



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**Area A Economic Development Commission  
OPEN MEETING AGENDA**

**4:00 p.m. MST**

**Wednesday, November 2, 2022**

**The Community Corner Centre**

**15990 Highway 3A, Crawford Bay, BC**

To promote openness, transparency and provide accessibility to the public we provide the ability to attend all RDCK meetings in-person or remote.

**Join by Video:**

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m6bea5316596a7697c607ab7938eed45>

**Join by Phone:**

1-844-426-4405 Canada Toll Free

+1-604-449-3026 Canada Toll (Vancouver)

**Meeting Number (access code):** 2773 063 5332

**Meeting Password:** R8AmPgXmP47

**In-Person Location:** The Community Corner Centre

15990 Highway 3A, Crawford Bay, BC

**COMMITTEE MEMBERS PRESENT**

Director Jackman

Commissioner MacMahon

Commissioner Medhurst

Commissioner Cullinane

Commissioner Toole

Area A

Kootenay Bay

Crawford Bay – Chair

Boswell

Crawford Bay/Boswell

**MEMBERS ABSENT**

Commissioner Bertram

Crawford Bay/Grey Creek

**STAFF**

Julie Rafuse

Meeting Coordinator

**GUESTS**

Megan Rokeby-Thomas

Kootenay Lake Chamber of Commerce

\_\_\_\_ out of \_\_\_\_ voting Commission/Committee members were present – quorum was met.

**1. CALL TO ORDER**

Chair Medhurst called the meeting to order at [Time] p.m.

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the November 2, 2022 Area A Economic Development Commission meeting, be adopted as circulated.

**Carried/Defeated/Referred**

**4. RECEIPT OF MINUTES**

The September 7, 2022 Area A Economic Development Commission minutes, have been received.

**5. OLD BUSINESS**

**5.1 Kootenay Lake Chamber of Commerce (KLCC)**

Megan Rokeby-Thomas, Kootenay Lake Chamber of Commerce will provide a verbal update on the KLCC activities and meetings.

**5.2 East Shore Life Upgrades**

The written report dated October 31, 2022 from Megan Rokeby-Thomas, Kootenay Lake Chamber of Commerce, re: the Eastshore.life website upgrades, has been received.

**5.3 Kootenay Geothermal Project Update**

Commissioner MacMahon will provide an update on the Kootenay Geothermal project.

**5.4 Focus Areas for 2022/2023**

Each commission member will present ideas on the areas to be supported by the Area A Economic Development Commission for 2022/2023.

**6. NEW BUSINESS**

**6.1 Strategic Direction**

The summary document dated October 2022 from Director Jackman re: Area A Economic Development Commission 2017 to 2022 initiatives, has been received.

**7. PUBLIC TIME**

The Chair will call for questions from the public at [Time] p.m.

**8. NEXT MEETING**

The next Area A Economic Development Commission meeting is scheduled for January 4, 2023 at 4:00 p.m. MST.

**9. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

The Area A Economic Development Commission meeting be adjourned at [Time].

**Carried/Defeated/Referred**

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G. Medhurst, Chair

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Julie Rafuse, Secretary



**REGIONAL DISTRICT OF CENTRAL KOOTENAY**

**Area A Economic Development Commission  
OPEN MEETING MINUTES**

Wednesday, September 7, 2022  
4:00 pm

Hybrid Model – In-person and Remote  
Boswell Memorial Hall  
12374 Boswell Road, Boswell, BC

**COMMISSION MEMBERS PRESENT**

Director Jackman	Area A – In-person
Commissioner MacMahon	Kootenay Bay – Chair – In-person
Commissioner Medhurst	Crawford Bay
Commissioner Bertram	Crawford Bay/Grey Creek

**COMMISSION MEMBERS ABSENT**

Commissioner Cullinane	Boswell
Commissioner Toole	Crawford Bay/Boswell

**STAFF**

Julie Rafuse	Meeting Coordinator
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**GUESTS**

Megan Rokeby-Thomas	Kootenay Lake Chamber of Commerce – In-person
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**WEBEX REMOTE MEETING INFO**

**Join by Video:**

<https://nelsonho.webex.com/nelsonho/j.php?MTID=m33ff9c2a1f2d374ee7f91cb2225f38b2>

**Join by Phone:**

1-844-426-4405 Canada Toll Free  
+1-604-449-3026 Canada Toll (Vancouver)

**Meeting Number (access code):** 2454 747 5721

**Meeting Password:** G4jTVccXQ37

**In-Person Location:** Boswell Memorial Hall  
12374 Boswell Road, Boswell, BC

**1. CALL TO ORDER**

Chair MacMahon called the meeting to order at 4:10 p.m.

