic Information Systems Lead

- Mapping and graphics support



Project
Team

Roadway Comprehensive Safety Action Plan

Project Background

- National (USDOT) planning grant through Safe Streets and Roads for All, city matching funds.
 - To include all modes of transportation.
 - Significant Public Involvement
 - Goal of zero roadway fatalities and serious injuries.
 - Potential Implementation funds for those with approved Safety Action Plans.
 - City has 3 prior studies to contribute to this effort:
 - 2021 Local Road Safety Plan
 - ADA Transition Plan
 - Blue Zone Complete Streets
-

Roadway Comprehensive Safety Action Plan

Project Scope

- Leadership commitment to eventual goal of zero roadway fatalities and serious injuries.
 - Public Involvement
 - Collision History and Safety Analysis
 - Focus on high rates of fatalities and serious injuries
 - Evaluate barriers to bicycle/pedestrian movements, access to transit and safe routes to school
 - Evaluate where and why collision occur
 - Equity Considerations, research and assess underserved communities
 - Assess Existing Policies, Programs and Practices identifying opportunities to improve/prioritize safety
 - Strategy and Project Selections
 - Prepare Safety Action Plan
-

Public Involvement Plan



Coordinate UTAC Meetings



Situation Assessment



Stakeholder Coordination



Public Surveying



Open Houses



Messaging and Informational Materials



Summary of Public Involvement



UTAC Role



TECHNICAL
ADVISORY



LOCAL,
COMMUNITY
PERSPECTIVE



FEEDBACK TO
CITY AND
CONSULTANTS



TRAFFIC AND
ROADWAYS



COMMUNITY GROWTH
AND DEVELOPMENT



PUBLIC
TRANSPORTATION



PUBLIC SAFETY



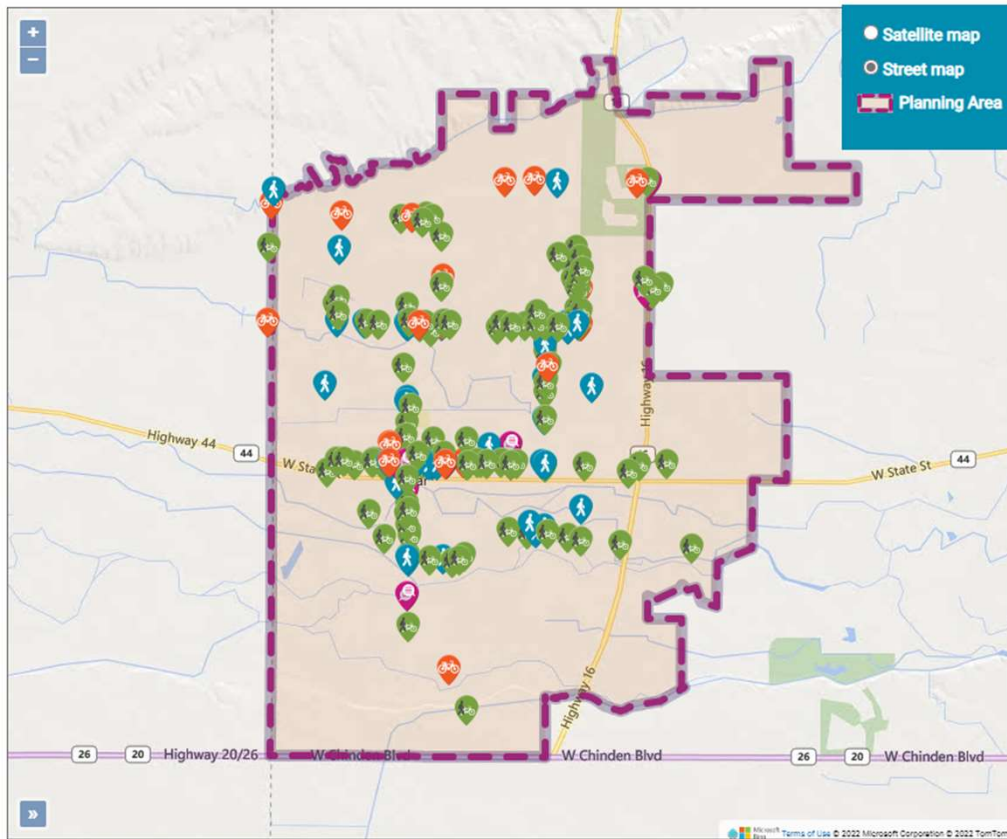
LONG-TERM
PLANNING



PUBLIC OUTREACH

Situation Assessment - Stakeholder Interviews

Planning Area Map



Public Surveying

3P Visual Comment Map

Location specific

Areas of incident

Congestion

Transit

Traditional Survey

Content Specific

Big picture

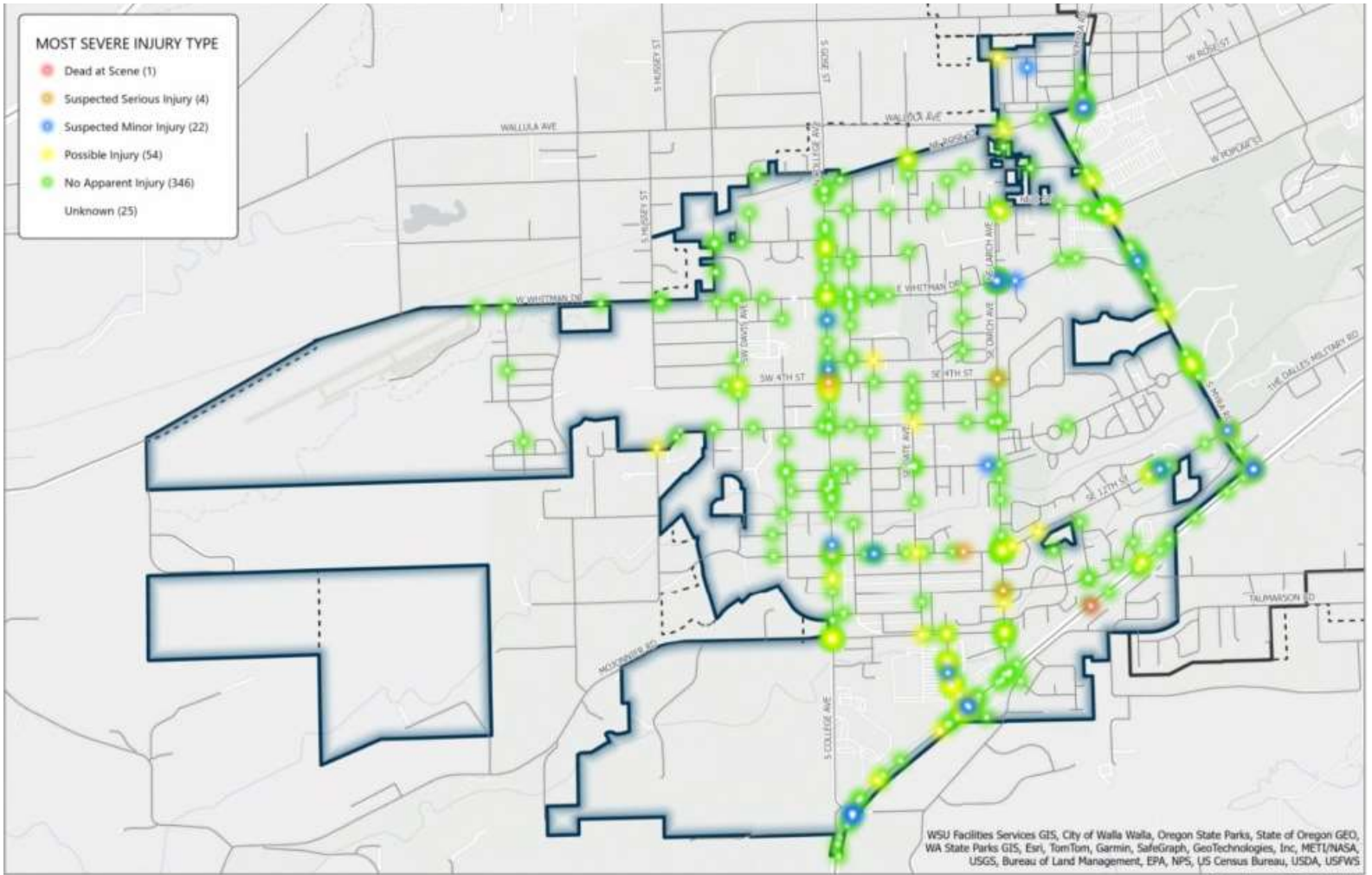
Goals, values, vision



Public Open Houses

- Open House #1 | Fall 2024
 - Inform public of the project
 - Collect early feedback (plan goals)
 - Understand public priorities
- Open House #2 | Jan 2024
 - Present draft findings
 - Verify project findings
 - Refine feedback

