

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Southwest Idaho, Region III

2009—2014

*Economic Development is a
comprehensive, coordinated, regional effort.*



SOUTHWEST IDAHO
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

2009-2014

PREPARED BY
Sage Community Resources (Sage)

With Financial Assistance from
The Economic Development Administration
U.S. Department of Commerce

Under Provisions of
EDA Grant No. 07-83-06190

Counties Served by Sage:
Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley & Washington

Sage Community Resources
Overall Economic Development Plan Report

Adoption Resolution

WHEREAS, as part of its strategic planning program for the Economic Development District, Sage Community Resources (the "Association") in conjunction with its Comprehensive Economic Development Strategy Committee (the "Committee") are responsible for planning and coordinating economic development activities throughout the district with the goal of stimulating new private and public investments to create employment and growth opportunities; and

WHEREAS, the Association and Committee are organized in accordance with Federal requirements to the Economic Development Administration to broadly represent the economic development district area including representation of local government, business, and other community interests; and

WHEREAS, the Committee and Association have prepared its Annual Comprehensive Economic Development Strategy Statement as a guide for economic development activities; and

THEREFORE, BE IT RESOLVED that Sage Community Resources and their Committee does hereby adopt the Comprehensive Economic Development Strategy Statement and Year 2009-14 Annual Report to the Sage District.

ADOPTED THIS 2 DAY OF April, 2009:



Diana Thomas, Board Chair



Bryan Wewers, Chair
Economic Development

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Introduction

The 2009-2014 Comprehensive Economic Development Strategy (CEDS) for Idaho’s Region III Economic Development District presents the economic development conditions, programs, strategies and priority projects for the region. The **Service Area** for IDA-ORE Planning and Development Association (dba Sage Community Resources) is the ten counties of southwest Idaho: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, and Washington.

The CEDS is an active planning tool and thus includes an important monitoring and implementation component. Cities and counties provide Sage with their priority project lists annually. Sage uses these lists, feedback from regional partners, and related economic development and planning documents to create the “Barriers and Needs” section of the CEDS: What are the biggest barriers to economic development in the region; and what do we need to overcome them? In turn, the “Barriers and Needs” dictate Region III’s Goals, Objectives and Strategies. Goals and objectives are established to overcome Region III barriers. Needs are broken down into more detailed strategies that can be employed to meet our goals and objectives. The “Monitoring and Implementation” section tracks the number of projects, programs, initiatives and partnerships each county (and the cities within) is supporting to overcome barriers, meet needs and fulfill the goals and objectives of the CEDS.

All activities of the CEDS for southwest Idaho strive to:

- Be market-based and results driven;
- Have strong organizational leadership;
- Advance productivity, innovation, and entrepreneurship;
- Look beyond the immediate economic horizon;
- Anticipate economic change;
- Diversify the local and regional economy; and
- Demonstrate a high degree of commitment (through resource partnerships).

ECONOMIC DIVERSIFICATION CATEGORIES	
<ul style="list-style-type: none">- Value-Added Agriculture- Value- Added Forest Products- Value-Added Mining- Business Retention &Expansion- Plugging Retail Leakage / Import Substitution- Business Recruitment- Entrepreneurship Development- Local/ Regional Tourism	<ul style="list-style-type: none">- Pass- Through Visitor Services- Culture/Arts/ Historic Center- Transportation Hub/Warehousing- Attracting Retirees- Attracting Lone Eagles- Telecommunications Business- Environmental Restoration- Health Care- Attracting/Retaining Government Offices

The complete 2009-2014 CEDS is also available online at <http://www.sageidaho.com>.

GOALS, OBJECTIVES & STRATEGIES

Goal I: Economic Development

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development, and business expansion and retention, which strengthen, broaden and diversify the regional economic base.

Objective I.A: Economic Adjustment Strategies

The cities and counties that have suffered a major blow to their economic base or have experienced on-going out migration, continued high unemployment, and/or per capita income levels significantly lower than the state and national average will be revitalized through compatible development strategies.

- Strategy I.A.1:** Anticipate, monitor and analyze significant natural resource utilization trends and economic dislocations in the region attendant to mill closures, land use policy shifts, transportation bypasses, and significant increases in utility costs and/or availability.
- Strategy I.A.2:** Support the development of resource-related industries that utilize available resources and existing infrastructure.
- Strategy I.A.3:** Encourage natural resource industries to utilize unused or underutilized material from natural resource lands.
- Strategy I.A.4:** Reverse disinvestment in rural areas of the District by assisting with commercial district revitalization programs.
- Strategy I.A.5:** Increase the availability of full-service industrial & business parks at locations appropriate for attracting growth.
- Strategy I.A.6:** Understand and promote activities that adopt the use of new or innovative technology to enhance the competitive position for new or emerging business development.
- Strategy I.A.7:** Encourage the formation of sub-regional economic development corridors.

Objective I.B: Business Development

Viable businesses are retained and expanded, resulting in increased jobs, capital investment, and wealth retention.

- Strategy I.B.1:** Support local, sub-regional, and regional Economic Development professionals and organizations with a focus on business recruitment, retention, and expansion.
- Strategy I.B.2:** Support entrepreneurial, community development banking and financial literacy training.
- Strategy I.B.3:** Promote minority business enterprises (MBE) and women business enterprises (WBE).

- Strategy I.B.4:** Coordinate with financial institutions to share in rural business ventures.
- Strategy I.B.5:** Pursue local and county level industrial development through support of local initiatives and in partnership with other state development programs.
- Strategy I.B.6:** Facilitate Reuse Idaho Brownfields redevelopment and investment initiatives.

Objective I.C: Workforce Networking

Promote Southwest Idaho workers as being well educated and trained for the existing and future jobs in the region.

- Strategy I.C.1:** Promote training opportunities.
- Strategy I.C.2:** Promote education programs in regional education institutions that prepare students for jobs in the region.
- Strategy I.C.3:** Align industry needs with training and education programs in the region.

Objective I.D: Regional Collaboration

Comprehensive, regional economic planning will be integrated with sub-regional and local planning efforts to increase economic opportunities and the quality of life for residents of southwest Idaho.

- Strategy I.D.1:** Nurture cross-jurisdictional, sub-regional and regional investment and development partnerships between public and private entities.
- Strategy I.D.2:** Promote large-scale public works projects that require significant investment and a district-wide impact such as telecommunications, alternative fuel production, and regional infrastructure projects such as wastewater treatment facilities and regional transportation projects.

Objective I.E.1: Affordable Housing

Provide housing options for all income levels to ensure that the workers of the region can live near employment centers.

- Strategy I.E.1:** Create a housing stock that reflects the employment opportunities in the region.
- Strategy I.E.2:** Provide all income levels with attainable housing options in the region.

Goal II: Community Development

Ensure communities have the personnel and tools they need to plan for the future and to know and exercise their options when designing and implementing their development strategies.

Objective II.A: Local Capacity Building

Ensure local staff, volunteers, and elected officials are equipped with the knowledge to effectively solicit, implement, and monitor healthy growth and development in their communities.

- Strategy II.A.1:** Encourage staff, volunteers, and elected officials to participate in leadership training programs such as the Idaho Rural Development Council's Leadership training and the Northwest Community Development Institute
- Strategy II.A.2:** Support new local positions to assess economic and community development barriers and needs.
- Strategy II.A.3:** Support new local positions for focused economic and community development work.
- Strategy II.A.4:** Create and maintain a development resource document to aid local staff and officials.
- Strategy II.A.5:** Encourage community participation in strategic planning sessions and public meetings.

Objective II.B: Infrastructure Development

Ensure that communities in southwest Idaho have a sustainable public infrastructure, sufficient to accommodate healthy economic development and investment.

- Strategy II.B.1:** Encourage the development of an integrated transportation infrastructure that expedites the movement of people and goods to, through, and out of southwest Idaho.
- Strategy II.B.2:** Facilitate construction and/or reconstruction of new and existing sewer and water systems to enhance economic competitiveness and quality of life.

Strategy II.B.3: Support efforts for southwest Idaho communities, businesses, and residents to have sufficient access to communication and information infrastructure.

Strategy II.B.4: Promote energy efficiency and renewable energy sources throughout southwest Idaho.

Strategy II.B.5: Accommodate additions and improvements to electrical utility facilities that enhance the capacity and reliability of regional resources, particularly when multi-jurisdictional benefits within the region can be achieved.

Strategy II.B.6: Encourage communication between communities and electric service providers to develop plans for energy services and public utility facilities that meet the long-term energy and utility needs of the region.

Objective II.C: Community & Regional Planning

Strengthen local, sub-regional, and regional plans by ensuring they have long-term visions and implementable action steps, which are comprehensive in nature and are the product of a coordinated, participatory decision-making process.

Strategy II.C.1: Facilitate Comprehensive Plan updates, the drafting and revision of ordinances, and the implementation of proactive planning tools.

Strategy II.C.2: Integrate visual planning tools and Geographic Information Systems technology into local, sub-regional, and regional planning processes

Goal III: Organizational Development

Sage Community Resources, through a fully engaged Board of Directors, a productive and capable staff, and involved partners, provides our region with proactive economic development and planning tools that meet the current and future needs of Southwest Idaho.

Objective III.A: Coordination & Communication

The Business & Community development Department at Sage should continue to engage an extensive network of partners in ongoing communications about the state of the region and the organization's current and potential projects and programs.

Strategy III.A.1: Increase and broaden communications between Sage, member communities, member counties, partner organizations, academic institutions, private business, government entities, and the general public to build understanding about the region and its economy.

Objective III.B: Monitoring & Evaluation

Sage and an engaged CEDS Committee will use the CEDS as an action plan for regional economic health by monitoring and evaluating benchmarks and progress.

Strategy III.B.1: Use project evaluation techniques to identify how well programs reduce economic disparities between rural and metropolitan centers.

Strategy III.B.2: Review development finance operating plans regularly to adjust to changing market conditions while setting a goal of lending up to 100% of funding available.

Strategy III.B.3: Develop and implement appropriate tools to collect, analyze, and monitor economic development data.

Strategy III.B.4: Effectively visualize trends analysis and growth projections utilizing CEDS data.

SAGE MULTI-FACETED APPROACH

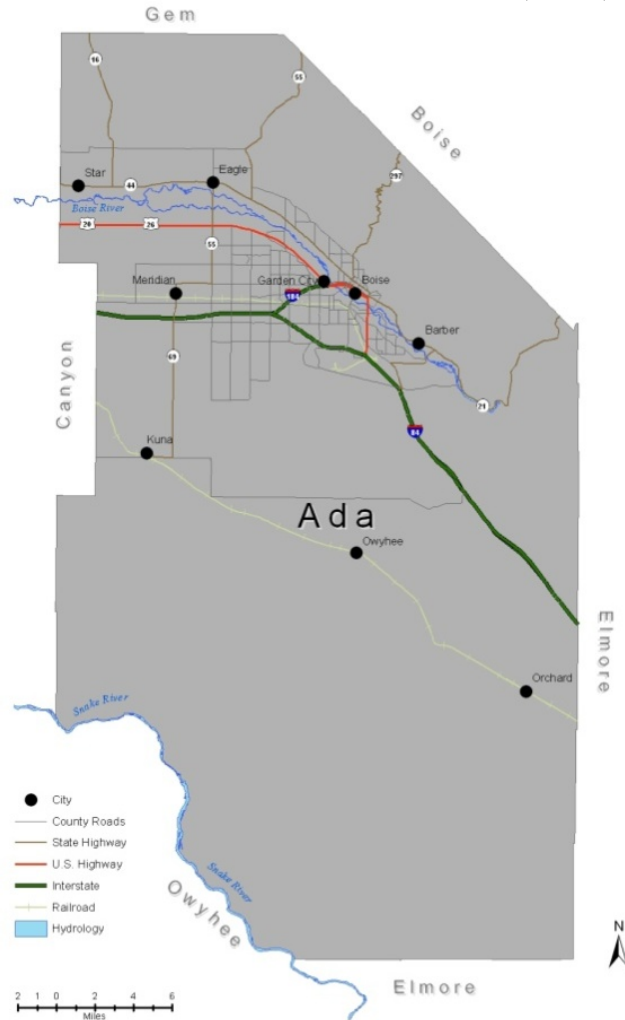
- Economic Adjustment Strategies
- Business Development
- Workforce Networking
- Regional Collaboration
- Local Capacity Building
- Infrastructure Development
- Community & Regional Planning
- Organizational Efficiency & Effectiveness
- Coordination & Communication
- Monitoring & Evaluation

COUNTY PROFILES & PROJECT LISTS

County Economic Profiles

Ada County

Ada County is the seventh largest county in the region with 1,055 square miles of land area. 62.7% of the land is privately owned. Its population is 93.2% urban and has a density of 340.4 people per square mile. Since 1980, the county's population has grown by 107.4%. (2006)



Selected Economic Indicators for Ada County, Idaho					
	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	359,035	1	Per Capita Income (2006)	\$40,445	1
Growth % since 1990	74.48%	3	Median Household Income (1999)	\$46,140	1
Households (2000)	113,408	1	Poverty Rate (2004)	9.1%	1
Labor force (Nov. 2008)	196,220	1	H.S. Diploma or More (2000)	90.8%	1
Unemployment Rate	5.1%	8	Bachelor's Degree or More (2000)	31.2%	1

Sources:

- <http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>
- <http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfiles/tabid/698/Default.aspx>
- <http://factfinder.census.gov>

City of Boise

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Boise Redevelopment District Brownfield Program	EPA, Local	I.B.6	\$200,000	N/A	II	

City of Eagle

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Water Extension and West Side Reservoir	Local, Private	II.B.2	\$3 million	TBD	I	
Eagle-Star Technology Corridor	RCBG, Private, Municipal In-kind		\$1.2 million	21	I	
Water and Wastewater Extension (LMI Neighborhood)	ICDBG, Local	II.B.2	TBD	N/A	II	
Downtown Signage-Directional/Parking	Local, Private	II.B.1	\$5,000	N/A	III	
Wastewater Extension / Collection System & Pump Station	Local, Private	II.B.2	\$3.5 million	TBD		
Eagle-Star Technology Corridor	RCBG, Private, Municipal In-kind		\$1.2 million	21	I	

City of Garden City

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
City Facility Upgrade	Local, Private	I.D.2	TBD	TBD	II	

Downtown Revitalization	ICDBG, Local	I.A.4	\$2 Million	20-80	II	
Cityscape Improvements	ICDBG, Local	I.A.4	\$500,000	50-60	II	
Public Services Center Expansion Project	ICDBG, Local, Private		\$200,000	Unknown	II	
Wastewater Upgrade	EDA, ICDBG, Local	I.D.2, II.B.2	\$600,000 Phase 1 & 2	N/A	II	
Affordable Housing Plan	TBD	I.E.1, II.C.1	TBD	N/A	II	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL/OBJECTIVE/STRATEGY				
Urban Renewal District		I.A.4				
Chamber of Commerce		I.B.1				
Public Arts Commission		I.A.4				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
Treasure Valley Partnership		I.D.1, II.A.5				
Boise Valley Economic Partnership		I.A.1, I.B.1, I.C.1, II.A.5				
Blueprint for Good Growth		I.D.1, II.C.1, II.C.2				
COMPREHENSIVE PLAN						
Plan & Future Land Use Map updated in July, 2006.						