**2. TRADITIONAL LANDS ACKNOWLEDGEMENT STATEMENT**

We acknowledge and respect the indigenous peoples within whose traditional lands we are meeting today.

**3. ADOPTION OF AGENDA**

**MOVED** and seconded,  
AND Resolved:

The Agenda for the September 7, 2022 Area A Economic Development Commission meeting be adopted with the inclusion Item 4.1 Delegation – Megan Rokeby-Thomas, Chamber of Commerce before circulation.

**Carried**

**4. RECEIPT OF MINUTES**

The July 6, 2022 Area A Economic Development Commission minutes, have been received.

**4.1 Delegation**

Megan Rokeby-Thomas, Kootenay Lake Chamber of Commerce

Megan Rokeby-Thomas provided an update from the Kootenay Lake Chamber of Commerce. She shared information around their transportation presentation, membership drive, funding from the Columbia Basin Trust and EDC, and the Creston & Area Housing Committee.

Megan Rokeby-Thomas will provide a written report regarding the Eastshore.life website upgrades at the November 2, 2022 EDC – Area A meeting.

**5. OLD BUSINESS**

**5.1 Kootenay Geothermal Project Update**

Commissioner MacMahon provided an update on the Kootenay Geothermal Project. He shared that the geological component of Kootenay Geothermal Project (Phase Two) is now complete and it went as well as expected. As well, funding has been approved to do drone work between the end of September and mid-October. There will be an Open House during the time when the drone work is happening. A Selkirk student and Chair MacMahon will attend the Open House and it will be open to the community to attend. Will be presented to regional board at next meeting on December 6, 2022.

**6. NEW BUSINESS**

**6.1 EDC Policy and Procedures**

Commissioner Medhurst asked about the policy, procedures and mission statement for the EDC for the new commission members. Director Jackman advised that all committees and commissions follow lead from the Board and this information is online. Meeting Coordinator to send all new commission members pdf files of what to expect.

**6.2 2022 Budget Review**

Director Jackman provided the Commission with an overview of the 2022 Area A – Economic Development Commission budget. Director Jackman indicated that the Commission confirm the budget at the end of the third quarter. September budget should reflect  $\frac{3}{4}$  of the budget.

**6.3 Focus Areas for 2022/23**

The Commission had a discussion around areas of focus for the rest of 2022 and into 2023. All commission members are to bring their ideas on what they would like to support to the next meeting on November 2, 2022.

**7. PUBLIC TIME**

No public.

**8. NEXT MEETING**

The next Area A Economic Development Commission meeting is scheduled for November 2, 2022 at 4:00 p.m. at The Community Corner Centre in Crawford Bay, BC.

**9. ADJOURNMENT**

**MOVED** and seconded,  
AND Resolved:

That the Area A Economic Development Commission meeting be adjourned at 5:21 p.m.

**Carried**

Digitally approved by

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G. MacMahon, Chair

## Julie Rafuse

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**From:** Gord MacMahon <gordmacmahon@gmail.com>  
**Sent:** September 16, 2022 12:51 PM  
**To:** Julie Rafuse  
**Cc:** Angela Lund  
**Subject:** Re: Area A EDC Meeting - Mlnutes

\*\*\*CAUTION: This email originated from outside the organization. Please proceed only if you trust the sender.\*\*\*

Thanks Julie, this looks good ....please consider them 'approved'

Cheers  
Gord

> On Sep 16, 2022, at 12:49 PM, Julie Rafuse <JRafuse@rdck.bc.ca> wrote:  
>  
> <2022-09-07\_Minutes.pdf>

October 31, 2022

East Shore Life Update

Committee between Community Connections to oversee and keep up to date. Once the KLCC has their permanent administrative help they could provide guarantee of update of the essential.

