

David Madore

April 15 at 8 13pm ·



Pro-jobs Fee Waiver resolution continuing stellar results!

See that vertical line separating the Before and After days? The old days of mediocre business policies ended there.

Those graphs show the dramatic transformation that resulted when Clark County became the most business friendly community on the West Coast. (Click to enlarge)

Funny what happens when we get government out of the way of business. Free Enterprise works its magic as entrepreneurs do what they do best. They create healthy new wealth for everyone.

Citizens have new opportunities to work in our community. And they lighten the tax burden for everyone as they generate new and growing revenue for our local governments to provide improving services.

Those self-evident results exceeded the expectations of the unprecedented and daring policy change.

That blue line in the top graph shows the cash fund balance continuing to stay way above any time in our history.

The frequent red spikes in the bottom graph show the unprecedented size and frequencies of cash transfers from the Road Fund as revenue pours in from the newly created booming environment. The accelerated slopes of the associated blue line shows how quickly Road Fund cash fund balance continues to grow.

To see all the metrics including the thousands of new jobs, the hundreds of millions in new annual sales, and more, click here: <https://www.clark.wa.gov/community-development/project-data>

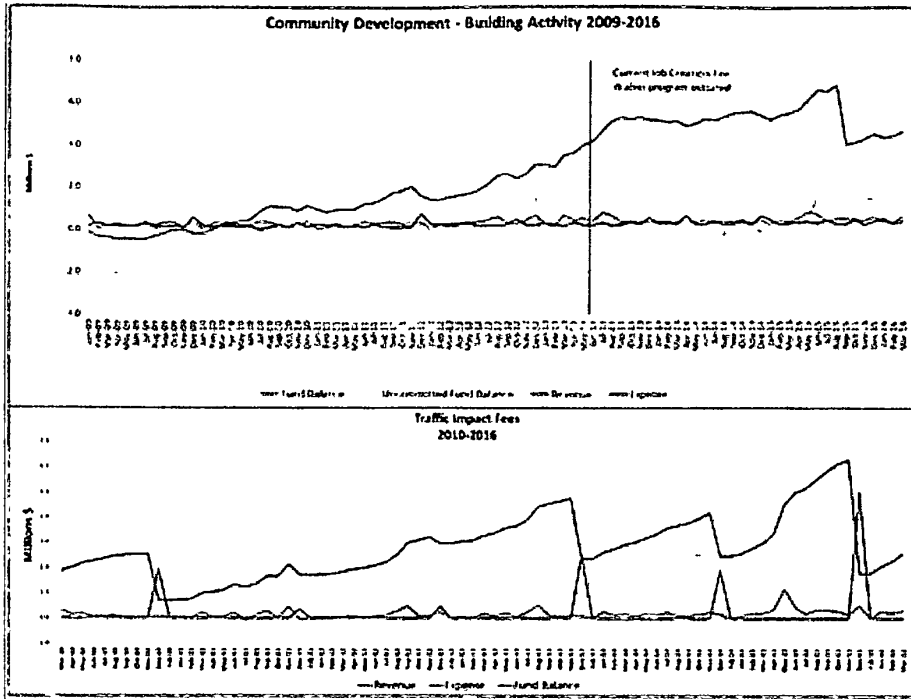
These results were completely contrary to the published forecasts by the CREDC and our Regional Economist when we started. https://www.clark.wa.gov/.../t.../120115_FeeWaiverComparison.pdf

Quiz: The most reasonable explanation for these dramatic results and unprecedented changes for Clark County transforming from nearly dead last in the state to lead all other counties in the state is:

A) It's pure coincidence. We just got lucky. Some other unidentified change caused it. It would have happened anyway.

B) Entrepreneurs recognized Clark County as the most business friendly community on the West Coast. They choose to invest in our community, can keep their start-up cash to succeed, and gain a competitive advantage over all other communities on the West Coast.

What do you say?



Like Comment Share



Alan Dayley, Tyler Long and 46 others

Chronological

5 shares



Casey Carroll Mr. Madore, pardon my naiveté, but what exact fees are being waived represented within this chart, and how does it relate to building activity? Is this chart indicative of waiving fees for building new homes, apartments, etc? Or does this embody both commercial and residential? My apologies.... I'm just not quite sure what fees the county was charging before the line, and what fees were being waived after the line. Thank you for your time.

Like · Reply · 1 April 15 at 9 20pm



David Madore Casey Carrol, because I've been publishing these reports every month for nearly 3 years now, once in a while I highlight a different area of the metrics. This one focuses on the fruit of the revenue created by the economic environment resulting from the new business activity.