City of Kuna

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Revitalization: Parking, Sidewalks, Lighting	ICDBG, Local	I.A.4	TBD	TBD	I	
Downtown Core Area: Convert Gravity Flow to Pressurized Irrigation	Local, USDA	II.B.2	TBD	N/A	II	

City of Meridian

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Meridian's Promise	Private, City of Meridian	I.B.1, II.A.5, II.C.1	\$25,000	TBD	I	
East 3rd Street Connection Study	City of Meridian, Meridian Dev. Corp., ACHD	II.B.1	\$60,000	TBD	I	
Streetscape Improvement: Main/Idaho Streets, Phase 1	Meridian Dev. Corp.	I.A.4, II.B.1	\$300,000	TBD	I	
City of Meridian Public Art Project	City of Meridian, Idaho Commission of the Arts, Private	II.C.1	\$32,000	TBD	I	
Business Enterprise Corridors Planning & Marketing	Public, Private	I.A.7	\$20,000	TBD	I	
Gateway Landscaping, Phase 1	Public	I.A.4	\$500,000	TBD	I	
City Hall Plaza	City of Meridian		\$500,000	TBD	I	
Community Development Block Grant	HUD		\$230,544	TBD	I	

Downtown Surface Parking, Phase 1	Meridian Dev. Corp., Private	I.A.4, II.B.1	\$500,000	TBD	I	
Water Reservoir (Ground Level Storage Tank)	Local, Private	I.D.1, II.B.2	\$4.5 million	TBD	II	
Downtown Surface Parking	Meridian Dev. Corp.	I.A.4, II.B.1	\$500,000	TBD	III	

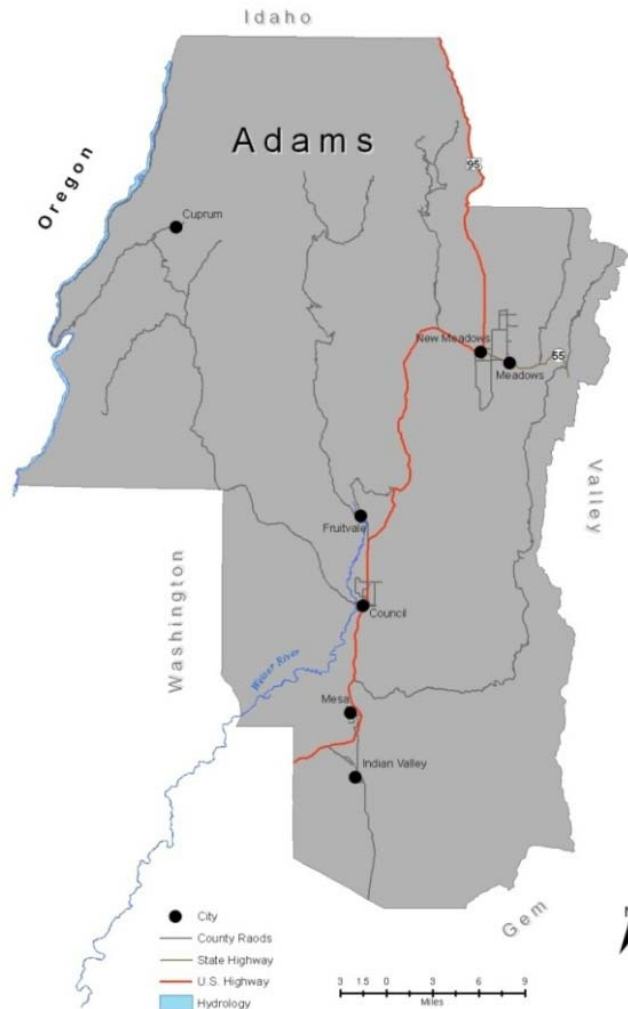
City of Star

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Revitalization / Connectivity/Parking/ Sidewalks / Lighting / Landscape	ITD, Ada County Highway	I.A.4, II.B.1	\$500,000	TBD	I	
Gateway Improvement: Gateway Sign	City of Star	I.A.4	\$100,000	TBD	I	
Master Plan	City of Star	II.C.1	\$25,000	TBD	I	
New Water Tank	Star Sewer & Water District	II.B.2	\$2.5 million	TBD	I	
Riverwalk	City of Star		\$40,000	TBD	I	
Park Restroom Facility	City of Star		\$45,000	TBD	I	
Wastewater Improvement: New Head Works	Star Sewer & Water District	II.B.2	\$400,000	TBD	I	
Eagle-Star Technology Corridor	RCBG, Private, Municipal In-kind	I.A.5	\$1.2 million	21	I	
Building Expansion	Star Sewer & Water District		\$300,000	TBD	III	

County Economic Profiles

Adams County

Adams County is the sixth largest county in the region with 1,364 square miles of land area. 69.2% of the land is publicly owned. Its population is 100% rural with density of 2.6 people per square mile. Since 1980, the county's population has grown by 4.1%. (2006)



Selected Economic Indicators for Adams County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	3,485	10	Per Capita Income (2006)	\$28,358	3
Growth % since 1990	7.09%	10	Median Household Income (1999)	\$28,423	9
Households (2000)	1,421	10	Poverty Rate (2004)	11.9%	6
Labor force (Nov. 2008)	1,954	10	H.S. Diploma or More (2000)	80.8%	5
Unemployment Rate	11.4%	1	Bachelor's Degree or More (2000)	14.9%	5

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfile/tabid/698/Default.aspx>

<http://factfinder.census.gov>

City of Council

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Council Business Park Expansion – Phase III	EDA, Gem Comm., Local, RCBG	I.A.5	\$489,000	50	I	
Council Downtown Revitalization	EDA, ICDBG, ITD, Local, USDA	1.A.4	\$3.5 million	75+	I	
Council Senior Center Remodel	ICDBG, Local		\$100,000	1-5	I	
RV Bathroom Facility	IDPR, Local		\$20,000	TBD	I	
Baseball Fields & Concession/ Bathroom Facility	Baseball America Fund, Land & Water Conservation Fund, Local		\$75,000	TBD	II	
US 95 Council Alternate Route	ITD	II.B.1	\$4.5 million	TBD	II	
Council Fire Station	EDA, ICDBG, ITD, Local		\$300,000	2-3	II	
Council Business Park Expansion – Phase IV	EDA, Gem Comm., Local, RCBG	I.A.5	\$500,000	50	III	
Old Courthouse Rehab & Reuse	EDA, ICDBG, Local		\$100,000	TBD	III	
Low-Income Affordable Housing	EDA, Local, USDA	I.E.2	TBD	TBD	III	
Council Cottage Industries Project	ED and training grants, EDA, historical and arts funding, local school district funds, RCBG, USDA	I.A.4, I.B.2, II.A.2, II.A.3	\$500,000	10+	III	
Brownfields Clean-up Sites	EDA, EPA, Local	I.B.6	TBD	10-20	III	

City of New Meadows

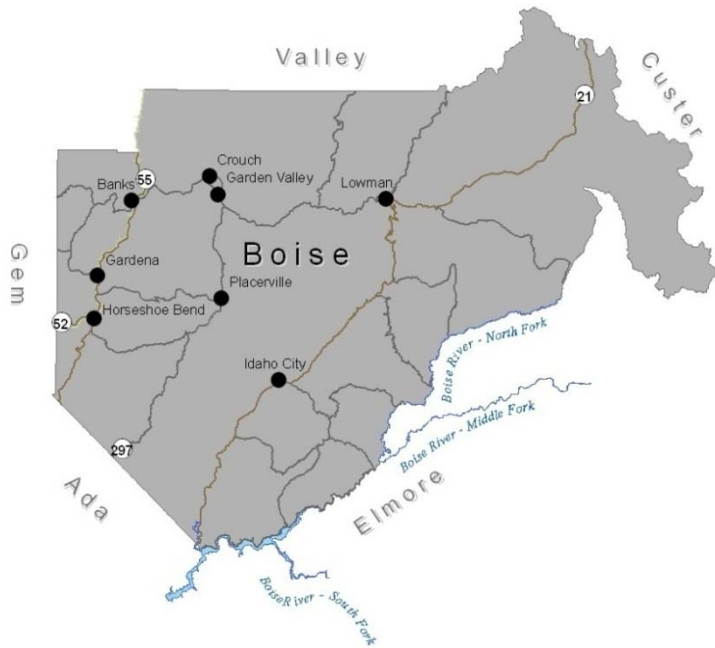
PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Dorsey Water Park Improvement Project	Meadows P. & R. Coalition, Donations, Idaho Parks & Recreation, City of New Meadows	II.B.2	\$143,500	TBD	I	
Industrial Park Building Space Expansion	RCBG, D & D Auto, New Meadows Industrial Park	I.A.5	\$280,000	TBD	I	
Sewer System Improvements: Phases I & II	Idaho RCBG, USDA-RD, New Meadows Water & Sewer	II.B.2	\$500,000	TBD	I	
Water System Improvements	Idaho RCBG, EDA, New Meadows Water & Sewer	II.B.2	\$1,236,000	TBD	I	
Pavement of City Streets	Idaho Transportation Local Roads, Idaho RCBG, USDA-RD	II.B.2	\$2,500,000	TBD	I	
Business Retention & Expansion Survey	Chamber of Commerce, Business Interest Group, City of New Meadows	I.A.1, I.A.4	TBD	TBD	I	
Depot Project: Rehab & Re-use	ICDBG, ITD Enhance, Local		\$750,000	TBD	I	
Business Retention & Expansion Survey	Volunteer	I.A.1, I.A.4	N/A	N/A	I	
Scenic Byway Enhancements	Idaho Department of Tourism	I.A.7, II.B.1	TBD	N/A	II	
Affordable, Self-Help Housing: Families & Seniors	HUD, IHFC, Local, Private	I.E.1, I.E.2	TBD	N/A	II	

Downtown Revitalization: Stormwater Collection & Treatment, Sidewalks	Idaho Transportation Rural Funds, Business Improvement District	I.A.4, II.B.2	\$1,750,000	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Economic Development Council		I.B.1				
Chamber of Commerce		I.B.1				
Valley/Adams Planning Partnership		I.A.1, I.B.1, I.D.1, II.A.5				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
COMPREHENSIVE PLAN						
Comprehensive Plan and Future Land Use Map update in August, 2005.						

County Economic Profiles

Boise County

Boise County is the fourth largest county in region with 1,902 square miles of land area. 81.3% of the land is publicly owned. Its population is 100% rural with a density of 4 people per square mile. Since 1980, the county's population has grown by 155.8%. (2006)



- City
- County Roads
- State Highway
- Railroad
- Hydrology



Selected Economic Indicators for Boise County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	7,641	9	Per Capita Income (2006)	\$27,287	4
Growth % since 1990	117.75%	1	Median Household Income (1999)	\$38,651	2
Households (2000)	2,616	9	Poverty Rate (2004)	9.9%	3
Labor force (Nov. 2008)	3,800	9	H.S. Diploma or More (2000)	86.3%	2
Unemployment Rate	7.2%	5	Bachelor's Degree or More (2000)	19.9%	3

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfiles/tabid/698/Default.aspx>

<http://factfinder.census.gov>

Boise County

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Biomass Co-Generation Plant: Horseshoe Bend	TBD	I.A.2, I.A.3, I.B.5, II.B.4	TBD	N/A	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Idaho Woody Biomass Utilization Partnership		I.A.1, I.A.2, I.A.3, I.A.6, I.B.1, I.D.1, II.A.2, II.A.3, II.B.4				
COMPREHENSIVE PLAN						
Comprehensive Plan and Future Land Use Map updated in March, 2006.						

City of Crouch

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Municipal Water System	ICDBG-RD, Private	II.B.2	\$3.6 million	50	I	
Sewer District	USDA-RD, ICDBG, DEQSRF, others TBD	II.B.2	\$3.7 million	N/A	II	
Affordable Housing	TBD	I.E.1, I.E.2	\$3.2 million	N/A	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Chamber of Commerce		I.B.1				

COMPREHENSIVE PLAN

Comprehensive Plan and Future Land Use Map updated July, 2008.

City of Horseshoe Bend

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Revitalization (Curbs, Gutters, Sidewalks, Lighting)	ICDBG, Local	I.A.4	TBD	N/A	I	
City Skateboard Park	Grants, Local		\$50,000	N/A	III	

City of Idaho City

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Boise Basin Community Park & Master Plan	HUD EDI, ICDBG, Local, Private, USFS	II.C.1	\$2 million	40-50	I	
Water/Sewer Upgrade Project	DEQ, Local, Local Bond, USDA	II.B.2	TBD	TBD	I	
Downtown Historic District Renovation	EDA, ICDBG, ITD Enhance, Local, Private, USDA-RD, USFS	I.A.4	\$1.5 – 3 million	40-50	II	
Downtown Core Area Street Paving/Drainage	ICDBG, ITD Enhance, Local, Private	I.A.4, II.B.1	TBD	TBD	II	

County Economic Profiles

Canyon County

Canyon County is the eighth largest county in the region with 590 square miles of land area. 93.6% of the land is privately owned. Its population is 73.3% urban with a density of 293.7 people per square mile. Since 1980, the county's population has grown by 106.9%. (2006)



Selected Economic Indicators for Canyon County, Idaho					
	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	173,302	2	Per Capita Income (2006)	\$21,511	10
Growth % since 1990	92.40%	2	Median Household Income (1999)	\$35,884	4
Households (2000)	45,018	2	Poverty Rate (2004)	13.2%	8
Labor force (Nov. 2008)	85,427	2	H.S. Diploma or More (2000)	76%	8
Unemployment Rate	7.9%	4	Bachelor's Degree or More (2000)	14.9%	5

Sources:

- <http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>
- <http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfile/tabid/698/Default.aspx>
- <http://factfinder.census.gov>

City of Caldwell

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Sewer System Expansion in North Caldwell	Local	II.B.2	\$7 million	TBD	I	
Airport Terminal	Local	II.B.1	\$1.4 million	460	I	
Franklin Boulevard Realignment at 21st Ave (I-84 Interchange Expansion) Improvement	ITD, Local	II.B.1	\$3 million	100	I	
Caldwell Train Depot Parking Project – Completion of Phase II (5th to 6th Avenue)	Local	I.A.4, II.B.1	\$116,000	N/A	I	
Downtown Catalyst Development	Local, Private Investment	I.A.4	\$22 million	600	II	
Airport Land Acquisition, Runway Expansion and Approach Guidance System	FAA, Local	II.B.1	\$8 million	150	III	
Commercial Way Realignment at 21st Ave (I-84 Interchange Expansion) Improvement	ITD, Local	II.B.1	\$3 million	100	III	
Roadway, Parking Lot & Irrigation System Construction Adjacent to Airport	Local	II.B.1	\$7 million	550	III	
Roundabout at Centennial Way	ITD, Local	II.B.1	\$7 million	150	III	
Ustick Road/I-84 Interchange	ITD, Local	II.B.1	\$31 million	TBD	III	

City of Greenleaf

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wastewater Treatment and Collection System	USDA-RD, DEQ, ICDBG, Congressional Appropriation, Local Bond	II.B.2	\$8 million	TBD	I	
Water/Wastewater Improvement Project	ICDBG, Local Bond, USDA	II.B.2	\$2 million	N/A	I	
Senior Center: Garage/Rehab	ICDBG, Local		\$100,000	N/A	I	
City Park Renovation	Local, LWCF, Recreation District		TBD	N/A	II	
Public Services Shop/Fire Substation Facility – Phase I	ICDBG, Local, Caldwell Rural Fire Protection District		\$100,000	TBD	II	
City Library	Local, Private		TBD	N/A	III	
Fire Department	ICDBG, Local, State, USCA		TBD	N/A	III	
Police Substation	TBD		TBD	TBD	III	
Community Park Project	Recreation District (?), Local		\$50,000	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Western Alliance for Economic Development		I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
Treasure Valley Partnership		I.D.1, II.A.5				

Caldwell/Canyon Economic Development Council	I.A.2, I.B.1, I.D.1, II.A.2, II.A.3
Snake River Scenic Byway	I.A.7, I.D.1
COMPREHENSIVE PLAN	
Comprehensive Plan and Future Land Use Map updated October, 2006.	

