



Economic Development Commission

Engineering Conference Room
187 SE Court Street, Dallas, OR
January 25, 2024 at 12:00 pm

1 **ROLL CALL**

2 Members Present: Chair, Rita Grady; Vice Chair, Peter Cairns; Bob Tucker; Craig Pope; Brian Dalton; Erik
3 Andersson; and Jim Bauer
4 Staff present: Economic and Community Development Director, Charlie Mitchell; Economic Development
5 Specialist, Tyler Ferrari; and Recording Secretary, Benjamin Curry
6

7 **ELECTION OF OFFICERS**

8 Mr. Pope made a motion to maintain the current slate of officers. Mr. Bauer seconded the motion. The motion
9 passed unanimously. Ms. Grady will continue as Chair and Mr. Cairns will continue as Vice Chair.
10

11 **MINUTES**

12 Ms. Grady, presiding, opened the meeting at 12:01 p.m. and presented the minutes dated July 25, 2023.
13 Mr. Dalton motioned to approve the minutes as written. Mr. Pope seconded the motion. The minutes were
14 approved unanimously as written.
15

16 **STAFF REPORTS**

17 Economic & Community Development High-level Updates:

18 Mr. Mitchell read from the staff report and provided high level updates on the following topics:

- 19
- 20 • Addressing the Commercial Lands deficit in Dallas
 - 21 • Transportation Growth Management (TGM) project for Mill-Site redevelopment
 - 22 • Downtown Urban Renewal Revitalization Efforts
 - 23 • 791 Main Street bank project update and walkthrough.
 - 24 ○ Mr. Dalton spoke on soliciting support from the National Guard and offered to be the liaison
 - 25 • Dallas Business Inventory (DBI)
 - 26 ○ Mr. Bauer asked about the structure of the information collected in the DBI and current
 - 27 enrollment. Mr. Ferrari shared an update on current enrollment numbers, data integrity, and
 - 28 an estimate of the share of commercial owners. He also shared how the database has been
 - 29 utilized for projects regarding vendors, sponsorships, grants, and workshops.
 - 30 • Current initiatives and programs for attracting and supporting businesses
 - 31 • New short term rental guide

32 **SURVEY SUMMARY DISCUSSION**

- 33 a. Mr. Ferrari provided a presentation summarizing the National Community Survey that was conducted,
34 and discussed the context, themes present, and broader trends and facilitated a Q/A. Mr. Pope asked
35 about sample size of the survey and requested any additional information be sent along by staff to the
36 commission. Mr. Dalton spoke on his analysis of the survey results which he presented to the
37 commission in a prior meeting and recommended taking the results as a challenge while also framing
38 the answers in the broader context of institutional distrust. The commission discussed the strengths
39 and opportunities of Dallas as a city and how to facilitate the type of economic environment that

40 attracts and maintains new businesses. They discussed the political and demographic makeup of the
41 city and requested that staff provide a summary of a breakdown of the socioeconomic data of Dallas.
42 b. Mr. Ferrari provided a presentation on the 791 Main Street bank project survey results and opened the
43 discussion to Q/A. Mr. Bauer asked about the downtown code restrictions on building height in
44 commercial districts. Ms. Grady shared some of the challenges Polk Community Development
45 Corporation experienced in designing the current proposed project on Washington Street which
46 initially included 5 stories. The commission talked about example architecture from different cities and
47 the importance of maintaining Dallas' historic look & feel and discussed temporary uses for the site.
48 Mr. Bauer inquired about potential sources of funding.

49

50 **ADJOURNMENT**

51 Ms. Grady adjourned the meeting at 1:05 PM.

52 Next meeting March 28, 2024