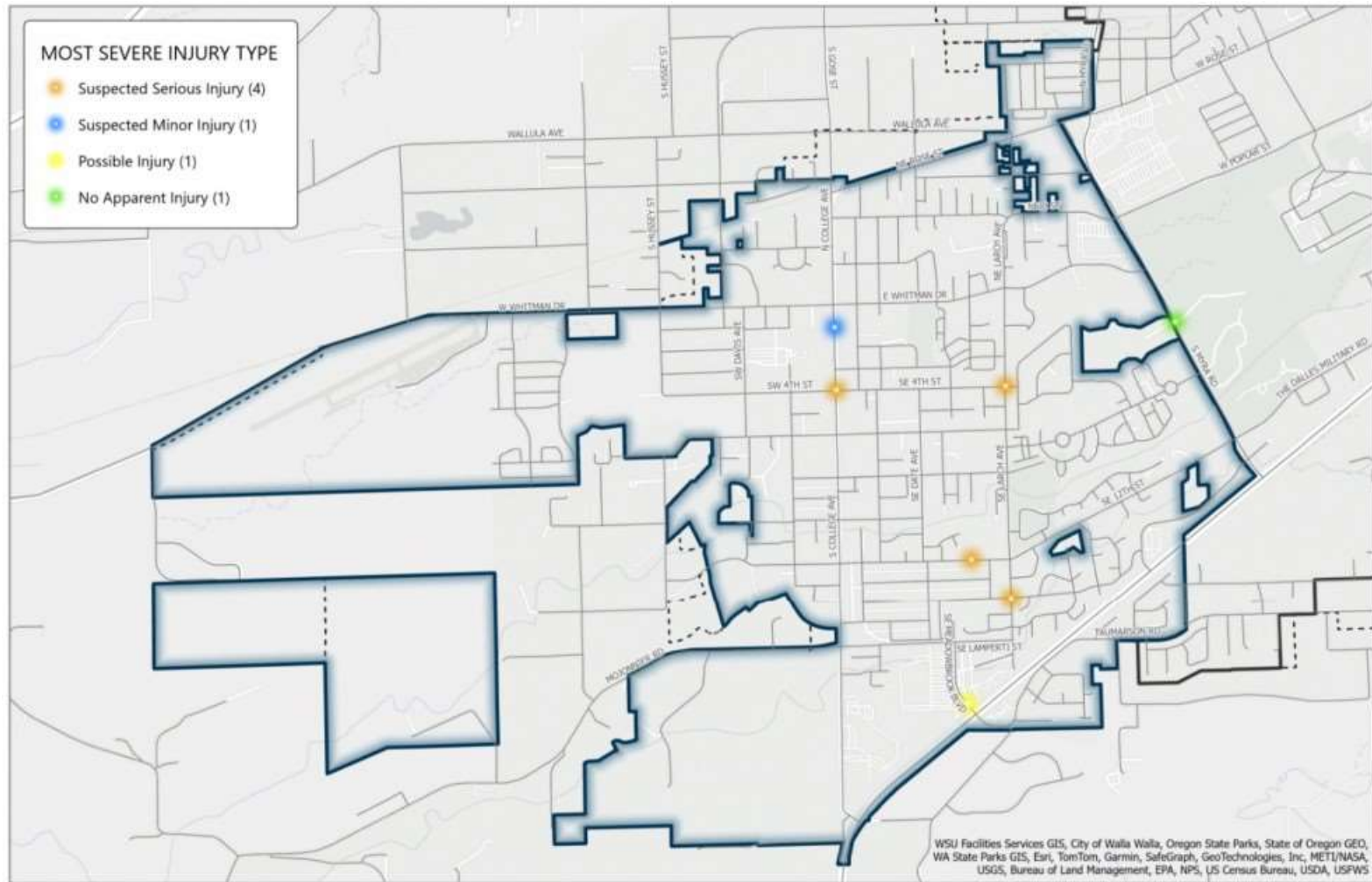




Total Accidents: 2019-2023

City of College Place - Safety Action Plan





Bike and Pedestrian Accidents: 2019-2023

City of College Place - Safety Action Plan



0 1,000 2,000 4,000
Feet



OTHER JUB-B COVENANTS

**City of College Place
Crash Summary 2019 - 2023**

Total Crashes by Year

Year	2019	2020	2021	2022	2023	Total
Number of Collisions	102	73	98	96	83	452

Most Severe Injury Type

Injury Type	Number of Crashes
Fatality	1
Disabling	0
Suspected Serious	4
Suspected Minor Injury	22
Possible Injury	54
No Apparent Injury	346
Unknown	25
TOTAL	452