City of Melba

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wastewater Improvement Project	ICDBG, Local, USDA-RD	II.B.2	\$4.2 million	N/A	I	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Western Alliance for Economic Development		I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
COMPREHENSIVE PLAN						
Comprehensive Plan updated October, 2007; Future Land Use Map updated September 2000						

City of Middleton

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wastewater Improvements	EDA, ICDBG, Local, USDA	II.B.2	\$3,745,000	TBD	I	
Downtown Rehabilitation Project	EDA, ICDBG, Local, USDA	I.A.4	TBD	TBD	I	
Purchase Land for Public Parking	EDA, ICDBG, Local, USCA	II.B.1	TBD	TBD	I	
City Library	EDA, ICDBG, Local, USDA		TBD	TBD	I	
State Highway 44 Relocation	EDA, ICDBG, Local, USDA	II.B.1	TBD	TBD	I	
Community Center	EDA, ICDBG, Local, USDA		TBD	TBD	I	

City of Nampa

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Revitalization (Street Redesign, Façade Improvements)	EDA, ICDBG, Private, Local	II.B.1	\$1.5 million	TBD	I	
Downtown Water Project	ICDBG, Local, Private, EDA, Urban Renewal	II.B.2	\$1 million	TBD	I	
Airport Rotating Beacon, AWOS III, Taxiway Guidance & Mandatory Signs, Distance to go Markers, and Taxiway Extensions	ICDBG, Local, Private, EDA, FAA, Urban Renewal, ITD-Aeronautics	II.B.1	\$677,000	TBD	I	
Downtown Professional Business Development Initiative	EDA, Local	I.A.5	\$3.7 million	TBD	I	

Economic Adjustment Strategy for High-Tech Manufacturing	EDA, Urban Renewal, Bond	I.A.4, I.A.6	\$200,000	TBD	I	
New Public Safety Building	Local, EDA, Urban Renewal		\$29 million	TBD	I	
Northside Industrial Development	EDA, Urban Renewal	I.B.5	\$2 million	TBD	I	
North Nampa Floodplain Mitigation	ICDBG, Army Corps of Engineers, Homeland Security, EDA, Urban Renewal, NSP		TBD	TBD	I	
Enhancement Project on 2nd & 3rd Street South, Creating Pedestrian Amenities	ICDBG, Local, Private, EDA, Urban Renewal, ITD	II.B.1	\$1 million	TBD	II	
Telecommunications Initiative (Build and Own Dark Fiber Network: "Wired City")	EDA, Local, School, Urban Renewal	II.B.3	\$2 million	TBD	II	
Downtown Revitalization Façade Improvement	ICDBG, EDA, Local, Private, Urban Renewal	I.A.4	\$1 million	TBD	II	
Downtown Private/Public Development	EDA, Local, Private, Urban Renewal	I.A.4	\$75 million	TBD	II	
Downtown Farmers Market	FMPP, USDA	I.A.4	\$150,000	TBD	II	
New Library Downtown	ICDBG, Local, Private, EDA, Urban Renewal	I.A.4	\$32 million	TBD	II	
Canyon County Historical Museum Train Depot Expansion Downtown	ICDBG, Local, Private, EDA, Urban Renewal, ITD	I.A.4	\$1 million	TBD	II	
Downtown Signalization Upgrade with Fiber Optics	ICDBG, Local, Private, EDA, Urban Renewal, ITD	I.A.4	\$1 million	TBD	II	

Airport Land Acquisition, Overlay Access Road, Relocate Segmented Circle, Helipad, Security Fencing	ICDBG, Local, Private, EDA, FAA, Urban Renewal, ITD-Aeronautics	II.B.1	\$4 million	TBD	II	
Wastewater Project	ICDBG, Local, Private, EDA, Urban Renewal, ITD	II.B.2	TBD	TBD	II	
Idaho Sports & Horse Park – English Riding Complex	EDA, Private, Urban Renewal		\$2 million	TBD	II	
Downtown Parking Garage	ICDBG, Local, Private, EDA, Urban Renewal, ITD	II.B.2	\$5 million	TBD	III	
Downtown Urban Park	ICDBG, Local, Private, EDA, Urban Renewal, ITC	I.A.4	\$7 million	TBD	III	
North Nampa Revitalization Improvements	ICDBG, Local, Private, EDA, Urban Renewal, ITC	I.A.4	TBD	TBD	III	
Citywide Streetscape Improvements	ICDBG, Local, Private, EDA, Urban Renewal, ITC	II.B.1	TBD	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Urban Renewal District		I.A.4				
Local Improvement District		I.A.4				
Business Improvement District		I.A.4				
Chamber of Commerce		I.B.1				
Public Arts Commission		I.A.4				

City Economic Development Department	I.B.1
Historic Preservation Committee	I.A.4
Boise Valley Economic Partnership	I.A.1, I.B.1, I.D.1, II.A.5
COMPREHENSIVE PLAN	
Comprehensive Plan updated January 2004; Future Land Use Map updated September 2008.	

City of Parma

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Revitalization, Phases 2, 3, 4	ICDBG, EDA, ITD Enhancement	1.A.3	\$1.3 million	TBD	I	
Airport Master Plan Update	Dept. of Aeronautics, Local	II.B.1	\$55,000	TBD	I	
Well #12 – Well House, Pump, Generator, Scada System, 12” Distribution Line	ICDBG, EDA, DEQ, Rural Development, Local	II.B.2	\$325,000	TBD	I	
Airport Industrial Park	ICDBG	I.A.5	TBD	TBD	II	
Industrial Park	EDA, ICDBG, Local	I.A.5	TBD	TBD	III	
Community Center	ICDBG, Local		\$300,000	N/A	III	
Shelter Care Facility	ICDBG, Local, Private		TBD	TBD	III	

PROGRAMS, INITIATIVES & PARTNERSHIPS	CEDS GOAL / OBJECTIVE / STRATEGY
Local Improvement District	I.A.4
Western Alliance for Economic Development	I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3
Growth Management Partnership	II.A.5, II.C.1, II.C.2
Treasure Valley Partnership	I.D.1, II.A.5
Caldwell/Canyon Economic Development Council	I.A.2, I.B.1, I.D.1, II.A.2, II.A.3
COMPREHENSIVE PLAN	
Comprehensive Plan and Future Land Use Map updated April, 2009.	

City of Wilder

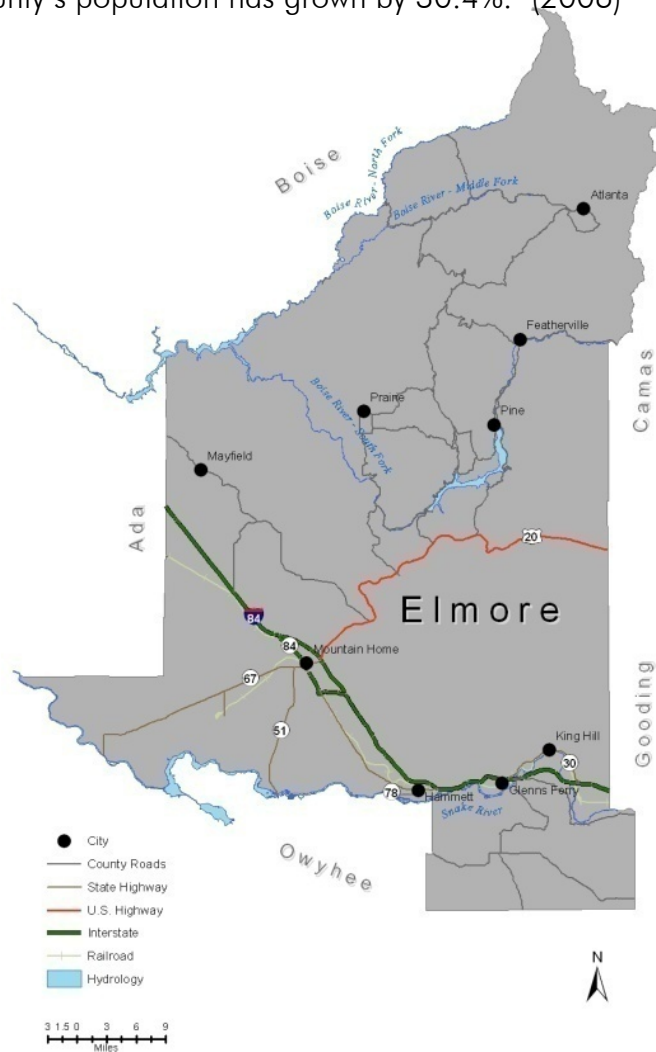
PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wilder Fire District – New Station	TBD		\$1.2 million	TBD	I	
Business Improvement District	TBD	I.A.4	TBD	TBD	II	
Master Plan for Wilder	TBD	II.C.1	TBD	TBD	II	
Downtown Revitalization	ICDBG, Local	I.A.4	TBD	TBD	II	
Develop Public Education into Economic Strength for Community	TBD	I.C.2	TBD	TBD	II	

Fire Station	FEMA, ICDBG, Local		TBD	N/A	II	
Economic Diversification Strategy	EDA, Gem Implementation	I.A.1	\$30,000	TBD	II	
Sewer Upgrade	Bond, other TBD	II.B.2	TBD	TBD	II	
Land Use Planning: River as Economic Development Asset	TBD	II.C.1	TBD	TBD	II	
Industrial Park: Rail and Hwy 95 Access	EDA, ICDBG, Local, Private	I.A.5	TBD	TBD	II	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Economic Development Council		I.B.1				
Western Alliance for Economic Development		I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
Treasure Valley Partnership		I.D.1, II.A.5				
COMPREHENSIVE PLAN						
Comprehensive Plan and Future Land Use Map updated April, 2009.						

County Economic Profiles

Elmore County

Elmore County is the third largest county in the region with 3,077 square miles of land area. 73.5% of the land is publicly owned. Its population is 76.6% urban with a density of 9.1 people per square mile. Since 1980, the county's population has grown by 30.4%. (2006)



Selected Economic Indicators for Elmore County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	28,114	3	Per Capita Income (2006)	\$26,476	5
Growth % since 1990	32.58%	7	Median Household Income (1999)	\$35,256	5
Households (2000)	9,092	3	Poverty Rate (2004)	11.8%	5
Labor force (Nov. 2008)	11,444	3	H.S. Diploma or More (2000)	87.2%	4
Unemployment Rate	6.3%	6	Bachelor's Degree or More (2000)	17.3%	4

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfile/tabid/698/Default.aspx>

<http://factfinder.census.gov>

Elmore County

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wind Power Development	IDWR, Local, Private	II.B.4	TBD	TBD	I	
Tourism Development / Regional Theme	ICDBG, Chamber, Local	I.A.2, I.A.7	TBD	TBD	I	
Dairy Development	Private		\$30 million	200+	I	
Simplot Composting Operation	EDA, ICDBG, Simplot		TBD	TBD	I	
Pave Strike Dam Road	Mountain Home Highway District	II.B.1	\$2,400,000	TBD	II	

City of Glenns Ferry

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wastewater Planning Grant	Federal Government Stimulus	II.B.2, II.C.1	\$90,000	TBD	I	
Wastewater Planning Study	Federal Government Stimulus	II.B.2, II.C.1	\$1,650,800	TBD	I	
Water Planning Project	DEQ	II.B.2	\$85,000	TBD	I	
Glenns Ferry Transportation Plan	LHTAC, Annual State Funds	II.C.1	\$56,122	TBD	I	
Downtown Revitalization	RBEG, Idaho Power, ICDBG, Local	I.A.4	\$1,196,845	TBD	I	
Glenns Ferry Recreational Trail	Dept. of Parks & Rec., Local		\$165,350	TBD	I	

Minex Water Line	City, Gem Community, ICDBG	II.B.2	\$107,100	TBD	I	
Museum Brownfields Project	EPA, Local	I.B.6	TBD	TBD	I	
Industrial Park	TBD	I.A.5	TBD	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Economic Development Council		I.B.1				
Chamber of Commerce		I.B.1				
Main Street Program		I.A.4				
Revitalization Committee		I.A.4				
GEM Community		I.A.4				
COMPREHENSIVE PLAN						
Comprehensive Plan updated July, 1996.						

City of Mountain Home

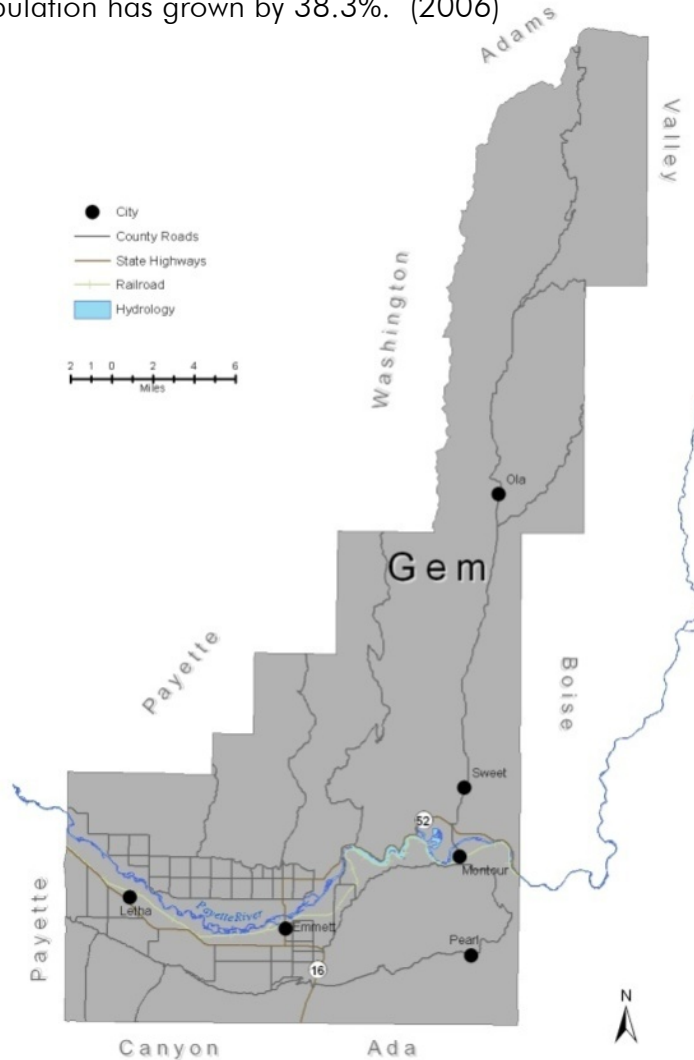
PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Revitalization Project	Chamber, ICDBG, Local	I.A.4	\$1 million	50-90	I	
Water Extensions & Increased Pumping Capacity	IDEQ, Local	II.B.2	\$4 million	N/A	I	

Expansion of Scott's Industrial Park, LLC (Airport)	City, Urban Renewal Agency	I.A.5	\$1 million	TBD	I	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Urban Renewal District		I.A.4				
Business Improvement District (being formed)		I.A.4				
Economic Development Council		I.B.1				
Chamber of Commerce		I.B.1				
Public Arts Commission		I.A.4				
Tree City USA		I.A.4				
COMPREHENSIVE PLAN						
Comprehensive Plan and Future Land Use Map updated December, 2008.						

County Economic Profiles

Gem County

Gem County is the ninth largest county in the region with 562 square miles of land area. 56.3% of the land is privately owned. Its population is 54% urban with a density of 29.4 people per square mile. Since 1980, the county's population has grown by 38.3%. (2006)



Selected Economic Indicators for Gem County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	16,558	5	Per Capita Income (2006)	\$24,163	7
Growth % since 1990	39.80%	5	Median Household Income (1999)	\$34,460	6
Households (2000)	5,539	5	Poverty Rate (2004)	11.9%	6
Labor force (Nov. 2008)	7,517	5	H.S. Diploma or More (2000)	79.4%	6
Unemployment Rate	8.0%	8	Bachelor's Degree or More (2000)	11.4%	8

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfiles/tabid/698/Default.aspx>

<http://factfinder.census.gov>

Gem County

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Industrial Park: Hwy 52 & Union Road	EDA, ICDBG, Local	I.A.5	\$2,890,000	250	I	
Industrial Park: Phase II	Local, RCBG	I.A.5	\$280,000	200	I	
Freeway Access Phase II: Dewey Road	ITD	II.B.1	\$5-7 million	TBD	I	
Recreation / Community Center	ICDBG, Local, Private		\$2 million	TBD	I	
Telecommunications Infrastructure	EDA, ICDBG, Local, Private, USDA-RUS	II.B.3	\$2 million	TBD	I	
Bathroom Facilities at Flag Monument	ITD, Private, Local, VFW		TBD	N/A	II	
Sweet/Montour Fire Station	TBD, Hartgrove donated 1 acre		\$1 million	N/A	II	
Airport Land Trade: Runway Extension	EDA, ICDBG, Local	II.B.1	TBD	TBD	II	
Skate Board Park Expansion	LWRC, Local, Private		TBD	TBD	II	
Gem Island Improvement – New 4-Plex	County, ICF, Rec. District		\$1 million	100	II	
Fairgrounds: Grandstand	TBD		TBD	TBD	II	
Gateway to County	ITD	I.A.4	\$100-250k	TBD	III	
Museum Renovation	TBD		TBD	N/A	III	

PROGRAMS, INITIATIVES & PARTNERSHIPS	CEDS GOAL / OBJECTIVE / STRATEGY
Economic Development Council	I.B.1
Chamber of Commerce	I.B.1
Boise Valley Economic Partnership	I.A.1, I.B.1, I.D.1, II.A.5
Idaho Woody Biomass Utilization Partnership	I.A.1, I.A.2, I.A.3, I.A.6, I.B.1, I.D.1, II.A.2, II.A.3, II.B.4
COMPREHENSIVE PLAN	
Comprehensive Plan updated March, 2008; Future Land Use Map updated June, 2007.	