I included the links to all the other info Here's the detail on the new jobs and businesses. [https //www clark.wa gov/ /proje /FeeWaiver-DEV-0316.pdf](https://www.clark.wa.gov/ /proje /FeeWaiver-DEV-0316.pdf)

To answer your questions, virtually all fees are waived for businesses and nonprofits. The welcomes wealth creators.

We don't waive fees for residential permits because once built, they do not create wealth and it normally costs more to provide services to residential developments. In contrast, businesses provide local governments with more continuous revenue than it costs for local governments to provide services to them.

On a side note, that's why cities like to annex businesses, but not residential developments and especially not multi-family developments. They cost much more to service

The top trend graph shows the history of the account funding the department that processes permits.

The bottom graph shows the history of the Traffic Impact Fee account that provides about 3% of our road

improvements. About 97% of our Road Fund comes from taxes and grants.

These two are highlighted to show that not only is the policy sustainable, but the resulting environment is so healthy, that we are on track to lower the costs per permit.

Like · Reply · 3 · April 15 at 9:58pm Edited



Casey Carroll I see. Being a small business owner myself, I can appreciate pro-business policies that make sense.

With that said, is there a likelihood that these businesses would have created these improvements regardless of whether or not the fees were waived?

Also, how much did the county waive in fees over the three year period? It's hard for me to run a cost/benefit unless I know the costs associated.

Were we able to attract new businesses to the area from outside the area with these fee waiver programs? Or were the majority of the fee waivers for companies that were already doing business in the county?

Like Reply · 2 · April 15 at 10 09pm



David Madore Casey Carroll, the government's purpose is to provide necessary services while not interfering or negatively impacted citizens. The smartest way to do that is to open the floodgates to local private jobs. Everyone wins when the wealth pie gets bigger in contrast to the government continually taking an bigger and bigger slice

Like · Reply · 2 · April 15 at 10 15pm



Write a reply .



Casey Carroll I see. So these are for businesses and commercial property - not residential. With that said, did these businesses decide to improve and build because of the fee waiver only? Or were they likely to build and improve regardless of whether or not the fees were waived?

Additionally, can you help me understand the correlation between the waiving of fees, and creation of jobs? On some of the items in the spreadsheet you posted, some of the projects had a budget in the hundreds of thousands of dollars, while fees being waived were less than \$2k to \$3k. Is that savings on fees what created the jobs? Or was the savings on fees the deciding factor for these businesses to improve and/or build?

Were there situations where businesses weren't going to build/improve prior to the fee waiver program, because of the fees?

I'm hoping you can help me understand this because I'm not privy to this information and I need some help from you in understanding Thanks

Like · Reply · 2 · April 15 at 9:53pm



David Clark Casey Carroll as to the question of attracting new businesses, my guess is that the business growth rate of Clark county compared to other counties would be a good measure. Such a comparison should be over time so we can see how Clark County compared to surrounding counties both before and after the fee waver began. Perhaps for several measures of prosperity. Including jobs, business income, number of businesses, etc.

Like · Reply April 16 at 3 28am



John Ley Casey - councilor David MadoreMadre did propose, and he & Councilor Tom Mielke passed a 2% property tax CUT for homeowners.

Sadly, once Marc Boldt took over as Chairman, he moved to rescind the tax CUT, and it was supported by the other two councilors. So no tax cut for homeowners.

Like · Reply · 1 · April 16 at 9 35am



Casey Carroll To be perfectly honest, I own several homes within Clark county, and I do not support the property tax cut. The property taxes support infrastructure, teachers, and other community positive line items in the budget. Without funding for these, the area has the propensity to decline, and would make it difficult to rent my homes at the same rental rate. So the property taxes lowering have a nice positive consequence in terms of my rental cash flow, but a potentially far greater negative consequence if the area eventually becomes non desirable due to poor schools, infrastructure, roads, under funded police, etc. I can't rent my homes at a good rate if the area becomes a war zone because the county is badly underfunded due to a lack in property tax revenues.

Like Reply 1 April 16 at 9 57am



Chris Lucia lol Casey the liberal!

Like Reply · 1 · April 16 at 10 01am



Casey Carroll ^actually, the fiscal conservative

Like Reply · April 16 at 10 03am



Jase Stefanski Casey you obviously believe that government spends tax dollars wisely and better than the market forces. That is a liberal view and not conservative.

Like · Reply 1 April 16 at 11.11am



Casey Carroll ^ to be brutally honest, you're wrong. I don't believe that government spends (and/or collects) tax dollars wisely all of the time, and sometimes they actually do spend money wisely There is no on/off switch where government is either bad, or good. It is far more prudent to have a sensible approach that criticizes the wrongful taxation/spending, just as much as praising the wise and correct usage of tax dollars. Every situation needs a correct judgement - the world is far more complex than black and white

Personally, I like roads, infrastructure, good schools, etc. If schools are underfunded and terrible, then I will have a hard time renting my homes within that school district

But also, I detest wasteful government spending too, and will criticize on those situations.

