



**POWELL DEVELOPMENT CORPORATION
SPECIAL MEETING MINUTES
April 17, 2023**

CALL TO ORDER/ROLL CALL

Chairman Jim Hrivnak called the April 17, 2023, Powell Development Corporation Special Meeting to order at 7:00 p.m. Members in attendance included Nicole Scott, Jim Hrivnak, and Ryan Herchenroether. Also, in attendance were Nancy Stanfill, Accountant, and Jeffrey Tyler, Assistant City Manager/Community Development Director. Chairman Hrivnak stated the purpose of this "Special Meeting" was to review the draft of the Economic Development Strategy prepared by Camoin Associates.

Chairman Hrivnak turned the floor over to Alex Tranmer and Jordan Hensley of Camoin Associates to give their presentation of the City of Powell's Development Strategy.

Alex Tranmer began by speaking of edits of the draft. She stated the terminology around the strategy by incorporating residential rather than retail essentially. She added the flexibility would be added to the language of the strategy. She spoke of Goal Areas, which captures the major themes and subjects involved in Powell's economic development. She spoke of Strategy, which describes the actions to achieve Powell's economic development vision. Also, she spoke of Priority Action, which describes the next steps for the City in each strategy.

Jordan Hensley spoke of the initial draft not having the development and redevelopment resources available, and now they have been included. It was discussed to add an appendix showing the development and redevelopment partners.

Ms. Tranmer spoke of the Resources/Priority section and stated it was broken down to immediate, high or medium, which clearly shows where the priorities are.

Chairman Hrivnak stated there was no initial economic development strategy or plan. He is thankful doing the job a piece at a time and having a lot of tools to work with. He also stated there needs to be someone fulltime to work together under the direction of the Powell Development Cooperation. Further, he stated all of this information needs to be on the website for everyone to see.

Board Member Scott stated there was great content and an easy read. She spoke of socialization of this document to City Council, the community and wanted to know the plan.

Assistant City Manager/Economic Development Director Tyler advised it was previously discussed to hold the next Powell Development Corporation Meeting, inviting City Council to review the final Economic Development Strategy prepared by Camoin Associates. Although it is

a public meeting, he doesn't feel there will be a lot of public present. Continuing, he stated the following day, the document would be presented at the Downtown Business Roundtable meeting. He stated he was hopeful after April 26, 2023, this strategy goes into action.

Discussion transpired of hiring a fulltime dedicated economic development employee with the City who can devote a portion of their time to support the Powell Development Corporation, and how to get this accomplished. It was also agreed this position should be included in the Powell Development Corporation Short Term Timeline (0-2 years).

Ms. Tranmer stated an idea of putting language in the document regarding the PDC in partnership with the City of Powell, and including the execution of the strategy itself.

Chairman Hrivnak stated a mission statement was previously discussed, not yet completed, but feels it is very close.

Ms. Tranmer spoke about core responsibilities of the Powell Development Corporation, setting the strategic direction of the Powell Development Corporation, allocate funds and resources, manage assets and help advise the new economic development staff person. She stated these core responsibilities could be referred to as the Powell Development Corporation Mission Statement.

Assistant City Manager/Economic Development Director Tyler gave his recommendation once this strategy is presented, the Powell Development Corporation would be driving the next steps. It does not necessarily happen through City Council, it is the PDC. Also, the PDC would have to acknowledge, that the City process needs to be completed. Once the strategy is established and the Powell Development Corporation requests their needs for an employee, for example, there is an opportunity they will respond to that. At that point, there is a relationship between the two partners. He also feels this should drive the funding policy for the Powell Development Corporation.

Ms. Tranmer stated they would be putting the slides together for the presentation later in the week and would provide them for review.

FUTURE BUSINESS

Next scheduled Powell Development Corporation Meeting – April 25, 2023, at 7:00 p.m.

ADJOURNMENT

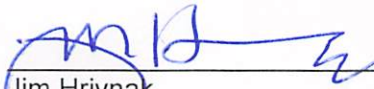
Chairman Hrivnak moved to adjourn. Brian Lorenz seconded the motion.

VOTE: Y 5 N 0 (None) AB 0 (None)

Motion to adjourn was passed with a vote of 5-0-0.

Meeting adjourned at 8:05 p.m.


MINUTES APPROVED: APRIL 25, 2023



Jim Hrivnak,
Chair

4-25-23

Date



Amy Deere,
City Clerk

4-27-23

Date