Accident History Summary Tables

Most Common First Collision Type

Collision Type	Number of Crashes	
	Total	Percent
Entering at angle	116	25.7%
Same direction rear end	94	20.8%
Fixed object	70	15.5%
Parked Car	65	14.4%
Opposite direction one left turn	35	7.7%
Same direction sideswipe	30	6.6%
Same direction - all others	14	3.1%
Bicycle/Pedestrian	7	1.5%
Opposite direction - all others	7	1.5%
Animal	6	1.3%
Head-on	4	0.9%
All others	4	0.9%
TOTAL	452	100%

Contributing Circumstance

Motor Vehicle 1 Contributing Circumstance	Number of Crashes	
	Total	Percent
Distractions/Inattention	105	23.2%
Did not grant ROW, Disregard Traffic Control	74	16.4%
Improper backing/turn/merge/U-turn	45	10.0%
Exceeding reasonable or posted speed	39	8.6%
Follow too closely	34	7.5%
Under Influence of Alcohol/Drugs	22	4.9%
Defective equipment	7	1.5%
Overcorrecting/oversteering	6	1.3%
Physically Impaired	2	0.4%
Other Circumstance not listed	47	10.4%
None/ no distraction	71	15.7%
TOTAL	452	100%

Accident History Summary Tables

PUBLIC OUTREACH
CONCEPT DESIGNS
BOND

Next Steps
and
Schedule



Thank you!

QUESTIONS?



- Event Name: Kenneth Rooks Field Day but I like the idea of creating a name based on College Place- “COlympics Place” or “The Colympics” or even “The Co-lympics”
- Event Purpose:
 - THIS YEAR: to celebrate our Olympian and the community/lifestyle that built him; to begin to develop community identity outside of academia; to build community pride through celebrating College Place!
 - Going forward: IF this was to become an annual event, the purpose would be to celebrate College Place’s culture of health and wellness in a fun and creative way that people of all lifestyles can participate in
- Target Audience: **LOCAL** families, adults, youth, adventure seekers, athletes and their communities, holistic medicine enthusiasts and those wanting to explore; also doubles as a shop local campaign.
- Prospective time of year: one full day in the Early Fall- Athen and I settled on October 10 or 11 but I think it’s critical to move the event to September if we want to capture the magic of the Olympics
- Possible activities:
 - A Parade down College Ave! School bands, teams, and clubs; local groups of fitness fanatics and veterans; service clubs and nonprofits
 - Gyms and other athletic groups doing semi-hourly programming in Kiwanis Park- yoga, Zumba, crossfit, tai chi, maybe some chair yoga or something suited to super seniors and people with physical disabilities (you don’t know this about me yet but I’m a big fan of all things accessibility). These groups can use this as a membership campaign for themselves too.
 - Mini Olympics or a track and field event in partnership with CPHS or the Booster Club
 - If not, perhaps just a soccer tournament to kick things off and big nod to our Latino population
 - 5k or 3k down Whitman St (streets will need to be closed; traffic might need to be directed)
 - Fake silver medals for participants!
 - A blow-up obstacle course in Kiwanis Park for people to use all day

- Additionally, in looking around at the businesses on College Ave and the overall culture of the community, I think we should consider doing an alternative medicine/health/beauty/overall wellness fair! I would love to get 10 or so businesses to vend with some sort of interactiveish display of their work- herbs laid out, a massage table, cups, crystal sound bowls, whatever acupuncturists and chiropractors might be able to bring. Some of them will be able to perform demonstrations or even work on a prospective patient at the event. The point of these specific types of vendors would be to show off the of alternative medicine options we have available- prioritizing College Place-based businesses- especially in lieu of the medical crisis we have. I would also love to see produce and flowers if we wanted to add an actual market component.
- Maybe ending in a fireworks show??? I would love to see a 5k/3k end in a glorious fireworks display- for this reason, I would have this be one of the finale activities
- If Kenneth Rooks CAN participate, we could have at the front of the parade! Have him lead the 5/3k, have Q&A sessions with him and autograph signings/photo ops, have him work people out in the park (I'll bet people would pay money to have him beat them up on the track and a nonprofit could use this as a fundraiser), feed him dinner and make him a zucchini carrot cake or something lol
- Budget: MEG will begin to develop a budget but the goal is under \$10K with a fireworks show. Having said that, I have no idea what the average costs of putting on an event here in this community is like, so I could be woefully underestimating. I'm also fairly sure that our corporate businesses in town would LOVE to provide financial support to celebrate an Olympian, and I believe I can fundraise adequately if needed.