Like · Reply 1 April 16 at 4 01pm



Write a reply. .



David Madore Casey Carrol, there are those that were very skeptical of any changes that waived fees for fear that the government would lose money.

The thinking was that if we kept doing nothing, that the world would change for inexplicable reasons and Clark County would stop lagging nearly every other community and just start leading all other communities anyway

If we were going to go from last to first place anyway, think of all the money we lost that we could have collected from those new businesses.

If government ran businesses that way, they would never have sales and just keep raising prices to get more and more money. In a competitive environment (and each of our communities competes with every other community), customers would simply go elsewhere and the revenue would continue to fall.

If government ran businesses and they did run sales to gain more customers, they would kick themselves by imagining how much money they would have made if they had all those new customers who would have paid the same old higher prices had they not had the sale. Make sense?

Like · Reply · 2 · April 15 at 10.20pm Edited



Casey Carroll I see your logic and I see where you're coming from. The Econ nerd in me cringes when someone assumes that pricing on a product is based on the costs rather than the price at which someone is willing to pay

I think my biggest concern is that I'm failing to see how the waiving of fees increased the demand for new businesses to join the area. Also, we'll never really know how many of these existing businesses would have moved forward on their projects with (or without) the fee waiver program.

I liken it to the \$15 an hour argument on the cost of hamburgers. I see the analogy from those who do not understand economics that fast food burgers are going to double or triple in price if cost of wages rise, but again, there must be demand to buy that burger at an inflated price. I'm sure you're aware that pricing is always set based on what the buyer will pay, not your costs. So using the burger analogy, how did the impact fee waiver program increase demand for businesses to build or improve an existing building by solely due to the elimination of county fees?

I think if you had data on the increased demand to build or improve BECAUSE of the waiving of fees, you'd be able to draw a far more linear line to economic growth due to the fees

Like Reply · 3 April 15 at 10:27pm



David Clark Casey Carroll --- "I think my biggest concern is that I'm failing to see how the waiving of fees increased the demand for new businesses to join the area"

ME--- The big winner is adding companies whose customers are outside of the county. That brings in new money, instead of re-arranging the distribution of current spending.

Casey Carroll --- "I see the analogy from those who do not understand economics that fast food burgers are going to double or triple in price if cost of wages rise"

ME--- The reality of the \$15 wage is that the prices won't rise much because many employees will be replaced by machines because machines will be the low cost choice. This is what the union goons fail to realize..

Like · Reply · April 16 at 3:38am



Christian Berrigan And so if government makes the mere cost of the burger more than the customer is willing to pay, what happens?.....

Like Reply · April 16 at 9:09am



Jamon Holmgren Casey, I think you make some good points and are asking some good questions. I'd like to see answers to those as well. The conclusion here is a little tenuous, I like seeing the economic growth and I'm sure the waived fees didn't hurt, but it would be good to have some more direct data.

Cost does impact price, in that it establishes a floor where you can reasonably price a product (and your competitors can!) and thus influences the market perception. Competition tends to drive pricing down closer to the cost, so there's usually a correlation.

What's interesting about the fast food industry is that a burger and fries at McDonald's is now something like \$8, and you can go to a local corner burger shack and get a much better burger for not much more. Just an aside, I don't necessarily know the reasons for this.

Like Reply · 2 · April 16 at 9:17am



Casey Carroll economic failure - trust me, we both agree on this.

But lemme ask you this. Open up the spreadsheet that Mr madore shared, and start reading through some of these businesses. For example, let's look at page 3. I personally support fee waivers for new business creation, like the waiver for heathen brewery, and smith root corporate hq. But on that same page, \$3,355 waived for russell automation with no increase in sales tax revenue, \$31k for Athena home care with no sales tax revenue generated, and almost \$168k on fee waivers for non profits to build, with no property tax revenue, no sales tax revenue, and only 4 new jobs created.

Was russell automations "burger price" going to increase substantially due to a \$3,335 fee? No. Was the waiving of \$168k in revenues for two non-profits with little to no job creation going to increase the cost of their "burgers?" No.

I support businesses to have taxes cut to try to gain new jobs by doing so, and we both agree that businesses should not be overburdened by silly governmental fees that stall economic growth, but I can't that about these specific cases. If you read through all pages, there are a number of businesses I can support fee waivers for, and an even bigger number that I can't support.

