



GM Minutes 2/1/2023 4pm @ Ponderosa

- **Call to Order:** 4:12 pm, President Malia Erlewine
- **Minutes:** Elizabeth Morgan motioned to approve, Joe Pippenger 2nd, all ayes, none opposed
- **Guests: introductions all;** Elizabeth Morgan of Clearwater Tribune, Susan Jacobson CCED, Jessica Fugate, Stephanie Pfeifer and Chad VanBrunst of Nightforce Optics, Jessica Jennings Elite Repeat Gifts, Monica Jones ID Dept Labor, Jeff Jones KLER, Joan & Mike Mount of Green Things Nursery, Chris and Dale Barger Clearwater Boat Club(new members today), Joe Pippenger of Panhandle Powerwash, Keith Nicols The Real Estaters, none on zoom
- **Announcements:**
 - Save the Date! May 5th Chamber Auction
 - 1st Show and Shine meeting for 2023 @OHS Shop 7pm tonight
 - 1st meeting of Clearwater River Rush Jet Boat committee Fri Feb 3rd 5:30 at VFW



Free Lunch/Dinner: Joe Pippenger, certificate awarded by director

- **Executive Director Report:**
 - New Members: Orofino Senior Center, North Central Idaho Properties, Elite Repeats Gifts(new owner)
 - Balance Sheet: A/R \$22,200, Cash \$11,291, Expenses \$3,652
 - Outreach: Meta aka Facebook = 3,927 post reach, post engagement 2,562, 10 new followers 2,663 total, Impressions 45,500 ; Website data: 3,084 pageviews, 1,439 users- over the last month
- **Guest Speaker:** Keith Nichols, The Real Estaters - 30 yrs in business, current Broker, discussions about the 2 most asked questions he gets: 1) “How come my property taxes are so high?” A - talk to city and county representatives, compared to Boundary County Clearwater is higher, compared to City vs. County, the City is almost double the amount, property size reduction has become more common, allowing sales of more land here and building has increased, higher cost sales increases value and taxes, talk about taxes and hold officials accountable. 2) “Is there going to be a real estate market crash?” A - looking at what happened in

the 1980-90s that caused market to change, interest rates were high and taxes were high, in 2000-2005 sales went crazy in house flipping, market was oversold, lenders used No Doc loans/subprime mortgages to base approvals, it used to be a person with steady cash flows got financed, but over the last decade interest rates have been so low that people have bought more, now the rising rates affect the resale values and how much you could get in a home vs. amount of payment for mortgage cost, long term investment was how people used to look at home ownership, if rates rise above 5%increase he says the economy will continue toward recession, average people today here don't want to own rental property and we need folks who are willing to step up and see the tax advantages of owning property and duplex or rental income options, infrastructure of our buildings and schools has to be addressed with property tax issues, bottom line "Hold elected officials accountable".

- **Economic Development Report:** Susan Jacobson, newly hired 1st day today, looking forward to meetings and will be sending out surveys for business needs soon.
- **Committee Reports:** none

Legislative Committee – Dennis Harper: absent

Special Events:

- **Pierce Winter Festival -Feb 3-5**
 - **Mystic Beauty Grand Opening - Feb 3**
 - **Elk River Ice Fishing Derby - Feb 4**
 - **LCCU Bald Mt Discount \$5 for first 100 Feb 4 and giveaways**
 - **Bald Mt Valentine Fundraiser - Feb 11**
 - **Orofino Senior Center Bake Sale - Feb 11**
 - **Jet Boat races Father's Day weekend, Fri-Show n Shine, Sat-race**
 - **TLC Father's Day softball Father's Day weekend**
- **Discussion:** Joe led discussion on CCED goals and continued growth for our county, projects accomplished with Nightforce, phone and internet services, etc.; Dale led discussion about jet boat race conditions, safety issues, scheduling, fundraising and goals toward growth and possibilities for the community, to enhance experience with vendors on Sat. at the city park, possible 3-4k visitors for event, many laps to pass by Orofino in one day; Joan Mount led discussion and questioned about past city plans to replace the 4 H Exhibit building with a 400+ convention center with moveable partitions for events (ask Ryan Smathers), also contact should be made to the Armory now that an event has been scheduled to find out rules for future events there
 - **Adjourn:** 5:21 pm
 - Happy Hour visits on your own following

SIGNED:

_____ Malia Erlewine, 2023 President

_____ Erica Holland, Director