East Shore Life

- Halls, venues
- Map – beaches, launches, parks
- Area official plan
- Portal for seniors
- Photo bank or gallery
- Artists and writers
- Good Topographical map
  - o Risk assessment fire / flood / landslides
  - o Forest landscape plans
  - o Lake stewardship
  - o Emergency infrastructure
- No memberships

Chamber

- To represent all Businesses
- Members can join online
- To be able to update and link their own listing and page
- Members can see minutes and newsletters
- Members can access benefits easily

Yours truly,  
Megan Rokeby-Thomas  
KLCC President



## Area A EDC - 2017 to 2022 Initiatives

prepared by G. Jackman, 26

October 2022

The following is a rough summary of Area A EDC activities over the past six years, although many initiatives have origins prior to 2017. Our EDC commission makes recommendations on initiatives (both internally run and externally managed) using a budget which is comprised of annual taxation (currently \$40K/year) plus other funding sources. We have either directly run or indirectly supported (with funding) numerous initiatives. The more localized initiatives will be summarized later. We have a fairly broad latitude in terms of what we support, provided we remain within the limitations set out in the Local Government Act which in particular states we cannot provide funding which gives an unfair advantage to one or a few businesses (potentially at the expense of others).

Over the years we have leveraged funding from various external sources and partnered with groups to enhance our capacity to deliver economic development projects. I can provide more details on any or all, but here are examples of partnerships and funding sources:

- Invest Kootenay / Imagine Kootenay partnership (to obtain economy of scale with webtool, tracking and responding to investor requests and general communications)
- Columbia Basin Trust Community Initiatives Funding
- BC Rural Dividend Fund

I have not tried to tally the amount of funding we have leveraged through our partnerships but I would estimate it to be in excess of \$2M over the past decade.

The Imagine Kootenay (IK) partnership is ongoing although the membership has changed over the past decade. We (in Area A) are currently grouped as the Kootenay Lake/Creston Valley community profile. In the past we had a separate area profile as the Creston Valley had joined, departed and then rejoined the initiative. Currently, as a partner, we invest \$2.5K per year as the base membership fee. We need to resolve our contribution to the "first point of contact" portion of the initiative, currently being delivered through Kootenay Employment Services (KES) using prior year carry over funding (grants plus taxation). For many years IK leveraged direct funding from the CBT plus various other provincial and federal sources. CBT funding is no longer available, but federal and provincial grants continued to be sourced.

Columbia Basin Trust created a three year funding stream to help either individual or partnered groups work on local socio/economic initiatives. There was a sub regional conversation (Area A as a stand alone versus partnering with Areas B and C plus the Town of Creston) and in view of a significantly larger funding stream offered to partners that route was chosen. This was the first major joint initiative between four partners in more than a decade, the previous one I recall being the joint support of the initiation of the International Selkirk Loop.

Using the CBT funding, a select committee of stakeholders created a project matrix which tended to

favour economic development but did include some social initiatives. The two are often tied together. At the end of delivering those projects the base for the Economic Action Partnership was formed.

Rural Dividend funds were obtained through two streams, one as a participant in the Economic Action Partnership (EAP) between Electoral Areas A, B and C plus the Town of Creston (note this partnership is ongoing). The other was as a stand alone electoral area. The partnered projects, having three or more geographically distinct participants, were favoured by the Province and received funds in the hundreds of thousands of dollars, while the stand alone could access tens of thousands. The EAP summarized its projects through the "Stronger Together" document and accompanying matrix. This matrix is meant to evolve over time and is still in use.

One Area A stand alone project using the Rural Dividend funding was Asset Based Rural Development which evolved into the Build East Shore Tourism or BEST initiative and developed the eastshore.life data base and webtool. The project utilized local volunteers and paid consultants as well as Selkirk College students to research and map assets. The tool or output from this project has not been used to its fullest potential and has been the subject of intermittent conversations with the Kootenay Lake Chamber of Commerce and the South Kootenay Lake Community Services Society.

Another stand alone was the Enhanced Education project. That was a two stage application submitted by the RDCK on behalf of Area A EDC. Partners included Selkirk College, the ES Learning Hub, Crawford Bay School, Yasodhara Ashram, Guiding Hands Recreation Society and Kokanee Springs Resort. I believe we should revisit this partnership.