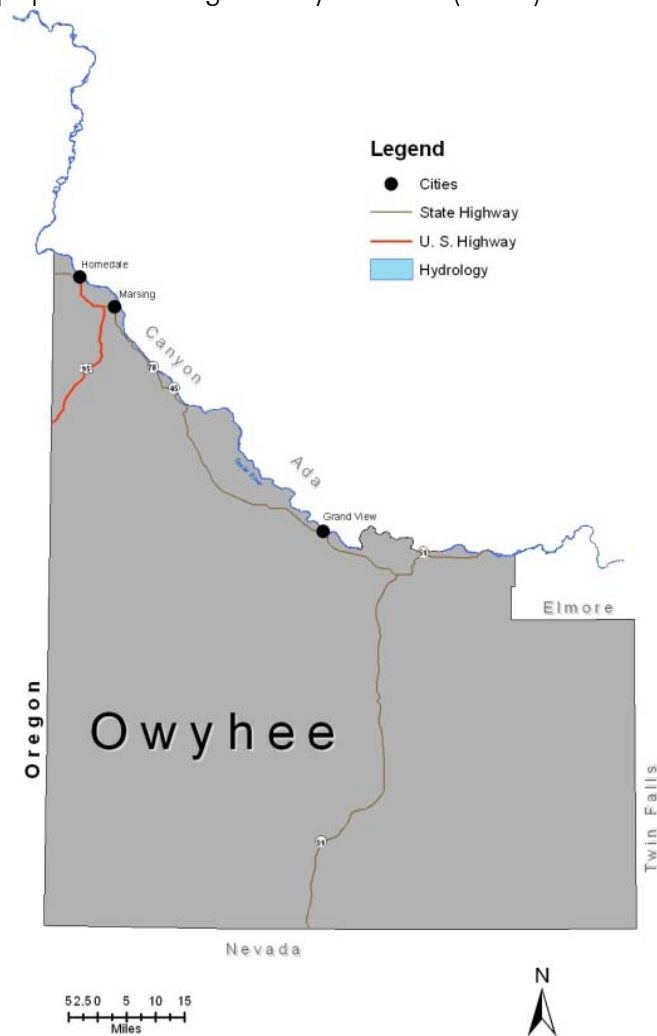
City of Emmett

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Water & Wastewater Infrastructure Compliance	EDA, DEQ, ICDBG, Local	II.B.2	\$2-6 million	TBD	I	
Downtown Revitalization	ICDBG, Local, LTHAC	I.A.4	\$1.5 million	TBD	I	
Industrial Park: Enterprise Loop	IDA, ICDBG, Local, Private	I.A.5	\$1 million	TBD	I	
Emmett Community Center	ICDBG, Local, Private		TBD	TBD	I	
Art Incubator	Arts Commission, EDA, Local, Private, RCBG		\$500-750k	100	I	
Airport Project	ICDBG, Local, Private	II.B.1	TBD	TBD	II	

County Economic Profiles

Owyhee County

Owyhee County is the largest county in the region with 7,676 square miles of land area. 82.5% of the land is publicly owned. Its population is 74.2% rural with a density of 1.4 people per square mile. Since 1980, the county's population has grown by 34.2%. (2006)



Selected Economic Indicators for Owyhee County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	11,104	6	Per Capita Income (2006)	\$24,155	8
Growth % since 1990	32.32%	8	Median Household Income (1999)	\$28,339	10
Households (2000)	3,710	7	Poverty Rate (2004)	15.4%	10
Labor force (Nov. 2008)	4,667	8	H.S. Diploma or More (2000)	67.6%	10
Unemployment Rate	2.6%	10	Bachelor's Degree or More (2000)	10.2%	10

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfiles/tabid/698/Default.aspx>

<http://factfinder.census.gov>

Owyhee County

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Owyhee Initiative Projects	County, multiple agencies, private		TBD	TBD	I	
Promote Snake River Tourism	ICDBG, Local		TBD	TBD	II	
Wind Power	County, IDWR, Private land owners	I.A.6, II.B.4	TBD	TBD	II	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Western Alliance for Economic Development		I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3				
Treasure Valley Partnership		I.D.1, II.A.5				
COMPREHENSIVE PLAN						
Comprehensive Plan and Future Land Use Map updated August, 1997.						

City of Grand View

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Arsenic Project	USDA-RD, Local	II.B.2	\$1 million	N/A	I	
Arsenic Removal Project	DEQ, ICDBG	II.B.2	\$1.5 million	N/A	I	

PROGRAMS, INITIATIVES & PARTNERSHIPS	CEDS GOAL / OBJECTIVE / STRATEGY
Chamber of Commerce	I.B.1
Western Alliance for Economic Development	I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3
COMPREHENSIVE PLAN	
Comprehensive Plan updated June, 2007.	

City of Homedale

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Business District Renovation	EDA, ICDBG, Local, ITD Private, USDA-RD	I.A.4	\$2.2 million	N/A	I	
Wastewater Rehabilitation	ICDBG, Local	II.B.2	\$500,000	TBD	I	
Water Extensions & Improvements	EDA, ICDBG, Local	II.B.2	\$1.5 million	N/A	I	
Residential Curbs, Sidewalks & Gutters	Local, Private	II.B.1	\$3 million	N/A	III	
Development of Hwy 95 Corridor	ICDBG, ITD, Local	II.B.1	TBD	N/A	III	
Airport: Toxic Waste Cleanup	DEQ, EDA, ICDBG, Local, Private		TBD	TBD	III	
Airport Renovation (Tarmac, Upgrade Drainage, Expand Hanger Area)	TBD	II.B.1	TBD	TBD	III	

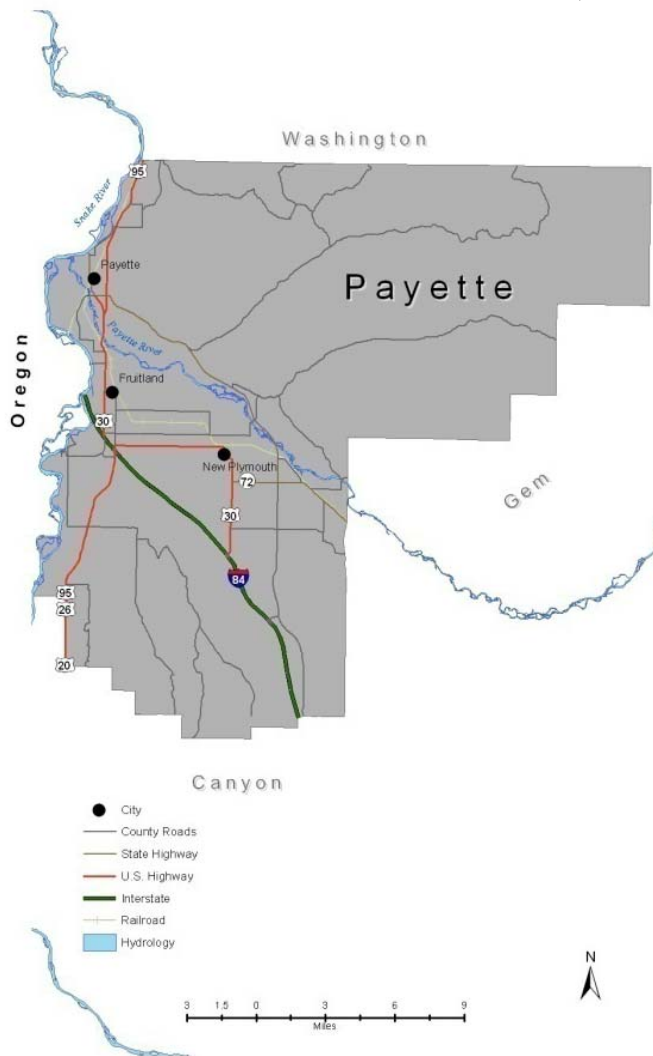
City of Marsing

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Water Improvements	EPA, ICDBG, Local, USDA-RD	II.B.2	\$3.5 million	N/A	I	
Central Business District Renovation	ICDBG, ITD, Local	I.A.4	TBD	TBD	II	
Marsing Outdoor Recreation Complex (Soccer Field)	Public/Private Partnership		\$1 million	TBD	III	
Marsing Island Park / City of Marsing Gateway	ITD, USDA-RD, Dept. of Lands, Dept. of Interior	I.A.4	\$3 million	TBD	III	

County Economic Profiles

Payette County

Payette County is the smallest county in the region with 407 square miles of land area. 70.5% of the land is privately owned. Its population is 56.2% urban with a density of 55.4 people per square mile. Since 1980, the county's population has grown by 42.8%. (2006)



Selected Economic Indicators for Payette County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	22,595	4	Per Capita Income (2006)	\$25,827	6
Growth % since 1990	37.49%	6	Median Household Income (1999)	\$33,046	7
Households (2000)	7,371	4	Poverty Rate (2004)	13.2%	8
Labor force (Nov. 2008)	10,649	4	H.S. Diploma or More (2000)	74.5%	9
Unemployment Rate	5.0%	9	Bachelor's Degree or More (2000)	10.6%	9

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfile/tabid/698/Default.aspx>

<http://factfinder.census.gov>

City of Fruitland

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Construction of Business/ Industrial Park	EDA, ICDBG, Local, USDA-RD	I.A.5	TBD	TBD	II	

City of New Plymouth

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Wastewater Systems Improvements: Tertiary Treatment & Collection	ICDBG, Local	II.B.2	TBD	TBD	I	
Water System Improvements – Phase II	ICDBG, Local	II.B.2	TBD	TBD	I/II	
Downtown Improvements: Curb, Gutters, Sidewalks	ICDBG, Local, ITD	II.B.1	TBD	TBD	II	

City of Payette

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Public Facilities (Fire Station Replacement)	ICDBG, Local, Rural Fire, USDA		\$2.2 million	TBD	I	
Public Facilities (Sewer Plant Expansion)	Local, DEQ, ICDBG, EDA	II.B.2	\$11 million	TBD	I	
Greenbelt Expansion	Congressional Appropriation, ICDBG, Local	II.B.1	\$1 million	TBD	I	
Public Facilities (Water System Upgrades)	ICDBG, Local, USDA, DEQ	II.B.2	\$1 million	TBD	II	

Public Facilities (Water Production)	ICDBG, Local	II.B.2	\$800,000	TBD	II	
Senior Center	Local, ICDBG		TBD	N/A	III	
Public Facilities (Water Storage)	ICDBG, Local	II.B.2	\$900,000	TBD	III	
Community Center	Local, ICDBG	I.A.4	TBD	N/A	III	
Incubator Building (Industrial Park)	Local, ICDBG, EDA	I.A.5	\$500,000	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Urban Renewal District		I.A.4				
Local Improvement District		I.A.4				
Chamber of Commerce		I.B.1				
PROGRAMS, INITIATIVES & PARTNERSHIPS						
Comprehensive Plan and Future Land Use Map updated December, 2005.						

County Economic Profiles

Valley County

Valley County is the second largest county in the region with 3,677 square miles of land area. 90.6% of the land is publicly owned. Its population is 100% rural with a density of 2.4 people per square miles. Since 1980, the county's population has grown by 57.7%. (2006)



Selected Economic Indicators for Valley County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	8,836	8	Per Capita Income (2006)	\$37,236	2
Growth % since 1990	44.64%	4	Median Household Income (1999)	\$36,927	3
Households (2000)	3,208	8	Poverty Rate (2004)	9.1%	1
Labor force (Nov. 2008)	5,013	6	H.S. Diploma or More (2000)	88.9%	3
Unemployment Rate	10.2%	2	Bachelor's Degree or More (2000)	26.3%	2

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfiles/tabid/698/Default.aspx>

<http://factfinder.census.gov>

Valley County

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Roads & Infrastructure Development – West Roseberry Extension	County, ICDBG	II.B.1	\$1.8 million	75	I	
Roads & Infrastructure Development – Donnelly to Tamarack	County, EDA, ICDBG	II.B.1	\$10 million	200	I	
Regional Wastewater Treatment Plant – NLRSD	DEQ, District, Private	II.B.2	\$16 million	TBD	I	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Urban Renewal District		I.A.4				
Local Improvement District		I.A.4				
Economic Development Council		I.B.1				
Land Conservation Program/Initiative		I.A.1				
Agricultural Preservation Program/Initiative		I.A.1				
Main Street Program		I.A.4				
Horizons Program		I.A.4				
Fuels for Schools Program		I.A.2, I.D.1, II.B.4				
Arts on the Lake		I.A.4				

Growth Management Partnership	II.A.5, II.C.1, II.C.2
Idaho Woody Biomass Utilization Partnership	I.A.1, I.A.2, I.A.3, I.A.6, I.B.1, I.D.1, II.A.2, II.A.3, II.B.4
Regional Economic Development Professional	I.A.7, I.B.1, I.B.2, I.D.1, II.A.2, II.A.3
Valley Adams Planning Partnership	I.A.1, I.B.1, I.D.1, II.A.5
COMPREHENSIVE PLAN	
Comprehensive Plan updated April, 2006; Future Land Use Map updated June, 2001.	

City of Cascade

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Business/Commercial/ Industrial Park	City, EDA, ICDBG	I.A.5	\$2.5-3 million	50-100	I	
Lake Eastside Marina: Access Development & Breakwater	Bureau of Rec., Local, other		\$3.5 million	35-40	I	
Cascade Sewer & Water Development	Bank loan, USDA	II.B.2	\$3.7 million	50	I	
Greenbelt with Visitor Center	ITD, Local, Other	II.B.1	\$500,000	TBD	III	

City of Donnelly

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Side Street Paving	LTHAC	II.B.1	\$100,000	TBD	I	

Water System Improvements/ Well (Backup)	City, ICDBG, USDA-RD	II.B.2	\$1.4 million	N/A	I	
Donnelly Downtown Revitalization, Phase I	ICDBG, Local	I.A.4	\$500,000	TBD	I	
Turn Lane (Bridge to Bridge)	City, ITD	II.B.1	TBD	N/A	II	
Public Restrooms	City, ICDBG		\$150,000	TBD	II	
Re-establish Donnelly Library	City, Private		\$200,000	TBD	II	
Off-Street Parking Lot	City, ICDBG	II.B.1	\$500,000	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Chamber of Commerce		I.B.1				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
Payette River Scenic Byway Advisory Council		I.A.7, I.D.1				
Valley Adams Planning Partnership		I.A.1, I.B.1, I.D.1, II.A.5				
COMPREHENSIVE PLAN						
Comprehensive Plan and Future Land Use Map updated in 2001.						