City of College Place: Development Activity - October 2024

Project Name	Use	Location	Status	Lead Generated
Commercial/Industrial				
Jersey Mike's	Fast Food Restaurant	Meadowbrook	- Sept 2023 Another fast food sandwich tenant will go in space next to Chipotle. - Dec 2023 Awaiting building permit app. - May 2024 Getting building plan submittals. - June 2024 Filed Sign Permit. - October 2024 Aiming for Thanksgiving opening.	ICSC Las Vegas
WalMart	BigBox	Meadowbrook	- July 2024 Filed permits to repave parking lot, renovate store, and do generate site improvements. - September 2024 Renovations in process. - October 2024 Parking lot repaved. Addition for grocery pickup.	Walmart
Project Tom	Car Wash	Meadowbrook	- June 2024 Interested in Meadowbrook sites. - August 2024 Pursuing option argreement for a site. - Oct 2024 No Update.	ICSC Las Vegas
Project Murph	Gas Station	Meadowbrook	- June 2024 Interested in establishing gas station in outlot of Walmart. - August 2024 Getting permission from corporate. - Oct 2024 Will likely move forward after Walmart renovation elements are complete.	ICSC Las Vegas

Project Palouse	Commercial Developer	South College Avenue	- June 2024 Interested in partnering with Lakeside and buying properties along South College (south of Mojonner) - October 2024 Continuing due diligence.	ICSC Las Vegas
Project Cobble	Hotel	Whitman & Myra	- November 2023 Hotelier working out development agreement with property owner. Still trying to hammer out road access. - February 2024 Still working out development agreement. - May 2024 Purchase and Sale agreement in place. Dependent upon roundabout. - September 2024 Gave them new Hotel Study. Going after TIB roundabout grant. - October 2024 Awaiting announcement from TIB about roundabout grant.	ICSC Las Vegas
Project Hammer	Big Box Hardware	South College Avenue	- June 2024 Big Box hardware store interested in serving area. -October 2024 Doing due diligence on a site.	ICSC Las Vegas
Project Bullseye	Big Box	Whitman & Myra	- March 2024 Option agreement exists. - September 2024 Tied to project Cobble and its success. - October 2024 No Update	ICSC Las Vegas

Project OPH	Breakfast Restaurant	Whitman & Myra	November 2023 Option for breakfast restaurant. Dependent upon hotel. -March 2024 Signed agreement based on hotel coming in adjacent. -October 2024 Tied to Project Cobble.	Property Owner.
Project FH	Sandwich Fast Food	Whitman & Myra	-October 2024 Negotiating option agreement with land owner.	Property Owner.
Project DE	Brunch Restaurant	Meadowbrook	- June 2024 Interested in serving market. - September 2024 Doing site evaluations. - October 2024 Awaiting Myra porkchop removal before making offer.	ICSC Las Vegas
Project Y	Grocer	Whitman & Myra	December 2023 Option for regional grocer at play. - June 2024 Is going to Board of Company for site approval. - October 2024 On back burner for now. Operator is trying to sell store up in Spokane area and use funds to do new store here. In	Cold Call
Project MP	Hotel	Meadowbrook	- August 2024 Doing due diligence. - October 2024 Getting together investors.	ICSC Las Vegas