Like Reply · 2 · April 16 at 9:23am



Chris Lucia Casey you're a Liberal so of course you don't understand. Here's a quick lesson: govt. bad! Private business good! More govt. =less economic growth Less govt. = more economic growth. Simple enough for you to understand? It's been proven over and over and over again. In countless countries, countless times in our country, our states and local municipalities Yes, we need govt. But we need it to stay as small as possible to allow capitalism to help as many people as possible. You sit there as a typical liberal and act like a small tax cut in property taxes will destroy county govt. when in fact every dime that stays in private pockets works too stimulate the economy. David Madore's fee waivers and tax cuts have helped but you liberals just won't believe it and want to be shown every precise detail of how it happened and if you don't get that you scream that therefore it didn't happen even though you can plainly see that it did! By the way, county tax revenue and budgets are doing fine under David Madore, and county provides many many services for citizens. What in the world is it you'd rather do with those property tax cuts and fee waivers in govt that would help anybody more than it staying in private hands?

Like · Reply April 16 at 10 23am · Edited



Casey Carroll If you had the respect and cognizance to realize that I'm actually a fiscal conservative, then I'd believe that your accusatory and crude post would merit a response - but it doesn't

Coming from a fiscal conservative like me, you're making us look bad.

Like Reply · 1 · April 16 at 10 25am



Evalyn Baker I also agree that fee waivers may not be appropriate for all cases. We hope to attract companies with jobs above minimum wage, right? And why were non-profits included in the fee waiver? Perhaps the whole program could be tweaked a bit more? And how mu... See More

Like Reply · 1 April 16 at 11 30am



Write a reply..



Lois Niemela Matson B Definitely

Like Reply · April 15 at 10 29pm



David Madore Casey Carroll, in other words, you choose A. Remember the definition of insanity is doing the same thing over and over and expecting different results. Hopeful thinking expects to go from last place to first place in the competition of communities by making no changes. Right?

Like Reply · April 15 at 10 46pm Edited



Casey Carroll Wrong. Remember, you're talking to another business owner. I'm one of those "makers" not "takers" (even though I hate both of those terms). As a business owner, you must adapt and change to be competitive. I refuse to lose, just as much as you do.

The point I'm trying to make here, is that you're missing a big part of the picture. Just as much as I can make the graph claim that the policies before you lead to a 533% growth over the same time frame before the fee waiver program, it's still a statistical fallacy because you're missing a serious amount of data about the demand to build/improve because of the fees themselves (before and after the fee waiver program). Therefore, you can't logically assume that new jobs were created due to the fee waiver program if you don't know how much the fee waiver program increased demand to build/improve in the first place. Increased demand to build/improve AFTER the fee waiver program does have a correlation to jobs at that point, but again, absent data on increased or decreased demand, you're trying to draw conclusions from data that is lacking critical information.

Like · Reply · 2 · April 15 at 10 56pm



David Clark Casey Carroll-----"absent data on increased or decreased demand, you're trying to draw

conclusions from data that is lacking critical information."

ME --- You are ignoring that some new business will export product out of the county and thus local demand is irrelevant.

Like · Reply · April 16 at 3 41am



Casey Carroll Export product out of the county? What are you talking about? I'm talking about building/improvement demand increases due to the fee waiver program.

Like · Reply 1 April 16 at 7 09am



David Madore Casey Carroll , it sounds like your position is to either be indifferent or you favor reverting back to the old policies. It is not clear. My position is to be thankful for the blessings as the fastest growing jobs and sales county in the state. Let's not take our foot of the accelerator. Let's keep doing all that we can to stay number one!

Like · Reply 2 April 16 at 8 52am



Christian Berrigan Let's try to make this simple, a bunch of liberals said if we passed the fee waiver a bunch of bad things would happen. Bad things didn't happen. Good things did happen Now the Liberals can go back and claim that the good things would have happened anyway, and ignore the fact that their negative prognostications never materialized

It almost reminds me of global warming, climate change. The sky was going to fall, terrible things were going to happen, then we have over a decade of cooling temperatures, and all the sudden it's not global warming its climate change, they will come up with an entirely new excuses why when they were wrong they weren't really wrong.

Now the main point if a government can prosper while taking less money from the people, shouldn't it continue to do so even if it's able to take more?

Like · Reply · April 16 at 9 14am Edited



Casey Carroll ^ by all means, you don't have to speak simple terms to me. I understand layman's terms just as much as complex, and I can guarantee I could follow you if you chose to take the "non-simple" approach.

Coming from a fiscal conservative like me, starting a sentence with "a bunch of liberals" is not the best way to begin a point you're trying to debate. Biases cloud judgement and admitting you have a bias in the first sentence therefore builds a defensive barrier before I even read your point.

If the "liberals" go back and claim that good things would have happened anyways, that would also be a fallacy based on the data Mr madore presented - agree?

I made the point very clearly that the data he presented does not correlate to job growth (without the data on increased demand to build to coincide with the chart due to the fee waivers), and even showed that the chart could have presented a higher growth before the fee waivers were implemented - right?