City of McCall

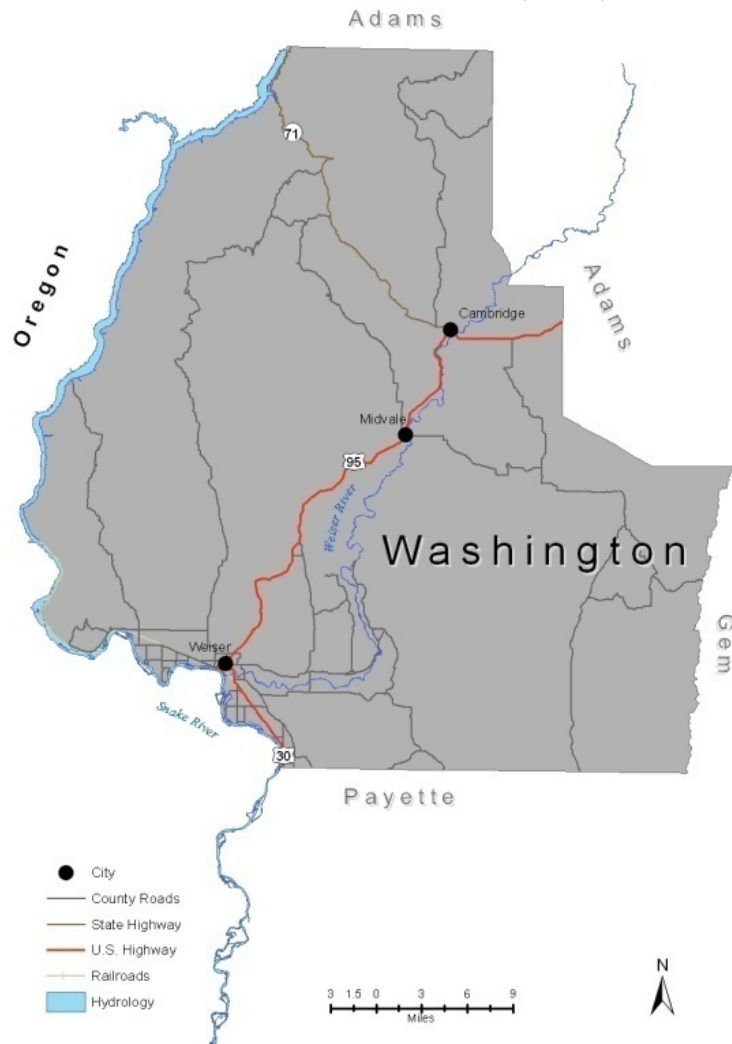
PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Highway 55 Corridor Improvements (Four Corners to Downtown)	EDA, ITD, ICDBG, Local, Private	II.B.1	\$9 million	N/A	I	
I/I Removal Project	URA, City		\$80,000/year	N/A	I	
Business Park / Industrial Park Development	ICDBG, Local, RCBG, Private, USDA	I.A.5	TBD	25	I	
Wastewater Treatment Plant	City, DEQ, Private	II.B.2	\$16-24 million	100+	I	
Airport Sewer System Expansion	EAD, ICDBG, Local, DEQ	II.B.1	\$975,983	200+	I	
McCall Airport Master Plan – Business Park & Terminal	City, EDA, ICDBG, Private, RCBG	II.B.1	\$5-17 million	50	I	
Highway 55 Corridor Improvements (Downtown to West City Limits)	EDA, ICDBG, ITD, Local	II.B.1	TBD	TBD	II	
McCall Conference and Event Center	EDA, ICDBG, Local, USDA		TBD	50	II	
Riverfront Park Development	EPA, IDPR, Local, LWCF, Private		\$6 million	N/A	II	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Urban Renewal District		I.A.4				
Local Improvement District		I.A.4				
Economic Development Council		I.B.1				

Chamber of Commerce	I.B.1
Public Arts Commission	I.A.4
Renewable or Green Energy Program / Initiative	II.B.4
Land Conservation Program / Initiative	I.A.1
Agricultural Preservation Program / Initiative	I.A.1
Required Stormwater Training	
Safe Routes to Schools	
Smart Growth	II.C.1
Payette River Scenic Byway Advisory Council	I.A.7, I.D.1
Valley Adams Planning Partnership	I.A.1, I.B.1, I.D.1, II.A.5
West Central Highlands RCD	I.D.1, II.A.5
COMPREHENSIVE PLAN	
Comprehensive Plan and Future Land Use Map updated December, 2007.	

County Economic Profiles

Washington County

Washington County is the fifth largest county in the region with 1,455 square miles of land area. 54.9% of the land is privately owned. Its population is 54.8% urban with a density of 7.0 people per square mile. Since 1980, the county's population has grown by 16%. (2006)



Selected Economic Indicators for Washington County, Idaho

	Value	Rank in the Region		Value	Rank in the Region
Population (2006)	10,202	7	Per Capita Income (2006)	\$23,648	9
Growth % since 1990	19.32%	9	Median Household Income (1999)	\$30,625	8
Households (2000)	3,762	6	Poverty Rate (2004)	10%	8
Labor force (Nov. 2008)	5,004	7	H.S. Diploma or More (2000)	76.6%	9
Unemployment Rate	5.5%	7	Bachelor's Degree or More (2000)	12.7%	9

Sources:

<http://commerce.idaho.gov/business/socioeconomic-profiles.aspx>

<http://labor.idaho.gov/dnn/idl/StatisticsResearch/WorkForceTrendProfile/tabid/698/Default.aspx>

<http://factfinder.census.gov>

Washington County

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Weiser: Airport Industrial Park	EDA, ICDBG, Local, USDA-RD	I.A.5	\$3-6 million	500	II	
Bridge-to-Bridge Project: Planned Use of Riverfront	Bureau of Red., EDA, ICDBG, US Army COE		TBD	TBD	II	
Highway 95 Master Plan	ICDBG, ITD, Local	II.B.1	TBD	TBD	II	
Regional Coordination to Enhance Economic Development with Adams & Payette Counties	TBD	I.D.1	TBD	TBD	II	
Business Forums for Business Development & Expansion Assistance	In-kind, Local	I.B.1	\$1-10k	TBD	II	
Geothermal Power Generation	DOE, Dept. of Water Resources, Private	II.B.4	\$5-10 million	5-50	III	

City of Cambridge (All Projects have been currently put on hold.)

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Downtown Improvements	ICDBG, ITD, Local	I.A.4	TBD	TBD	II	
Bio-mass Business Development	Local, USFS, WCHRC&D	I.A.2, I.A.6, 1.B.5, II.B.4	TBD	TBD	II	
Cambridge Fire District-New Facility & Equipment	TBD		TBD	N/A	III	
Pharmacy	TBD		TBD	1-5	III	

PROGRAMS, INITIATIVES & PARTNERSHIPS	CEDS GOAL / OBJECTIVE / STRATEGY
Cambridge Commercial Club	I.B.1
Growth Management Partnership	II.A.5, II.C.1, II.C.2
COMPREHENSIVE PLAN	
Comprehensive Plan and Land Use Map updated February, 2009.	

City of Midvale

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
City Sidewalks & Gutters	City	II.B.1	\$60,000	N/A	I	
Business Park	EDA, ICDBG, Private	I.A.5	TBD	40	II	
Water Upgrade Project	ICDBG, Local, USDA-RD	II.B.2	\$500,000	TBD	III	

City of Weiser

PROJECTS	PARTNERS	CEDS GOAL / OBJECTIVE / STRATEGY	INVESTMENT	JOB IMPACT	PRIORITY LEVEL	STATUS
Washington County Rural Fire District	TBD		TBD	TBD	I	
Washington County EMS Equipment	TBD		TBD	TBD	I	
Water Treatment Plant Improvement Project – Phase II	EDA, DEQ, ICDBG, Local, USDA-RD	II.B.2	\$5.8-6.3 million	TBD	I	

Fire Station Addition	TBD		\$250,000	TBD	II	
Revitalization of Bass Ponds	TBD		TBD	TBD	II	
Marketing (Vendome Event Center & Washington County)	USDA-RD	I.A.2	\$25,000	TBD	II	
Business Development/ Expansion along Hwy 95 By-Pass	Local, Private	I.A.7	TBD	TBD	II	
Brownfield Property Development (Feedlot, Mike's Cleaners, Physical Therapist, Downtown Weiser)	TBD	I.B.6	TBD	TBD	III	
Weiser Fire District Equipment	TBD		TBD	N/A	III	
Senior/Assisted Living Housing	ICDBG, Local, Private	I.E.1, I.E.2	TBD	TBD	III	
PROGRAMS, INITIATIVES & PARTNERSHIPS		CEDS GOAL / OBJECTIVE / STRATEGY				
Chamber of Commerce		I.B.1				
Growth Management Partnership		II.A.5, II.C.1, II.C.2				
Payette, Adams, Washington & Gem Transportation Group (PAWG)		II.B.1				
COMPREHENSIVE PLAN						
Comprehensive Plan updated in 1999; Future Land Use Map updated in 2009.						

BARRIERS & NEEDS

Barriers and Needs

Southwest Idaho faces a variety of barriers that hinder economic development in Region III. These barriers are not easily overcome. Sage has identified the most immediate barriers to economic development in the region along with suggested needs communities are faced with to overcome them.

BARRIERS	NEEDS
WATER AND WASTEWATER SYSTEMS INFRASTRUCTURE	<ul style="list-style-type: none"> - Rural Infrastructure Funding - Public/Private Regional Partnerships - Land Use Planning - Public involvement
TREASURE VALLEY AIR QUALITY	<ul style="list-style-type: none"> - Mass Transit Systems - Alternative Transportation Promotion and Education - Cooperative Automobile Emissions Testing - Land Use Planning
JOB LOSSES AND OUT-MIGRATION IN RURAL COMMUNITIES	<ul style="list-style-type: none"> - Multi-jurisdictional Partnerships with Regional Solutions - New Funding for Local Businesses - Public Involvement
COMPREHENSIVE LAND USE PLANNING	<ul style="list-style-type: none"> - Growth Management Tools, Training, and Funding
AFFORDABLE HOUSING	<ul style="list-style-type: none"> - Worker Housing
ELECTRICAL CAPACITY LIMITATIONS	<ul style="list-style-type: none"> - Communication & Planning for Electrical Infrastructure - Public Involvement for Planning, Permitting & Siting

BARRIER: WATER AND WASTEWATER SYSTEMS INFRASTRUCTURE

Community infrastructure remains a critically under-funded need. Rural communities are especially hard hit by these problems because they are facing a declining tax base and many have antiquated water, sewer, and wastewater systems that must be replaced. Some of the smallest communities face the challenge of creating municipal water and/or sewer systems where none have existed before. Without upgraded facilities, many communities are currently or are on the verge of being in violation of environmental regulations put in place by the EPA or the Idaho Environmental Resource Departments. Adequate water or wastewater infrastructure must be in to accommodate new growth and to attract private and public investment.

NEEDS:

Rural Infrastructure Funding

As infrastructure costs escalate, the funding gap between need and supply widens for both rural and urban communities. The region's rural communities cannot shoulder the financing for \$8m in capital costs for sewer treatment without significant grant dollars. Traditional grant funding is either tied to direct job creation or to solving critical health and safety needs of the existing population. Sage is working with rural communities to improve funding structures and facilitate capital infrastructure updates that comply with environmental regulations.

Public Involvement

Public participation is essential to successful community and economic development. Infrastructure upgrades can mean higher utility costs for residential customers. Community members' input is necessary during the planning process to ensure that infrastructure upgrades meet the needs of all residents without overburdening utility customers and taxpayers.

Land Use Planning

The cost and availability of land are driving the costs of infrastructure upgrades. Communities need to be engaged in long-term strategic and capital planning to ensure that the delivery of quality city services will continue as cities grow in area and population.

Regional Partnerships

Many rural communities are suffering from similar infrastructure challenges. Given the high cost of construction and maintenance for new water and sewer systems, communities should consider regional infrastructure systems that benefit multiple jurisdictions. Communities can leverage local resources through regional partnerships.

BARRIER: TREASURE VALLEY AIR QUALITY

The Treasure Valley's air quality has become a barrier to economic development that could get much stronger if steps are not taken to minimize pollution. The valley is close to being ruled a "nonattainment area" by the EPA, which would be a large setback for regional economic development. If the Valley is given this classification federal highway money will be withheld, thus putting a halt to all highway projects until the region returns to attainment levels. This would hinder transportation of goods and workers in and out of the region as well as slow new housing developments that depend on adequate connectivity. These air quality issues have the potential to slow economic development in one of the fastest growing economies in the country.

NEEDS:

Mass Transit & Alternative Transportation Systems

The Treasure Valley is surrounded by mountainous terrain that traps the valley's air. Any pollution given off by automobiles is trapped too, causing high pollution rates. The valley needs to invest in transit and alternative transportation to decrease the number of private automobiles on the roads, especially at peak hours. With so many workers commuting into the Boise metro area from outlying communities there is a sufficient demand for bus routes or a light-rail system that would connect these outlying communities to the heart of Boise. Support and funding for transit and alternative transportation is needed immediately.

Emissions Testing

Not all Treasure Valley communities require emissions testing. Mandatory emissions testing could greatly reduce the number of high-polluting cars on the road.

Land Use Planning

Sound land use planning can create efficient transportation patterns by placing residential development in close proximity to employment centers and city services. Without land use planning, communities will continue to grow haphazardly, which creates transportation patterns that rely on private automobiles. Comprehensive Plans and Future Land Use Maps should be updated and integrated with transportation planning documents to ensure safe, affordable, efficient transportation patterns. Sage is working with rural communities in the region to help plan for growth and development.

BARRIER: JOB-LOSSES, OUT-MIGRATION AND LACK OF AVAILABLE DEVELOPMENT CAPITAL IN RURAL COMMUNITIES

Many of the rural communities in the region are facing large losses in jobs and their trained and educated workforce. Workers are moving out of rural communities to find jobs elsewhere. This puts rural communities at a disadvantage when trying to attract new businesses or maintain and expand existing businesses.

NEEDS:

Multi-jurisdictional partnerships with Regional Solutions

Rural communities can work together to collectively find solutions to job-loss, out-migration and lack of development capital. For example, regional collaboration can connect manufactures to markets. The Western Alliance for Economic Development and the Woody Biomass Utilization Partnership are examples of two initiatives that have brought communities together to form regional economic partnerships. Multi-jurisdictional partnerships can help rural communities attract and retain private investors and a qualified workforce.

Communities can also work together to increase their investment attractiveness by obtaining broadband accessibility. Many businesses will not move to an area without access to high speed internet. If communities can work together with private or public partners to bring broadband to their towns they will create an environment where economic development can flourish. Broadband can also help local businesses connect to markets in the rest of the world.

New Funding for Local Businesses

There is a significant degree of difficulty involved in packaging the kinds of projects that promote investment opportunities for commercial business in the region. The risks associated with loan approvals have increased for rural communities and for private entrepreneurs. In many cases the amount of owner equity required is unattainable for local entrepreneurs that have a desire to invest in their communities. This has worsened recently due to the credit crisis. Communities need assistance identifying funding sources for industrial parks, business parks and downtown revitalization – projects that can attract private investment and nurture entrepreneurship.

Public Involvement

Often people who commute to work become disconnected from the town they reside in. Communities need to find ways to promote their communities, not only to outsiders, but also to their own residents. Festivals and events can create gathering places, expand the business day (i.e. *Alive after Five* in Boise, and *Friday Night Express* in Caldwell), provide that critical “quality of life” factor for employees and residents, and also create attractions for visitors. These functions show off the best that the town has to offer and get residents involved in their communities, thus creating “community pride”. Once residents feel pride in their community they will work harder to make it economically viable. This will create a strong, home-grown economic base that will further economic development in the community and in the region.

BARRIER: COMPREHENSIVE LAND USE PLANNING

Communities in the region have been without planning tools that can help solve many of the barriers outlined in this section of the CEDS.

NEEDS:

Growth Management Tools, Training, and Funding

Growth management is defined as, “specific regulatory policies aimed at influencing how growth occurs, mainly within a locality.” These policies typically affect density, availability of land, mixtures of uses, and the timing or pace of development. Growth management has also evolved to include affordable housing and in some cases elements of *Smart Growth*.

The definition of “public infrastructure” for economic development has historically been defined as capital improvements: the availability of municipal water, sewer, power and roadways necessary for private investment and job creation to occur. Recently, exponential growth in some of our region’s smallest municipalities (often under 500 people) has expanded that traditional definition to include “adequate housing and adequate development guidelines.” Southwest Idaho communities face three major barriers in this respect:

- Small rural communities rarely have professional planning staff;
- Standards, regulations and guidelines governing land use and community design are outdated; and
- Fee structures for development review and the processing of permits and applications are well below the actual cost of processing and review.