Project FM	Medium sized grocery and general merchandise store.	College Avenue, across from College Place High School.	- June 2024 Continue monitoring progress of Lakeside development before making decision. - September 2024 Evaluating property near SR 125 and College.	ICSC Las Vegas
Project Flight	Aerospace	Martin Airfield	- Nov 2023 Project is now annexed into the City. Working with property owner on future planning. - Dec 2023 No Update. - August 2024 Working with developer via State CERB Grant for infrastructure planning. - October 2024 Aiming to have study completed by end of year.	Property owner.
Project Lawn	Lawncare	Commercial Drive	- August 2024 Headquarters for a small lawn care business. Working through submission issues with site engineer. - October 2024 Going through last markups.	Property owner.
Residential				
Homestead Subdivision Phase 3C, 3D, and 3E.	Residential subdivision constructed by Hayden Homes.	Homestead and Doans Street south of Fourth Street.	- - Dec 2022 Wise size development got moved to next Spring. - Oct 2024 Will start to develop wise size once done with Avery Estates in WW.	Hayden Homes has owned property for the last decade.
Dawson Cottages	6 cottages	Birch between 4th and 6th	- June 2024 Developing cottages. - August 2024 Still building out cottages. - October 2024 Near completion.	Ben Dawson

NW Residential	20 Apartments	SW Oakwood Pl off of SW 6th	- June 2024 Going through entitlement process. - July 2024 Company decided to buy eight homes on market in town to rehab and will be putting site with plans up for sale. - October 2024 Now group is looking at reengaging on development likely early next year.	NW Residential Properties
Villages at Fort Walla Walla	180 multi-family apartment units.	South side of Whitman Drive/Deccion intersection.	- Jan 2019 Plan submittal is being reviewed by development staff. Spring 2019 construction. - Nov 2022 Revizing development plans. Likely will develop in 2023. - June 2024 Getting last minute additional financing to make reality. - September 2024 - Under deadline by end of September to get something out of the ground to fall in old building codes. - October 2024 Purchased permitting for first structure.	Port of Walla Walla was approached by Farran Group about property and was directed to Bob Price and the City.

Sirmon Development	Multi-family apartments.	942 NE Spitzenburg St	- Jan 2019 Plan submittal is being reviewed by development staff. - April 2021 Awaiting final engineering drawings. - Dec 2022 Project appears to be on ice for now. Tad asked about vesting rights. - Feb 2024 Talked to developer. Expecting dirt to be turned this year. -August 2024 Buildings are being built. - October 2024 In Construction.	Property owner.
Lakeside/College Holdings Development	Single & Multi-Family	197 Mojonnier Rd	-August 2024 Expecting Master Planned Development application is planned for July 2024. Engineering on East-West Rd has started. - September 2024 Master Planned Development Application filed. Staff reviewing. - October 2024 Master Planned Development Application deemed incomplete. Asked for additional info.	Property owner.

Villages at Garrison Creek Phase 11 and 13	Single Family	Villages at Garrison Creek development.	- December 2021 Received submittal for 72 lot single family in vacant middle donut hole to finish up development. - Sept 2023 Engineer for developer is working on site issues. - Dec 2023 Expecting infrastructure to go in soon. - May 2024 Infrastructure being installed. -October 2024 Still working on site infrastructure.	Property developer.
Deer Meadows Subdivision	Townhome	SW 12th	- December 2021 Developer Jeff Kelly out of Tri Cities is planning townhomes for site purchased from Marc Maiuri - Sept 2022 SEPA out now. 13 lot subdivision proposed by Jeff Kelly out of Pasco. - October 2022 Hearing Examiner meeting held. - December 2022 Going through final entitlements. - February 2023 Planning for a Summer start. - May 2024 Have turned in plans for grading permits. - October 2024 No Update.	Developer

Martin Airfield/Tarrgon Development	Airfield Update, Flex Facilities, Residential	West Whitman Drive	- Feb 2024 Project is now annexed into the City. Working with property owner on future planning. - May 2024 Martin Airfield study is starting. - July 2024 Working with City on area study. Also, Tarragon bought Hinshaw Ranch property. - October 2024 Working with City on Airfield area study.	Developer
Project Dairy	Residential	West Whitman Drive	- August 2024 Discussions with land owner about possible inclusion into UGA next time it opens for residential.	Land Owner
Project Sod	Residential	Wallua Avenue	- August 2024 Property owners wants to do affordable housing. Wants into UGA next time it opens up.	Land Owner

Salerno Estates	Single Family Homes	359 SW 12th	- May 2023 Had public comment period for this development. 8 homes on approximately half acres. Reviewing comments and finalizing conditions of approval. - June 2023 Site plans approved. Past appeal period. - Dec 2023 Working with developer on issues. - Feb 2024 Infrastructure plans getting turned in. - March 2024 Expecting construction to start soon. - May 2024 Working on site utilities. - August 2024 Working on area utilities. - October 2024 Continuing development.	Developer
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