To your main point, you actually make a very good point and I agree with you So show me how the government prospered here while taking less income from fee waivers, when it appears that the majority of fee waiver beneficiaries provided little to no additional economic benefit, sales tax increases, or job growth?

Like · Reply · 1 April 16 at 10 16am



Casey Carroll David, I'm not claiming to be indifferent or favoring the old policies. To be honest I actually rigorously defend and SUPPORT the fee waiver program - when it makes sense. If the fee waiver program is utilized to encourage a business to build or improve when it wouldn't have otherwise before, then I will scream down main street that I support the fee waiver program. But when I go through the list, I see a number of businesses and non-profits that benefitted from the fee waiver program and didn't stimulate sales tax revenue growth, or produce many jobs. . that is where you lose my support on the fee waiver program.

It is dangerous for "liberals" to levy fees and stalling new business growth because of fees, just as much as it is dangerous for "conservatives" to remove all fees - even in situations where a business would have built or improved regardless of whether or not they had to pay fees

If your fee waiver program was tied specifically to new build/improvement demand because of the fee waivers, and you had the data to support this, then your policy would have the data to support your conclusion

Like Reply 1 · April 16 at 10:22am



David Clark Casey Carroll ---"If your fee waiver program was tied specifically to new build/improvement demand because of the fee waivers, and you had the data to support this, then your policy would have the data to support your conclusion".

ME --- I find it curious that a business owner would want such detailed proof before taking action - such demands are how government creates gridlock. Yet you are nitpicking every conceivable aspect of the fee wavers, casting doubt on your sincerity.

Like Reply April 16 at 5:49pm



Write a reply...



Casey Carroll Here's the other danger with this graph.... You can technically use it to make an argument against the fee waiver program. The period after the fee waiver program (July '13 to March '16) starts at 4.0, and ends at about 4.5 - a 12.5% growth over a 3 year period of time

That same exact time frame before (March '10 to June '13) starts at about 0.75, and ends three years later at 4.0 - a 533% growth rate BEFORE the fee waiver program over the exact same time

However it would not be fair to solely give credit to the old policies either, as we all know the economic downturn of 2008 did not begin to turn around until 2010. So in both cases, the end doesn't justify the means because fee waivers can't draw a linear correlation to job growth absent data about demand to coincide.

Do you have any data about the demand to build/improve before and after the fee waiver program? If not (as I've shown you here), I couldn't really make an argument before or after the fee waiver program to either side, even though there was a 533% growth for the same time prior to the 12.5% after the fee waiver program was implemented.

Do you see how this is tricky to draw conclusions using this data?

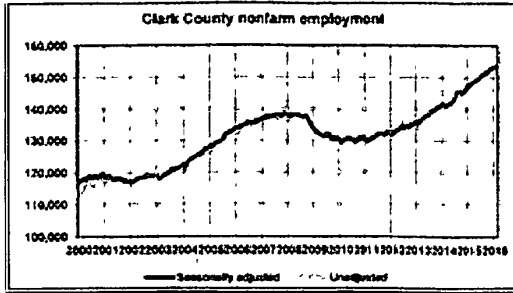
Like · Reply 2 April 15 at 10:44pm



David Madore Casey Carroll, let me help you so you can develop your correlation. Here's the graph of Clark County job growth. Click to expand. And here's the latest employment report. Enjoy!<http://davidmadore.com/.uploads/2016/03/PR-2016-02.pdf>

Remember, in a race, the winner is in first place and the loser is in last place regardless of circumstances (like the environment) that speed up or slow down the entire race. So be careful not to confuse absolute economic race influences with the individual competitors.

There ought to be a sensible explanation for the last car who has been in last position for years and forecasted by the experts to stay in last position for years, breaking away, passing up all others, and then staying in the lead for years. I invite your explanation.



Like · Reply · April 15 at 11 17pm · Edited



Casey Carroll I'd love to dig into this data. Does this data include the cities? Or just the unincorporated county? Where can I find the source of this data?

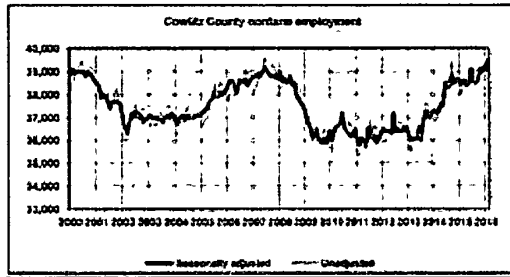
Like · Reply · 1 · April 15 at 11 14pm



David Madore Casey Carroll, the State Department of Employment Security's Regional Economist, Scott Bailey provides the reports that include the above graph. His data does not separate out the cities.

He includes our northern neighbor with his report. Click to enlarge this latest Cowlitz County graph. As you can see, they were affected by the recession like we were. But they didn't make any changes like we did and they are not much better than they were in 2007.