Even the smallest of communities in southwest Idaho are in need of growth management assistance to be able to foster the conditions for healthy development to occur. Most of these areas have no dedicated or trained staff to support the part-time elected leadership, leaving individual developments and communities ill-equipped to develop a sustainable economic investment structure.

Without additional resources and professional guidance, small planning and zoning commissions and city/county officials have no professional tools to make long-term investment decisions – public, or private. “Public infrastructure for private investment to occur” requires professional *human* resources to develop long-range capital infrastructure. This is expected to remain one of the most challenging needs for our region’s economic development during the next year. Sage is working with state agencies, such as the Idaho Department of Commerce, USDA Rural Development, and the Idaho Rural Partnership to develop the resources to address this unmet need. Upon request, Sage professional planning staff has been assisting member counties with their comprehensive planning, capital planning, and overall strategic planning efforts.

BARRIER: LACK OF AFFORDABLE HOUSING

Housing stock, and in particular affordable housing, has emerged as a barrier to economic development in the region. Affordable housing is necessary to provide housing options to all workers. When those who work in a community can no longer afford to live in that community, they are forced to commute or find work elsewhere. These options complicate many of the barriers facing the region. Without affordable options for employees, businesses and industries will not move into a community.

NEEDS:

Worker Housing

Affordable housing is a critical need in the region. Communities need adequate housing for residents of all ages and all income levels.

BARRIER: ELECTRICAL CAPACITY LIMITATIONS

The limitations on electrical capacity can be felt in many of the 10 counties of Region III, but are more prevalent in the urban communities. The days of surplus hydropower are gone and this base generation resource is supported with thermal generation, renewables, purchased power and energy efficiency measures to meet the energy requirements of southern Idaho and eastern Oregon. Economic development requests for businesses with large power requirements have become commonplace in some areas. These requests are often times outside of forecasts or growth projections. Infrastructure upgrades and the placement of new infrastructure can be delayed if projects fall outside of reasonable growth projections or have complex siting and permitting requirements. Equipment back logs and regulatory approvals can also extend the lead times on the infrastructure additions and upgrades necessary to serve new commercial or residential development.

NEEDS:

Communication and Planning for Electrical Infrastructure

As requests for new electric loads to support economic development are received, communication between the electric service provider and the requesting party must be a priority in the early stages of the project. Consideration of the requestor's timeline as well as the energy provider's timeline must be recognized. Electrical infrastructure is not always available to fulfill development requests that have large power requirements. Communication and planning are key to ensuring availability.

Public Involvement for Planning, Permitting & Siting

Planning for the energy future of our communities and considering their evolving electricity use is a critical element of economic development. Public and jurisdictional leaders must be involved. Once infrastructure needs have been identified, support from these same leaders is vital in the siting process. Communities and energy service providers need to collaborate on energy infrastructure planning and siting, equally considering economic development needs, community development needs, reliability/operation, and environmental impacts.

MONITORING & IMPLEMENTATION

The CEDS is an active planning tool and thus includes an important monitoring and implementation component. Cities and counties provide Sage with their priority project lists annually. Sage uses these lists, feedback from regional partners, and related economic development and planning documents to create the “Barriers and Needs” section of the CEDS. What are the biggest barriers to economic development in the region; and what do we need to overcome them? In turn, the “Barriers and Needs” dictate Region III’s Goals, Objectives and Strategies. Goals and objectives are established to overcome Region III barriers. Needs are broken down into more detailed strategies that can be employed to meet our goals and objectives. The “Monitoring and Implementation” section tracks the number of projects, programs, initiatives and partnerships each county (and the cities within) is supporting to overcome barriers, meet needs and fulfill the goals and objectives of the CEDS.

MONITORING AND IMPLEMENTATION PLAN

GOAL I: ECONOMIC DEVELOPMENT

A. Economic Adjustment Strategies

1. Anticipate, monitor and analyze significant natural resource utilization trends and economic dislocations in the region attendant to mill closures, land use policy shifts, transportation bypasses, and significant increases in utility costs and/or availability.

2. Support the development of resource-related industries that utilize available resources and existing infrastructure.

3. Encourage natural resource industries to utilize unused or underutilized material from natural resource lands.

4. Reverse disinvestment in rural areas of the District by assisting with commercial district revitalization programs.

5. Increase the availability of full service industrial and business parks and appropriate locations that will act as magnets for growth.

6. Understand and promote activities that adopt the use of new or innovative technology to enhance the competitive position for new or emerging business development

7. Encourage the formation of sub-regional economic development corridors.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
	1	3	1	2		2			8	
			2	2	1	1			2	2
			2	1		1			1	
	11	5	3	20	9	2	3	3	9	1
	1	3		3	2	3		2	2	1
			1	1		1	1		1	1
	1	1		6	1		2		3	1

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- Healthy Growth
- Job Creation
- Community Facility Development
- Business Expansion
- Business Retention
- Adequate Infrastructure
- Qualified Workforce

THIS YEAR: Region III communities are focused on downtown revitalization, and the creation of industrial and business parks.

MONITORING AND IMPLEMENTATION PLAN

GOAL I: ECONOMIC DEVELOPMENT

B. Business Development Strategies

1. Support local, sub-regional, and regional Economic Development professionals and organizations with a focus on business recruitment, retention, and expansion.

2. Support entrepreneurial, community development banking and financial literacy training.

3. Promote minority business enterprises (MBE) and women business enterprises (WBE).

4. Coordinate with financial institutions to share in rural business ventures

5. Pursue local and county level industrial development through support of local initiatives and in partnership with other state development programs.

6. Facilitate Reuse Idaho Brownfields redevelopment and investment initiatives.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
	3	3	2	10	4	4	3	1	9	3
		1		3			2		1	
			1	1						1
	1	1			1					1

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- Healthy Growth
- Job Creation
- Community Facility Development
- Business Expansion
- Business Retention
- Adequate Infrastructure
- Qualified Workforce

THIS YEAR: Communities are supportive of regional ED professionals, local economic development councils and Reuse Idaho Brownfields.

MONITORING AND IMPLEMENTATION PLAN

GOAL I: ECONOMIC DEVELOPMENT

C. Workforce Networking Strategies

1. Promote training opportunities

2. Promote education programs in regional education institutions that prepare students for jobs in the region.

3. Align industry needs with training and education programs in the region.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
1										
				1						

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- *Healthy Growth*
- *Job Creation*
- *Community Facility Development*
- *Business Expansion*
- *Business Retention*
- *Adequate Infrastructure*
- *Qualified Workforce*

THIS YEAR: The Canyon-Owyhee School Services Agency (COSSA) is providing important workforce training opportunities.

MONITORING AND IMPLEMENTATION PLAN

GOAL I: ECONOMIC DEVELOPMENT

D. Regional Collaboration Strategies

1. Nurture cross-jurisdictional, sub-regional and regional investment and development partnerships between public and private entities.

2. Promote large-scale public works projects that require significant investment and a district-wide impact such as telecommunications, alternative fuel production, and regional infrastructure projects such as wastewater treatment facilities and regional transportation projects.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
3	1	1	11		2	3			9	1
2										

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- *Healthy Growth*
- *Job Creation*
- *Community Facility Development*
- *Business Expansion*
- *Business Retention*
- *Adequate Infrastructure*
- *Qualified Workforce*

THIS YEAR: Communities are discussing the benefits of regional infrastructure and public/private partnerships.

MONITORING AND IMPLEMENTATION PLAN

GOAL I: ECONOMIC DEVELOPMENT

E. Affordable Housing Strategies

1. Create a housing stock that reflects the employment opportunities in the region.

2. Provide all income levels with attainable housing options in the region.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
	1	1	1							1
		2	1							1

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- *Healthy Growth*
- *Job Creation*
- *Community Facility Development*
- *Business Expansion*
- *Business Retention*
- *Adequate Infrastructure*
- *Qualified Workforce*

THIS YEAR: Affordable housing remains a significant barrier to regional economic health.

MONITORING AND IMPLEMENTATION PLAN

GOAL II: COMMUNITY DEVELOPMENT

A. Local Capacity Building Strategies

1. Encourage staff, volunteers, and elected officials to participate in leadership training programs such as the Idaho Rural Development Council's Leadership training.

2. Support new local positions to assess economic and community development work.

3. Support new local positions for focused economic and community development work.

4. Create and maintain a development resource document to aid local staff and officials.

5. Encourage community participation in strategic planning sessions and public meetings.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
		1	1	6		1	2		2	
		1	1	6		1	2		2	
	4	1		8		1	1	1	5	2

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- Healthy Growth
- Job Creation
- Community Facility Development
- Business Expansion
- Business Retention
- Adequate Infrastructure
- Qualified Workforce

THIS YEAR: There is increasing support for regional economic development professionals. Public participation in planning efforts is encouraged.

MONITORING AND IMPLEMENTATION PLAN

GOAL II: COMMUNITY DEVELOPMENT

B. Infrastructure Development Strategies

1. Encourage the development of and integrated transportation infrastructure that expedites the movement of people and goods to, through, and out of southwest Idaho.

2. Facilitate construction and/or reconstruction of new and existing sewer and water systems to enhance economic competitiveness and quality of life.

3. Support efforts for southwest Idaho communities, businesses, and residents to have sufficient access to communication and information infrastructure.

4. Promote energy efficiency and renewable energy sources throughout southwest Idaho.

5. Accommodate additions and improvements to electrical utility facilities that enhance the capacity and reliability of regional resources, particularly when multi-jurisdictional benefits within the region can be achieved.

6. Encourage communication between communities and electric service providers to develop plans for energy services and public utility facilities that meet the long-term energy and utility needs of the region.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washington
	6	2	1	16	1	3	3	2	10	2
	8	5	3	10	5	1	5	6	4	1
				1		1				
			2		1	1	1		3	2

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- Healthy Growth
- Job Creation
- Community Facility Development
- Business Expansion
- Business Retention
- Adequate Infrastructure
- Qualified Workforce

THIS YEAR: Water and sewer projects are the top priority in region III, followed closely by transportation projects.

MONITORING AND IMPLEMENTATION PLAN

GOAL II: COMMUNITY DEVELOPMENT

C. Community & Regional Planning Strategies

1. Facilitate Comprehensive Plan updates, the drafting and revision of ordinances, and the implementation of proactive planning tools.

2. Integrate visual planning tools and Geographic Information Systems technology into local, sub-regional, and regional planning processes.

	Ada	Adams	Boise	Canyon	Elmore	Gem	Owyhee	Payette	Valley	Washing ton
	6	1	1	6	3				3	2
		1		4					2	2

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- *Healthy Growth*
- *Job Creation*
- *Community Facility Development*
- *Business Expansion*
- *Business Retention*
- *Adequate Infrastructure*
- *Qualified Workforce*

THIS YEAR: The State provided one time funding for many communities to work on their comprehensive plans and ordinances.

MONITORING AND IMPLEMENTATION PLAN

A. Coordination & Communication Strategies

1. Increase and broaden communications between Sage, member communities, member counties, partner organizations, academic institutions, private business, government entities, and the general public to build understanding about the region and its economy.

SAGE PROGRAMS

- Joint Strategy
- Rural User's Mapping Network
- Western Alliance for Economic Development
- Woody Biomass Utilization Partnership
- Idaho Hunger Task Force
- Canyon County Growth Management Partnership
- Washington County Growth Management Partnership
- Payette Scenic Byway Advisory Council
- Peckham Road Feasibility Study

GOAL III: ORGANIZATIONAL DEVELOPMENT

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- *Healthy Growth*
- *Job Creation*
- *Community Facility Development*
- *Business Expansion*
- *Business Retention*
- *Adequate Infrastructure*
- *Qualified Workforce*

THIS YEAR: Partnerships and collaboration continue to be an effective approach to economic development in the region. Sage continues to diversify services based on increasing needs for land use planning assistance.

MONITORING AND IMPLEMENTATION PLAN

GOAL III: ORGANIZATIONAL DEVELOPMENT

B. Monitoring & Evaluation Strategies

1. Use project evaluation techniques to identify how well programs reduce economic disparities between rural and metropolitan centers.

2. Review development finance operating plans regularly to adjust to changing market conditions while setting a goal of lending up to 100% of funding available.

3. Develop and implement appropriate tools to collect, analyze, and monitor economic development data.

4. Effectively visualize trends analysis and growth projections utilizing CEDS data.

SAGE PROGRAMS

2009-2014 CEDS
Joint Strategy

Brownfields Revolving Loan Fund

Joint Strategy
Growth Management Programs
Western Alliance for Economic Development

Growth Management Programs
Joint Strategy
Sage GIS Lab
Rural Users Mapping Network

Healthy growth occurs in southwest Idaho by facilitating and supporting efforts that lead to job creation, community facility development and business expansion and retention. We strive to strengthen, broaden and diversify the regional economic base.

- *Healthy Growth*
- *Job Creation*
- *Community Facility Development*
- *Business Expansion*
- *Business Retention*
- *Adequate Infrastructure*
- *Qualified Workforce*

THIS YEAR: This is the first year the Region III CEDS has included a monitoring and evaluation component. Monitoring progress towards meeting objectives and overcoming barriers makes the CEDS an active planning tool.

CONCLUSION

Conclusion

There are significant barriers to economic development in southwest Idaho. At the top of the list are water and sewer needs, followed closely by a need for transportation improvements. Availability of all types of infrastructure is the basis for community development and economic growth. Some Region III communities are discussing the benefits of regional infrastructure and private/public partnerships to address infrastructure barriers.

The subprime mortgage crisis and the economic aftermath have affected Region III communities significantly. Now more than ever communities are partnering to leverage limited resources. There is increasing support for regional economic development professionals that can focus on business recruitment, retention, and expansion. Communities are also supportive of local economic development councils and chambers of commerce. To attract private investment, communities are focused on downtown revitalization, urban renewal, and the creation of industrial and business parks.

Inefficient land use patterns (the cost of land, availability of infrastructure, compatible development strategies) have emerged as a major limiting factor to economic development. In 2008 the State provided one time funding for many communities to address growth management issues. Several communities updated their comprehensive plans, land use development ordinances, and future land use maps. Public participation in planning efforts has been encouraged on the local, sub-regional and regional level.

Sage aspires to offer communities effective tools for economic development and to help communities create the conditions for economic development to occur. This is the first year the Region III CEDS has included a monitoring and evaluation component. By monitoring priority projects and weighing project lists against needs, goals, and objectives, the CEDS can evaluate progress toward Region III goals. This evaluation is necessary for Sage to know which services are needed the most and how and where those services can be most effectively delivered.

Partnerships and collaboration continue to be an effective approach to economic development in the region. Sage continues to diversify services based on increasing needs and limited resources. Healthy, sustainable growth in southwest Idaho is a comprehensive, coordinated, regional effort.

