



ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING - MAY 2024

Wednesday, May 01, 2024 at 6:30 PM
Sandy City Hall and via Zoom

MINUTES

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/84478986791>

Or by phone: (253) 215-8782; Meeting ID: 84478986791

ROLL CALL

1. Mayor Pulliam has stepped down from the EDAB and has selected Councilor Walker to fill his seat.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

2. Approval of Minutes - February 2024

Motion: Wegener Second: Brache

Yea: Pietzold, Wegener, Brache, Ferguson, Schwartz

Abstain: Walker, Wipper, Smallwood

ROUNDTABLE DISCUSSION

3. Shout outs: Updates from Board members

Wipper: Summer camps are live for booking and filling up fast, camps will be held during 2nd half of June, most of July → Wegener: PC is forwarding recommendation to Council for

updates to moratorium; also approved updates to sign code → Ferguson: happy to report that Clackamas Co. is still offering rent assistance for eviction protections → Walker: update on sky cam project for Jonsrud, working with KGW; drone footage of skate park/pump track on Instagram; response was overwhelmingly positive →

EC DEV OFFICE UPDATES

4. Staff will provide a PowerPoint presentation updating current projects relating to commercial development in Sandy.

Staff liaison presents on current development projects around Sandy → grant projects: Sandbar BBQ is complete; Sandy Underground is in process & due to be done this fall; Scooter's is gathering bids → Code enforcement actions: Lumberyard building has made great progress; details of Sandy Marketplace improvements and what is left (paint job?) → general development: 38888 Pioneer is moving slowly but it's coming along; 38756 Pioneer has had a couple of people look at it in the last 3 months; 2 new tenants coming to Sandy Marketplace this summer; upgrades to the "New Orleans" building on Proctor → Cedar Park: demos are done, construction is underway, renderings of playground, skate park & pump track shown → Strategic plan work: retail market report will be done soon; staff has a conversation going with an urgent care facility looking at the Shuler Building; info on signage upgrades around downtown

NEW BUSINESS

5. Chris Blakney and Nicole Underwood of ECONorthwest will provide a status update on the progress of the retail market report they are currently under contract to develop on behalf of the City.

Chris Blakney presents "Sandy Retail Strategy Update" → using two centralized commercial locations as the community base (Fred Meyer power center; downtown corridor); definition of "primary trade area" → Placer.ai data used to capture cell phone data to show where shoppers are coming from (FM = 76% Sandy residents, downtown = 68% Sandy residents) → trade area = 15 minutes drive time from Sandy + US26 corridor up to Villages → Demographic snapshot: Sandy growing faster than region (1.6% annually to 1.0%), larger avg household size, more households with children (71% to 62% for Portland metro), much higher home ownership (76% to 62%) → Household income: almost identical to Portland metro; 45% of households in trade area take in more than \$100K → Employment: 44% of daytime population are people commuting in for work but don't live in Sandy → consumer spending habits: Sandy trade area residents have higher incomes, more disposable income, spend on home improvement and outdoor activities → Market tapestry: definition of psychographic data; folks that live here are older, have more family members, more price conscious → Real estate (commercial): extremely low vacancy rates (>1%), commercial rents are not changing and may be slightly declining, pent up demand for higher quality properties, probably due to very little new commercial construction → Case study communities: Sisters, Madras, Hood River → Pietzold: Are you incorporating leakage from Amazon and other non-store retailers? (Yes) → Questions from the Board → Smallwood: Is there an area of town where rents are dropping? Blakney: Rents staying stable or dropping everywhere likely due to longer term tenants with less turnover and lack of new construction → Pietzold: surprised by lack of people from the

Villages coming to Sandy; Blakney: this is probably because Welches, Gov'y, Brightwood, Wemme, Rhody are looked at as individual areas; if looked at in aggregate, Villages would probably be higher up on the list.

ADJOURN

8:00 PM

Chair – Jeremy Pietzold

DRAFT