We used to publish the detailed data on the county website every month. You can still get to the detailed Excel files that are still there. But they were discontinued by the new majority on the council. You can see that information included here. <https://www.clark.wa.gov/c-grid>



Like · Reply · April 15 at 11 37pm · Edited



Casey Carroll I won't comment on the policies of cowlitz county, but I will comment on the difference in scale. Cowlitz county seems to bounce between a range between 36,000 to 39,500. If the scale started at zero on the Y axis, this graph (and the Clark county graph) would look incredibly flat.

Clark county (or namely Vancouver) is still economically tied to Portland more often than not, and cowlitz county doesn't have Portland as a factor like we do.

However, including the cities within these charts make the graphs useless, since the fee waiver program doesn't apply to cities.

Like · Reply · 1 · April 15 at 11.34pm



David Madore Casey Carroll, the graphs are created by the regional economist who sets the scale using his judgment as the expert. You are welcome to contact Scott Bailey and tell him his graphs are useless for counties or cities. They are the best monthly indicators available for us that I know of. If you have another source, I welcome it.

Like · Reply · 2 · April 16 at 7 14am



Write a reply ..



Casey Carroll ^ I like this graph By itself, it looks really good. Is the fee waiver the program the sole reason for the job growth?

Like Reply · 1 April 15 at 11 04pm



David Madore Casey Carroll, no one can make that claim. Other factors affect things that are beyond our control. I can say that the pro-jobs fee waiver resolution was created to do what we see here.

Governments can drive away businesses and citizens with unfriendly environments. Or they can make their community as business friendly as possible. We chose the latter. Does it appear to be working?

Like · Reply · 1 April 15 at 11 15pm Edited



Casey Carroll By all means, I welcome a pro business environment just as much as you do, and I support any program that clearly brings new jobs to the area.

Were we really anti-business beforehand? Did businesses leave Clark county before? Are we attracting new large employers to the county because of these programs?

I personally wish to see more emphasis around white collar job creation, and STEM jobs. For every 1 white collar job, 4 to 5 blue collar jobs are created

Like · Reply · 2 April 15 at 11 19pm



David Madore Casey Carroll, one of the main reasons I ran for county commissioner in 2012 was to correct the stagnant environment that killed and deterred businesses in Clark County Too many of our friends and neighbors were out of work, hurting, and their lives were falling apart.

After getting elected, within 6 months, (June 11, 2013) we scrapped the old mediocre policies and adopted this one. These graphs show what happened.<https://www.clark.wa.gov/the-grid> .

Board of County Councilors meeting archives | Clark County Washington

Consent Items 1 Increase the daily stipend of Board of Equalization Board members 2 PSA with DLC Architecture LLC and increase budget for Fair fund 1003 for collection of State grant 3. Approve contracts and future amendments for RFP#704 - Risk Management, Brokerage and Insurance Services 4. Crea..

CLARK.WA.GOV

Like Reply April 15 at 11 32pm · Edited



Casey Carroll I get it, trust me. I understand the original intent of the program. So where is the data that shows all of the jobs we took back from Oregon due to this? Or a list of the businesses we persuaded to move to Vancouver because of the fee waiver?

Like · Reply · 3 April 15 at 11 40pm



David Madore Casey Carroll, you are free to make as much work of this as you wish We had hoped that the Vancouver Chamber of Commerce and the CREDC, whose job is to promote local jobs, would market Clark County by sharing our business friendly policy.

But both organizations lobbied against it and don't even let prospective businesses know about it. You won't find it even mentioned on their websites.

Yet, the businesses have been finding us as they seek to escape the repressive policies of other areas including California, Oregon and other less business-friendly jurisdictions.

Like Reply · 5 April 16 at 12 03am



Ron King I can only speak for myself, but I am moving my business to Clark County and building a new facility I had several options of north of Clark County. I am choosing to locate my business there because of the waiver of fees. I will be increasing my staff by 25 % over the next year creating several new management jobs and increasing my field personnel 30-50% in the next 2 years. All those jobs will

be ran from our new corporate office we are constructing. Nearly all the jobs will be residences of Vancouver or surrounding cities in Southwest WA We would not have made this decision if we had to pay several hundred thousand dollars in fees. We would have maintained our current location and not committed to that kind of growth. Just my .02.

Like Reply · April 16 at 9 27am



Casey Carroll ^stories like yours are exactly the kind of story I support with a responsible fee waiver program Thank you for moving your business to Clark county.

If you don't mind me asking, what is your business, and how many new jobs are coming to the area from the fee waiver program?

Thanks for making the move to Clark County!

Like Reply 2 April 16 at 9 44am



Lisa Nichols Henry It looks like 3 Kings Environmental has been in Battle Ground for some time, since at least 2006.