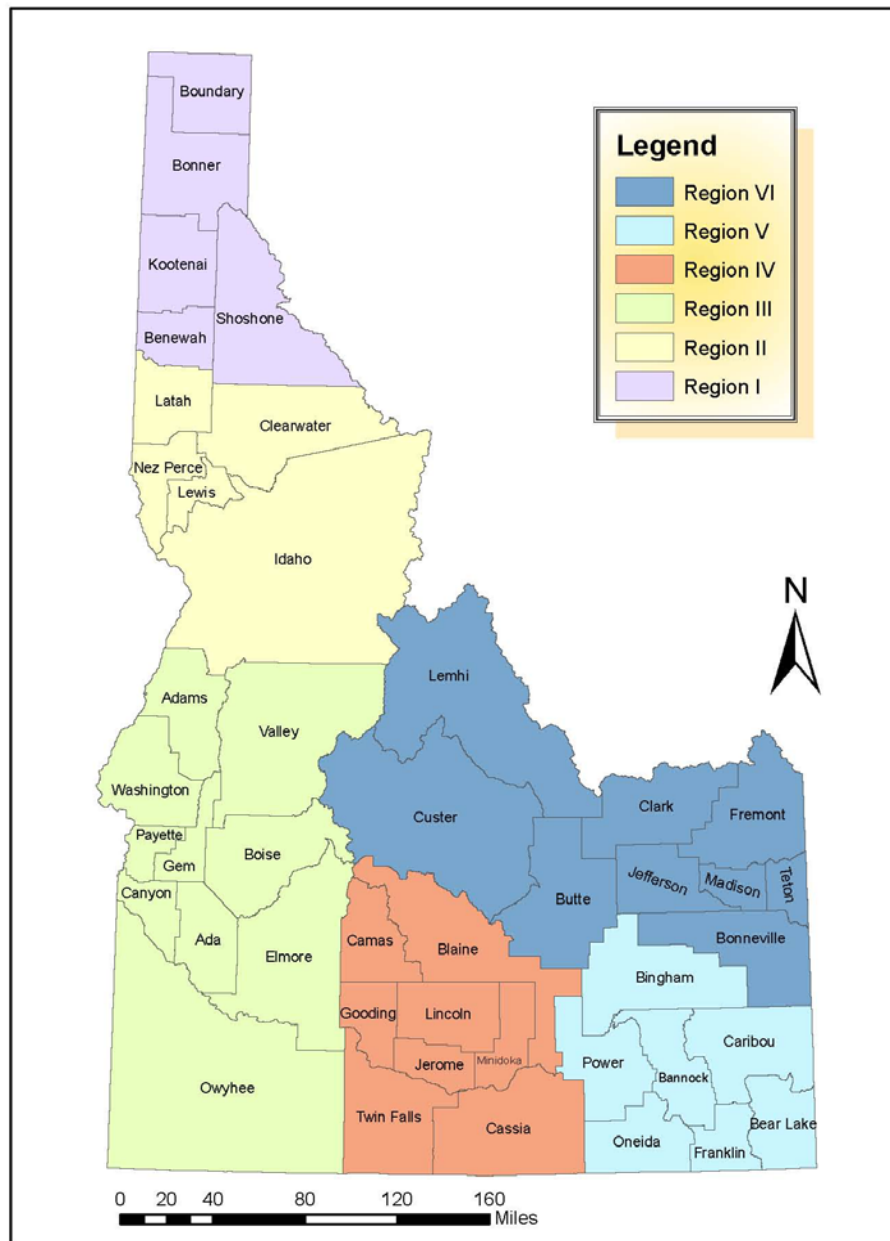
APPENDICES

APPENDIX A

Sage Community Resources

- ED Districts Map
- SAGE Organizational Chart
- SAGE Internal Strategies
- Oversight & Review

Idaho Economic Development Regions



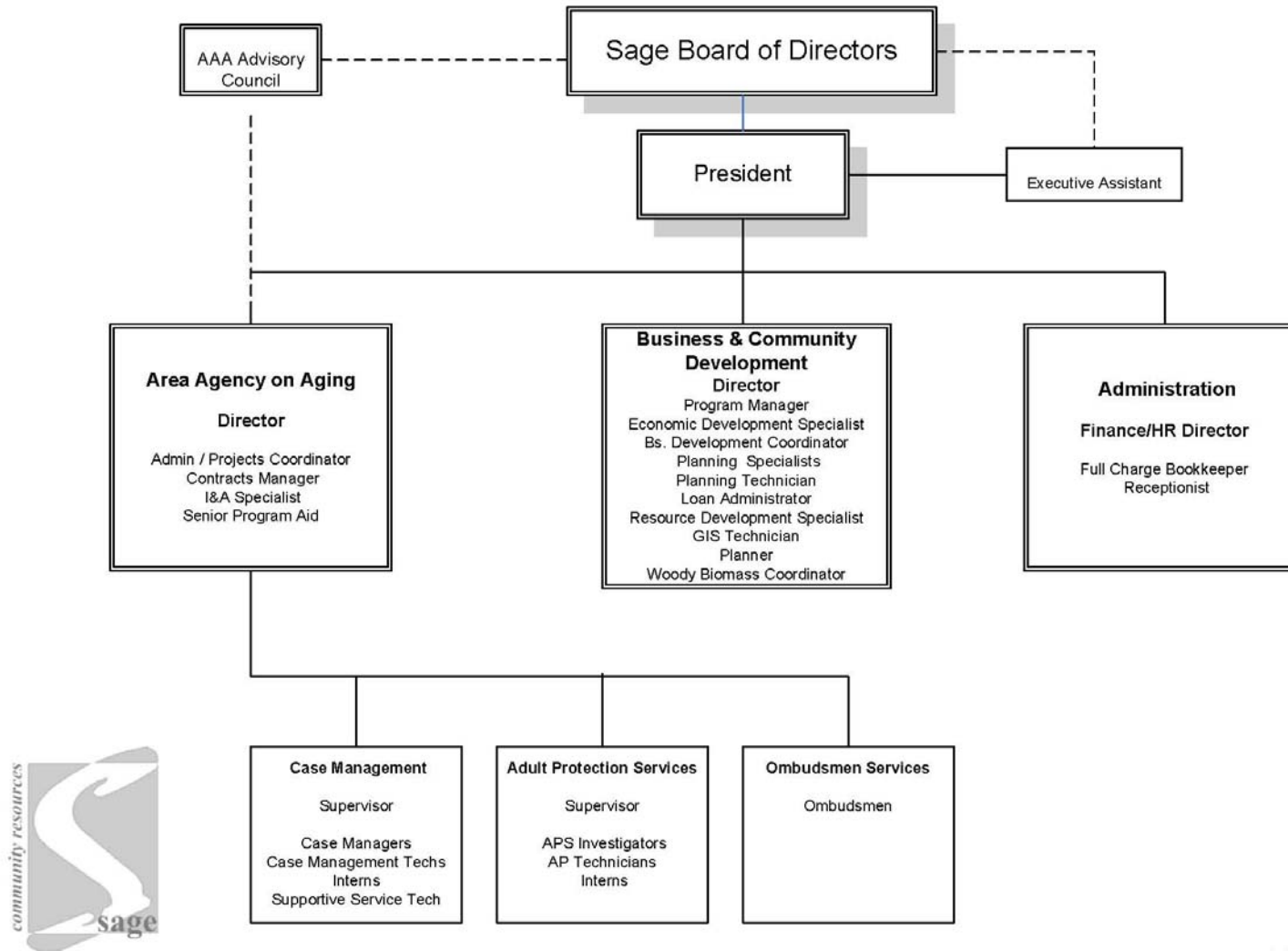
Sage Community Resources provides community and economic development services, through partnerships, to create healthy communities in the ten counties of southwest Idaho.

© Sage Community Resources

Sage Organization Chart

The organization chart below provides an overview of the corporation roles and relationships between membership, Board, Executive Committee, President, departments, committees and advisory boards.

Sage Community Resources



Revised January 2008

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SAGE Internal Strategies

Maintain Business & Community Development staffing levels.

SAGE Planning staff has integrated both economic and community development work into their overall scope of responsibilities. Economic development planning is currently a shared staff function. Key staff include:

- Pat Engel, Director of Business & Community Development;
- Jenn Atkinson, Planning & Development Services Program Manager;
- Marianne Massey, Planning Technician;
- Roy Powell, GIS Technician;
- Delta James, Planning Specialist
- Jennifer Pope, Resources Development Specialist, and
- Jan Adams, Administrative Assistant

This past year we did hire a part-time research assistant funded in part through a non-EDA funded project. We are coordinating with BSU to have an ongoing internship for data collection. We are pursuing sufficient funding to provide full-time professional staff in the Planning & Development Service Program.

Targeted efforts of the Planning Team include:

- Community planning and capacity building
- Project planning and development
- Grant writing and resource development
- Administrative and management services
- Technical assistance and community economic development counseling

Continue to develop a database (project files)

Our project file database organized information gathered in the outreach process on a county and municipal level. This action is an internal operation to upgrade the information collected during community outreach activities. The products of this effort are hard copy and electronic files of county and municipal information. This is an enhancement of existing resource files.

Perform a management system for project review, evaluation and development

CEDS committee members and staff shall focus and adjust workloads resulting from enhanced program development activity. The target is to create a sustainable and effective planning effort.

During the current fiscal period, Sage development activities are experiencing and increase in project workload. This activity is designated to provide a framework for management of that workload. The concept allows projects to flow through our system in the following manner:

1. Potential projects enter the process on a "Project Intake Form" developed by staff and local project representatives of through the CEDS project update process. This year each city/county was asked to also document success and challenges in meeting last year's "No. 1 Priority" projects."
2. Project Intake Forms and CEDS project lists are reviewed on a regular basis by Sage Community & Business Development department staff. Projects are then placed into the "work stream" based on review and evaluation criteria examples of which include:
 - a. Critical need
 - b. Local commitment
 - c. Likelihood for successful funding/completion
 - d. Timing
 - e. Current workload (and ability to adjust)
 - f. Development outcomes (i.e., jobs, industrial diversification or tax base expansion)
 - g. Potential return on investment for Sage
3. Project representatives are informed of placement in the work stream and project schedules. Questions are then handled by the project review committee and the CEDS committee, which provide oversight for the system.

This final step in the management system includes the placement of potential projects into primary, secondary, and tertiary levels depending upon the degree of the previously mentioned evaluation criteria. A brief discussion describing the characteristics of these categories follows:

- Level I Projects in this category have a high need factor as well as clear local commitment (including local funds). These activities fit within a short-term time frame and can be assessed as having a high degree of potential for successful funding and completion and an unmistakable fit with Sage's economic development mission.
- Level II Projects in this category have the same characteristics as Level I projects but with somewhat lesser urgency. As an example a water supply/distribution project may not present a clear and present impediment to long-term community development, but identifiable issues exist that threaten to disrupt the development process. The length of time required to address other issues such as funding, cost estimates, pre-design solutions, etc., is also substantially longer than in the first level.
- Level III Projects in this category are specific and identifiable but require significant additional project planning. These community and economic development project potentials can often require a year or more of development effort, but certainly are viable in concept and need.

Strategy Oversight & Review

This program development and management module is presented in concept as a fully operational and integrated device to guide SAGE projected development activities. This process actually began under the 92-93 "OEDP" and is being maintained and our current assessment of results is positive.

As previously mentioned the CEDS committee serves in an oversight capacity in working with the Strategy Committee and staff to develop final management guidelines, general priorities for the program, and to provide problem solving capabilities. Staff and the Strategy committee are involved with liaison and reporting to the Board concerning progress of the enhanced project management system.

The Business & Community Development department, as a part of the organization-wide business planning effort, has created a departmental business plan. This plan will become the template for departmental operations through 2008 and will be examined and updated annually.

APPENDIX B

Brownfields

BROWNFIELDS REDEVELOPMENT AND REINVESTMENT PROGRAM:
Innovation and Collaboration Leading to Restoration, Revitalization, and Redevelopment

DEFINITION OF A BROWNFIELD: *Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land and both improves and protects the environment*

Background

In 2004 Sage, along with the other five Economic Development Districts (EDDs) in Idaho, and the Idaho Department of Environmental Quality (IDEQ), established a statewide coalition with the goal of creating a statewide funding source for the cleanup of Brownfields properties in Idaho. In November 2004, Sage prepared and submitted an application to the Environmental Protection Agency (EPA) for \$3 million to capitalize a statewide Revolving Loan Fund (RLF) for cleanup of identified contamination. The **Reuse Idaho Brownfields Coalition (RIBC)** was selected and received a Brownfields RLF grant in November 2006. Our statewide goal is to enable communities to reuse blighted properties thereby increasing surrounding property values and generating economic opportunities - the conditions where jobs can be created.

To provide additional incentive, the Idaho state legislature funded the Community Reinvestment Pilot Initiative (Pilot). This program makes up to \$1.5 million in state funds available to private and non-profit entities completing DEQ-approved cleanups at any of the ten (10) properties selected as Pilot Brownfields – vacant or underutilized properties the reuse of which is complicated by environmental contamination. Specifically, upon cleanup completion, the State issues the participant a Community Reinvestment Rebate equaling 70% of cleanup costs incurred, with a maximum rebate of \$150,000 per Pilot Brownfield.

Implementation of the Brownfield Revolving Loan Fund (BRLF) began February 27, 2007, with a presentation to the six Directors of the Economic Development Districts and RIBC, representatives of the Idaho Department of Environmental Quality, and the Environmental Protection Agency. The website www.idahobrownfields.org came online promptly resulting in an on-line request for a BRLF application in the Panhandle Area. BRLF inquiries have been received from each of the Economic Development

Districts, ranging from former gas stations and dry cleaners to abandoned mine sites and most notably the historic Albion State Normal School in Cassia County.

The BRLF provides communities with an opportunity to springboard economic development much as the Capital City Development Corporation (CCDC) and the City of Caldwell used their EPA Assessment Grants to determine the extent of contaminants (and reassure developers). Region 3 members can use the BRLF program to stimulate their specific economic development projects.

This program will leverage existing public investments in infrastructure and encourage growth in Idaho's smallest as well as largest downtowns, thus preserving our agricultural land in our comprehensive economic development strategy.

Cleanup

Our expansion of the Brownfields program with this new funding enhances our focus on developing, “partnerships for the economic development of communities”. The grant will be used to capitalize a revolving loan fund from which the **Reuse Idaho Brownfields Coalition (RIBC)** will provide loans and limited sub-grants to support cleanup activities for sites in areas contaminated with hazardous substances and petroleum. This funding is critical in a state where 74 percent of Idaho's regions meet the federal "area distress" criteria based on per capita income and unemployment rates. Many rural communities continue efforts to reuse former lumber mill sites left from the decline of the timber industry. In the past decade, the Boise Cascade Corporation, a large Idaho employer, closed its lumber mills, stripping numerous cities of their primary employer and leaving behind abandoned sites. Numerous mining operations have also closed down, leaving communities with damaged properties.

In much of Idaho, Greenfields are inexpensive and attractive to developers. By offering competitive financing for Brownfields properties, this new Revolving Loan Fund will help preserve greenspace, encourage reuse of existing infrastructure, protect and improve public health and safety through the cleanup of sites, spur job creation, and eliminate blight in town centers. This new statewide coalition – **Reuse Idaho Brownfields Coalition (RIBC)** - is an exciting new partnership program to address Brownfields throughout the State of Idaho. Sage will be the lead in developing outreach assistance and management of this \$3 million program providing low-to-no interest financing for private as well as public entities.

Site-Specific Assessment

The Idaho Department of Environmental Quality (IDEQ) and the EPA assessed over 30 Brownfields in 2004 through Idaho's Statewide Brownfield Response Program (see Assessment Fact Sheet following), and the IDEQ is developing a statewide inventory

of up to 300 sites. This is an excellent opportunity for site-specific assessment assistance that can be addressed quickly through Idaho's Statewide Brownfield Response program. A Fact Sheet is provided immediately following this section.

Areawide Assessment: It was determined, in partnership with RIBC member, Idaho Department of Environmental Quality (IDEQ) that a regionwide "assessment" was not a critical need.

Voluntary Remediation: In 1996, the Idaho Legislature created the Idaho Land Remediation, DEQ's Voluntary Cleanup Program, to encourage innovation and cooperation between the state, local communities and private parties working to revitalize properties with hazardous substance or petroleum contamination. In 1997, DEQ developed the Idaho Land Remediation Rules detailing implementation of the Voluntary Cleanup Program. DEQ also created an application to participate in the Program, and Guidance for Application Completion. This Voluntary Remediation Program will go hand-in-hand with accessing Cleanup funding through the Reuse Idaho Brownfields Coalition RLF for Cleanup.

To begin the process toward restoration, revitalization and redevelopment of abandoned or underutilized sites, use the Brownfields Revitalization Inventory Form following this section, and submit to Sage Community Resources.