As stated above, many localized initiatives have been supported. At a glance they have primarily been in the areas of:

- business supports (Business Vitality Index, local business succession planning, local business forums)
- local trail construction and maintenance
- internet connectivity
- food production and distribution
- tourism/marketing
- community business directory
- Age Friendly initiative
- local transportation
- geothermal energy

Most of these initiatives have relied on volunteer champions, so the level of activity varies with

resources committed to each project. COVID had a significant impact which slowed or stopped some initiatives.

The following is a partially updated excerpt from one of my previous summaries:

## **What are others doing?**

The Ministry of Tourism, Jobs and Training - excerpt from their past training:

"By exploring topics such as business retention and expansion, investment readiness and regional collaboration, you will walk away with a deeper appreciation of the what and the why of economic development, and ideas on how you can accelerate efforts in your community."

"Future Sessions include:

- Smart Economic Development with the Strategic Planning and Performance Measurement Toolkits
- Aboriginal & Local Government Collaboration in Economic Development: A Dialogue of Understanding

We pretty well included all of the above in the EAP.

Simply by looking at any of several larger community websites you will see they are either directly or indirectly supporting an economic development office. On its own, Area A would need to levy a heavy tax to support even a part time position and the effectiveness of the investment may be difficult to measure. Most communities are working on a sub regional basis. The EAP is set up under such a model.

For the past several years Area A had an economic development budget ranging from \$25K to \$40K. Area B, C and the Town of Creston had a joint budget of \$170K up until 2015, increased to \$446K in 2021 and set at various levels in other years. They took over operation of the chamber of commerce visitor operation center as of 2017.

Area D and Kaslo share an economic development budget of \$20.5K. For several previous years they had a zero budget. Areas E, F and Nelson share a budget of \$155K, of which most goes to the Nelson chamber operations. Area G and Salmo share a budget of \$13.3K which goes to grants. Note Salmo and Area G have a larger combined population than Area A but together have an assessment base about 2/3 the size of Area A.

Area H along with New Denver, Silvertown and Slocan (with a combined population about triple that of Area A) share an economic development budget of just \$10.4K but they rolled their one time CBT-Community Directed Funds budget into their EDC. Areas I and J share a budget of \$114.7K. They also have a combined population of almost triple that of Area A and their combined tax base is about 30% larger than that of Area A. Area K has a budget of just \$3K for a tax base half the size of ours.

Bottom line is rural areas have a great disparity when it comes to economic development initiatives. Some seem to be happily partnered with adjoining incorporated municipalities while others are not.

For a planning process, a guiding question is what your current economic activities are, what you would view as a more sustainable model and how you would envision making the transition. Here are some thoughts and observations, built on the thoughts provided previously by others:

#### Area A Economic Development Plan 2017 (GJ draft rev)

##### Current model:

- resource extraction and export with minimal to moderate value added - prevents job growth and innovation
- tourism provides steady income for well established businesses and marginal return on investment for others
- construction industry provides local jobs for loosely knit industry, many trades not available without paying premium travel time
- underground economy in decline - significant reduction in local cash flow over past several years
- somewhat random approach to injection of stimulus funding through EDC, local grants, CBT funds, federal community works funds or other one time funding opportunities

##### Sustainable model:

- meet today's needs without limiting the ability of future generations to meet their needs
- stable, well integrated population who's needs are met
- existing facilities and amenities are maintained in a high quality, serviceable state
- emerging needs of population and businesses are identified and met
- coordinate distribution of grants, maximize leveraged funds by identifying and applying to major funding sources

##### Transition:

- identify opportunities for growth/succession/transition
- identify gaps and make adjustments
- shift to value added on all extracted resources
- recognize value of amenity migrants - retired cohort invest their equity in new or renovated homes, working cohort provide labour force for business growth plus start new businesses
- build community support groups and amenities to attract innovative residents

- enhance access to natural amenities to attract residents and tourists
- ensure needs of residents in all demographic groups (youth to senior) are reasonably supported to improve quality of life for existing residents and demonstrate area is attractive as a long term home for new residents
- access paid resources to support EDC activities - examples are: research and draft applications for major funding opportunities; facilitate community sessions for input and feedback on plans; research general trends and needs; record, track and update documentation used to develop plan(s)