Like · Reply · 1 April 16 at 12 13pm



Write a reply...



Frank Polifka Casey seems to have time on his hands.

Like · Reply · April 16 at 1 36am



Casey Carroll It was a Friday night - don't a lot of us have time on our hands on friday night?

Like Reply 2 April 16 at 7 07am



Write a reply..



Tony Carlson I took enough Econ classes to know its not an exact science, and many schools of thought. But...I think a couple givens are that businesses want to maximize profit, and that one way to doing that is to minimize cost. Generally speaking, the states and localities that are business friendly (TX, TN, etc) are doing way better than those that are not (CA, IL, etc).

Like · Reply · 2 · April 16 at 3 24am



Michael Henry Never make the mistake to think your opponents have the same goals as you. You really want the best for Clark County. You want economic development. You love to see all boats rise with the tide. I really don't think most of your opponents want these things.

Like · Reply 2 · April 16 at 4 38am



Josephine Funes Wentzel Absent of fees made a major difference for many companies, good job David! A prime example of this is CHUCK's PRODUCE. Keep up the good work!

Like · Reply 3 April 16 at 6 25am



Chris Lucia Casey Carroll you are most certainly NOT a fiscal conservative! lol good joke though!

Like · Reply · April 16 at 10 28am



Casey Carroll ^ okay, you can believe what you want, but I'll just keep expanding my businesses and hiring more employees for the two companies I either own, or am a partner of

Keep casting stones while I create new jobs with my companies.

God bless and have a great day!

Like · Reply · 4 · April 16 at 10 30am



Greg Gecho This lesson in fee wavers or at least reductions would be a key to affordable housinganyone want to guess what your fees to build a home in Clark County costs before you even break the dirt? I'll tell you but want some legit guesses first!

Like Reply · April 16 at 2 08pm



David Madore Casey Carroll, we love entrepreneurs and do whatever we can to encourage and promote their businesses. What kind of business do you own? I invite you to tell us its name and where it is so our friends and neighbors can support your business.

Like Reply 3 April 16 at 2 10pm



Greg Morris It appears to me that the fee waivers did nothing to adjust the trend that was prevalent when enacted. What it looks like us the slightly delayed effect of whatever the fee waiver did was cause a growth trend to become a flat line. To me, it shows a negative effect of flattening a nice growth trend, not a positive one. Where did you learn to read charts?

Like Reply 1 April 16 at 3 23pm



Chris Lucia Where did you learn to spell "growth"? My gawd you liberals are hilarious!

Like Reply April 16 at 3:52pm



Greg Morris A dictionary. Try it some time but for some, reading is hard. How might you spell "growth" or do you not know what it means?

Like Reply April 16 at 3.57pm



Chris Lucia If you were any less smart, we'd have to water you twice a week.

Like Reply · April 16 at 6 06pm



Write a reply



David Madore Greg Morris, in summary, you choose A. Got it. Do you also believe that we should repeal the business friendly policy and revert back to the prior business unfriendly environment?

Like Reply · April 16 at 4 05pm · Edited



Greg Morris I choose to say there doesn't necessarily appear to be any effect of the fee waivers except to take money away from the government that probably needs to be made up somewhere else. Cuts without offsetting revenue increases just causes deficits unless you had a surplus to get rid of

Like Reply 1 April 16 at 4:03pm



Tony Carlson Its not like a light switch

Like Reply April 16 at 4 17pm



David Madore Greg Morris, we see the obvious revenue increases as documented by the graphs. In addition to the cash already collected, the Excel report shows \$335 million in new tax revenue for 2014-2019, \$465 million in new local annual sales, 3,157 in new full time jobs, 2 9 million new square feet of business construction, and \$73.6 million in new investments by the applicants.

Where do you see a deficit?

Like Reply · April 16 at 4 51pm Edited



Greg Morris I can't read some of the tiny text on my cell phone. I'll have to view it when I get home.

Like Reply · April 16 at 4 24pm



Bret Bucher As native to Clark County, this is real, simply notice the changes in particular places you have not seen a change with business opportunity like the HWY 99 businesses located about the 6800 block. Also, Walgreen's built a nice building located at Ne 139th St and Ne 20th Ave. Lets look at Ne 134th St. 13700 block a retirement community 144 units, and adjacent a hospice center, now a 26 million dollar mental illness facility almost approved, the fee waiver is a massive motivation factor for a business friendly environment. Great work and thanks David for being a community leader.

Like Reply · 2 April 16 at 9 41pm Edited



Evalyn Baker I see an upward trend beginning in 2012 Probably the effect of finally pulling out of a national recession. Of course many people were still experiencing job losses and personal financial hardships.