Ranking Criteria for Brownfields Redevelopment

Site Name: _____ Date: _____ Scored by: _____

Category	3 to 5 points	2 to 3 points	0 to 2 Points	Points	Weight	Total (Points x Weight)
Site Ownership	Owned by local government entity or non-profit and not responsible for contamination	Owned by local government or non-profit that may be or is responsible for the contamination	Privately owned or privately owned with local government support for development and plans for local government ownership/redevelopment		5%	
Ability to Obtain Site Access	Definite or highly likely	Probable	Unlikely		5%	
Current Site Condition	High negative visual impact to the community. Physically unsafe and neglected structures, deteriorated buildings and incompatible with nearby uses.	Moderate negative visual impact to the community. Deteriorating buildings, overgrown grass and weeds.	Minimal negative visual impact to the community.		10%	
Reuse is Hindered by Actual or Perceived Contamination	Perception of contamination, no known contamination, with no assessment	Minimal contamination identified by partial assessment or other site activities	Substantial contamination identified by previous assessment work or other site activities		25%	
Redevelopment Plans Meet City Planning & Reuse Goals and are Compatible with Long-Range Plans	Site included in city or local government redevelopment plan with either (1) government-funded redevelopment, or (2) privately-funded redevelopment	City or local government support for plans, and/or developer interest, and/or within targeted renewal zone	No specific plan, or little redevelopment interest or plan in place, or city or local government not specifically supportive		25%	
Economic Benefit of Planned Reuse	Obvious or documented job creation	Job creation is likely and will be documented	Potentially questionable, difficult to document job creation		10%	
Social Benefit of Planned Reuse	Benefits all members in the community. Addresses an identified need in the community master plan that may benefit a	Benefits most members in the community. Historic preservation, and/or improves aesthetics is likely and will be	Benefits a select few members of the community. Difficult to document historic preservation, and/or aesthetic improvement		10%	

	specific demographic which is currently underserved. Provides for historic preservation and /or improves aesthetics.	documented				
Existing Infrastructure	Current & appropriate infrastructure exists to fully support redevelopment plans	Some infrastructure exists to support redevelopment plans, more is needed	Minimal or no infrastructure exists to support redevelopment plans		3%	
Environmental Justice	There is clearly not equal protection from environmental hazards	There might be equal protection from environmental hazards	There is equal protection from environmental hazards		2%	

Bonus: Green Building, Green Space, Leveraged Funds, Other (define) _____ **Bonus Points (1-2):** _____

Total Score (sum of Total column + Bonus Points) _____

Sites scoring 340 or more points have High Redevelopment Potential

BROWNFIELD REVITALIZATION INVENTORY FORM

A ***Brownfield*** is any real property, the expansion, reuse of development of which may be complicated by actual or perceived (based on past use) environmental contamination (hazardous substances and/or petroleum products).

SITE: Name (how is the property commonly identified), address (including city, county and zip code (if known)) and site acreage.

OWNER (CURRENT AND IMMEDIATE PAST OWNER, IF POSSIBLE): Name and address of the property owner. If known, please provide the following information on the current (and immediate past) owner; a contact person, telephone and fax numbers, and when and how they became the property owner – i.e. purchase, tax deed, donation, other. Any information on the owner who would have been associated with the site during the time when the environmental condition (or perceived condition) occurred is very helpful.

SITE HISTORY: Provide a brief summary of the site's current use (show underutilized or abandoned) and discuss the past use resulting in known or perceived contamination.

REDEVELOPMENT POTENTIAL: Provide a brief discussion of the redevelopment potential of the property and the importance of the property to the community.

SUBMIT COMPLETED BROWNFIELD REVITALIZATION INVENTORY FORMS TO: Please submit forms to the attention of Don Outram, as follows:

Via email at: jgruber2@sageidaho.com
Via phone at: (208) 322-7033 ext 217
Via fax at: (208) 322-3569
Via mail at: Sage Community Resources
125 E. 50th Street
Garden City, ID 83714

If you have any questions regarding completing or submitting this form, please contact Jim Gruber 208.322.7033 ext. 217.

The Brownfield Area-wide Assessment Program

The goal of this program is to help local governments redevelop “Brownfield” sites in their communities by funding and conducting site assessments when a lack of environmental information is complicating site redevelopment or reuse.

Through this program, funded through the Environmental Protection Agency (EPA), trained professionals will conduct an assessment to determine the nature and extent of contamination (if any) at proposed Brownfield sites. A Final Report will be prepared that:

- Reveals whether a site is clean, lightly contaminated, or heavily contaminated;
- Determines the nature and extent of the contamination;
- Identifies potential cleanup options; and
- Estimates cleanup costs (if any).

Who is Eligible to Apply?

Units of local governments, local area development agencies, non-profit organizations and other government entities created by the State Legislature are eligible to participate in the program by submitting a completed Intake form on the reverse side of this page. The applicant does not have to own the site.

What Sites Are Eligible for Assessments?

All Brownfield sites are potentially eligible to participate if proposed by an eligible applicant, who did not cause or contribute to contamination at the site.

APPENDIX C

Board of Directors

Board Organizational Chart

CEDS Committee Membership

SAGE COMMUNITY RESOURCES
BOARD OF DIRECTORS' INFORMATION
 (Revised January 22, 2009)

County	Name	Addresses	Phone Nos.	Fax No.	E-Mail	Committee Positions
Ada	John Evans, Garden City Mayor Real Estate Developer	5699 N. Riffle Way Garden City, ID 83714 Or City of Garden City 6015 Glenwood St. Garden City, ID 83714	853-8727 (H) 870-5570 (cell) 472-2900 (city)	853-2219	johngevans31@msn.com	Member, Executive Committee*
	Rick Yzaguirre Commissioner-Full time	Ada County Commissioners 200 W. Front Street Boise, ID 83702	287-7000	287-7009	Boccl@adaweb.net saxtman@adaweb.net (assistant)	
Adams	Bill Brown, Commissioner Businessman	P.O. Box 325 New Meadows, ID 83654	347-2290 (H) 630-4512 (cell)	253-4880	bdbrown@frontiernet.net	Brown's Mountain Market 347-2306 347-3165 (fax)
		Adams County Courthouse P.O. Box 48 Council, ID 83612	253-4561	253-1141 Sheriff's office fax		
Boise	Terry Day Commissioner	P.O. Box 402 Idaho City, ID 83631	392-4473 (county)		tday@co.boise.id.us	
Canyon	Martin Thorne, Councilmember Business Owner	Nampa City Councilman City of Nampa 411 Third St. South Nampa, ID 83651	880-6984 (cell)	466-1133	mthorne@sunvalley.net	
		420 W. Dakota Avenue Nampa, ID 83686 (Home) 1115 Albany Caldwell, Id. 83605	454-7507	454-7336	dferdinand@canyonco.org	Vice-Chair Executive board member

County	Name	Addresses	Phone Nos.	Fax No.	E-Mail	Committee Positions
	Jim Dakan , Councilmember Retired Funeral Director	2401 Terrace Drive Caldwell, ID 83605	454-0639	455-3003	jimdakan@cableone.net	
Elmore	JoAnne Lanham Mayor City of Glens Ferry	P.O. Box 910 110 East 2 nd Ave. Glens Ferry, ID 83623	366-7418 Courthouse 366-2363 (H) 841-7301 (cell)	366-2238	mayorgf@rtci.net	
	Connie Cruser Commissioner	970 N. 5 th E. Mountain Home, ID 83647 (home)	587-2129, ext. 270 587-4630 (H) 590-2442 (cell)	587-2159	ccruser@att.net	
	Tom Rist Mayor City of Mountain Home	P.O. Box 10 160 South Third East Mountain Home, ID 83647	587-2104	587-2110	mayor@mountain-home.us	
Gem	Michele Sherrer , Commissioner	Board of Commissioners 415 E. Main Street Emmett, ID 83617 2119 Haw Creek Circle Emmett, ID 83617 (home)	208.365-4561 365-5132 (H)	365-7795	commissioners@co.gem.id.us msherrer@bigskytel.com	
Owyhee	Paul Spang Mayor City of Grandview	P.O. Box 126 Grand View, ID 83624 (home) P.O. Box 69 Grand View, ID 83624 (city)	208.834.2700 (city)		pspang@localnet.com	

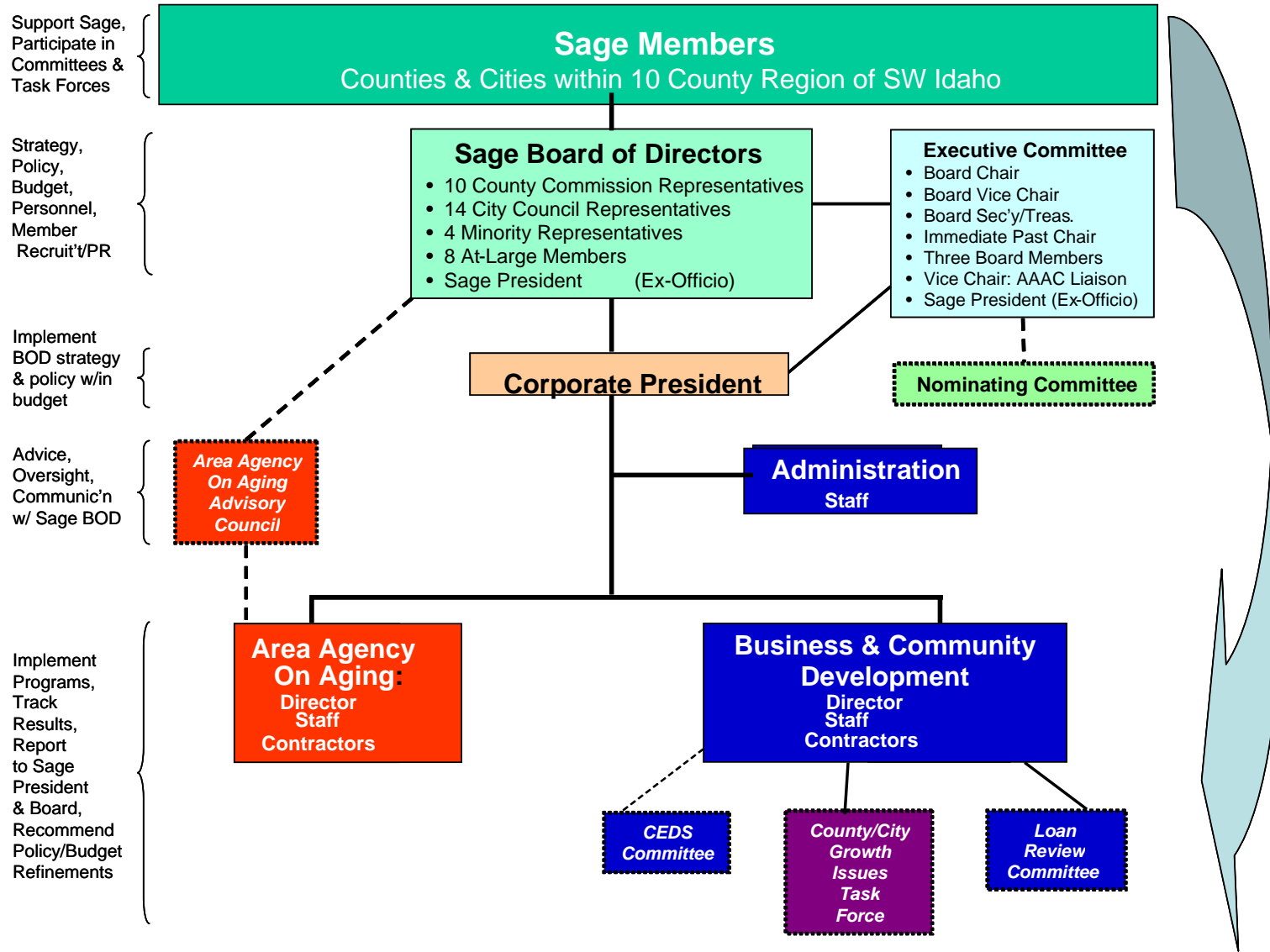
County	Name	Addresses	Phone Nos.	Fax No.	E-Mail	Committee Positions
Payette	Marc Shigeta Commissioner	6880 Holly Ave. New Plymouth, ID 83655	739-1612 (C) 278-3770 (H) County: 642-6015	642-6011	mshigeta@payettecounty.org	
	Doug Henderson Mayor of Payette	700 Center Payette, ID 83661	642-6024 739-5145 (cell)	642-1412	mayor@doughenderson.com	
Valley	Gordon Cruickshank Commissioner	P.O. box 1350 Cascade, Id. 83611	634-2490 (H) 634-6874 (C)		gcruckshank@co.valley.id.us	
Washington	Layna Hafer, At Large EC Member Weiser City Councilor	P.O. Box 207 Weiser, Idaho 83672	550-0367 (cell) 549-2699 (H)	414-1816	Lhafer2@msn.com	Member, Executive Committee* At-Large
	Michael Hopkins Commissioner	256 E. Court Street P.O. Box 670 Weiser, Id. 83672	549-2030 (W) 549-8164 (H) County: 208-414-2789	208-414-3925	mhopkins@ruralnetwork.net	
Minority Rep Hispanic Business Association	Kirby Ortiz, Vice Chair -Economic Development HBA Focus Business Owner/General Manager	6191 W. Winstead Pl. Boise, ID 83704 Or C/o Gem State Communications 1976 Century Way Boise, ID 83709	323-1976(W) 376-5658 (H)	323-1122	kortiz@gemstatecom.com	Secretary/Treasurer Member, Executive Committee*
Members-at-Large	Dr. James Weatherby Emeritus Professor of Public Policy	2569 S. Swallowtail Lane Boise, ID 83706	387-4963 (H)		jweathe@gmail.com	
	Judy Peavey-Derr	199 N. Capitol Blvd. #1005	345-2275 hm		judypeaveyderr@msn.com	Member, Executive Committee*

County	Name	Addresses	Phone Nos.	Fax No.	E-Mail	Committee Positions
	At Large EC Member	Boise, ID 83702				At-Large
	Bryan Wewers Idaho Power Company	Boise Operations Center P.O. Box 70 Boise, Id. 83707	388-2411 (W) 861-6143 cell		BWewers@idahopower.com	Member, Executive Committee
	Cameron Arial Zions Bank	Zions Bank Government Relations 202 N 9 th St., Suite 205 Boise, ID 83702	344-9522 (W) 559-4353 (C)	424-7619 (F)	Cameron.Arial@zionsbank.com	
	Representative Diana Thomas	260 Westlawn Avenue Weiser, ID. 83672	549-2473 (H) 550-0282 (cell)		Mdthomas83672@earthlink.net	Board Chair Member, Executive Committee*

* Denotes Elected Position

Sage Organization Chart

The organization chart below provides an overview of the corporation roles and relationships between membership, Board, Executive Committee, President, departments, committees and advisory boards.



CEDS Strategy Committee
2009-2014

<p>Bryan Wewers Idaho Power Company Boise Operations Center P.O. Box 70 Boise, Id. 83707</p> <p>(W) 208-388-2411 BWewers@idahopower.com</p>	<p>Pat Madarieta Idaho Department of Commerce 700 West State Street P.O. Box 83720 Boise, ID 83720-0093</p> <p>(W) 208-334-2470 Pat.madarieta@community.idaho.gov</p>
<p>Karen Fagan Idaho Independent Bank 113 E. Idaho Avenue Meridian, ID 83642</p> <p>(W) 208-338-8014 Karen.Fagan@IIBK.NET</p>	<p>Charles Trainor Compass Community Planning Association 800 S. Industry Way, Suite 100 Meridian, ID 83642</p> <p>(W) 208-855-2558 ext. 232 ctrainor@compassidaho.org</p>
<p>Adrian Jones, VP Mountain West Bank 1545 E. Iron Eagle Drive Eagle, ID 83616</p> <p>(W) 208-887-5073 AJones@mtnwb.com</p>	

APPENDIX D

CEDS Update Schedule

CEDES Timeline

- January 2010 – Sage collects updated project lists and information on programs, initiatives and partnerships from Region III cities and counties.
- February 2010 – Draft update is compiled and sent to the CEDES committee.
- March 2010 – CEDES committee comments are integrated into the CEDES. Draft CEDES is sent to Sage Board for approval.
- April 2010 – Sage board adopts CEDES. CEDES is distributed.

CEDES Process