Like Reply · 19 hrs



David Madore Evalyn Baker, compare the jobs / economic race to an Indianapolis car race. Your comment would apply to all cars in the race being affected relatively equally by the weather.

It has nothing to do with explaining why the car in last place suddenly moved to first place. Rational people would normally not say that was due to the weather Right?

Like Reply · 14 hrs · Edited



Michael Henry If only we had lower cost of home ownership in Clark County.

Like · Reply 14 hrs



Tony Carlson Lower than what? They are rising fast everywhere that people want to live

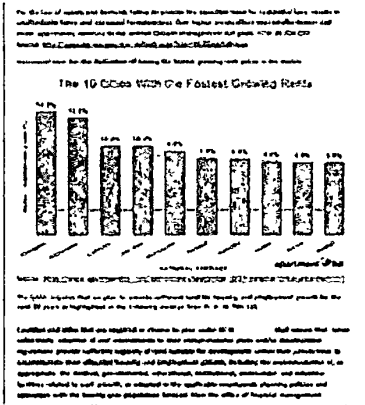
Like · Reply · 1 · 14 hrs



David Madore Michael Henry, the anti-growth agenda of Clark County's Planning Department has constricted the supply in face of a demand. The repeal of Alternative 4 by the anti-transparency trio will make it even worse

Those problems and the solutions that were rejected by the Planning Department was published on the county website on October 20, 2015. Here is a link. <https://www.clark.wa.gov/>. /102015R

The US Census report released last month confirmed the accuracy of the councilor approved report and the erroneous information pushed by the Planning Department.



Like · Reply · 1 12 hrs · Edited



Michael Henry Sigh

Like · Reply · 13 hrs



Greg Morris By showing just part of the picture, this looks bad. If you look at the site page you nicely provided in the graphic, you see that the lower rent cities PERCENTAGE RISE is greater than the higher priced ones. The ACTUAL COST places Vancouver, a suburb of a major city, in 35th place. It's actually nice to see the desirability of Vancouver is increasing the property values and, correspondingly, the rental rates. Let's not cherry pick an old statistic as politicians like to do when trying to make a point rather than dealing with reality and look at the most recent data <https://www.apartmentlist.com/>. /april-2016-national / that shows Vancouver dropping from 35th in 1br prices to 38th and annual rent % increase only 3 spaces away from Portland so totally in line with the overall local metropolitan area increases. That means the demand and increased price pressure is proportional to the Portland area which, to me, implies that Vancouver is considered as desirable to live in as Portland I believe that's an improvement.

April 2016 National Apartment List Rent Report

APARTMENTLIST.COM

Like Reply · 11 hrs

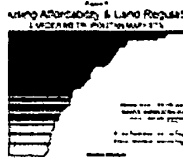


David Clark Greg Morris By showing just part of the picture, this looks bad. ME---- It IS BAD. The main reason for price increases is lack of supply That lack of supply in Portland is due to Metro's policy of building up instead of out which increases density, traffic congestion, overall costs and land prices.

Clark County is following Portland's path to the same problems for the same cause - restriction of land supply

The solution is to quit restricting land for building. Building on vacant land is cheaper and it spreads out the new driving, so that congestion is minimized

The proper comparison is to cities WITHOUT restrictive land use policies and those with. See <http://www.debunkingportland.com/housing.html>



Housing

"It must always be remembered how cost-effectiveness works in the public sector: the .
DEBUNKINGPORTLAND.COM

Like Reply · 1 · 10 hrs · Edited



Write a reply ..



Bret Bucher Lets Keep it Real, first of all lets digest the problems that occurred in 2007 with Real Estate the 100 Percent financing and Arms caused the crisis, now lets move on. The vast majority of developers and builders left the market because Bank of Clark County went bankrupt, the largest builders in the Nation bought all the foreclosure subdivisions and built houses and sold them in slow economic times 2011, and 2012. But what people need to be aware is migration patterns, people from all over the US were moving here, simultaneously guess what no one was building houses and apartments the few who did are doing exceptionally well, in fact they are keeping up with DR Horton and Lennar Homes. So lets be real, for 3 consecutive years, amazing stuff here, Oregon State has been the number one State for migration, why? On the West coast Portland is the most affordable city. So what we have is a serious real estate crisis no matter if your a buyer in line with 15 people to buy a house located off of 162nd Ave, or a person that is getting evicted from an apartment, so as I speak here understand Vancouver Washington is possibly the lowest vacancy rate in America which at this point, every real estate investor, or even business opportunities, or what ever the case maybe, they have their attention to Clark County. One more point, I hope you realize cash transactions in Real Estate have been dominating the market, Conventional Financing is dominating the market requiring at least 10 percent down, so there is no housing bubble, actually it is the opposite; to debunk the lunatics it is going to get expensive to live here with housing!

Like Reply 6 hrs · Edited