McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

ANNUAL REPORT

2025-2026

20 years



Building McMinnville's Future, Together

A Message from the Board Chair and Executive Director

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

McMinnville's economy has been built by generations of people willing to take risks, invest in new ideas, and create opportunities. From manufacturers reaching global markets to entrepreneurs launching new ventures, that spirit continues to shape our community.

As **McMinnville celebrates 150 years and MEDP marks its 20th anniversary**, we reflect on that legacy and the progress made during **fiscal year 2025–2026**.

Throughout the year, MEDP helped local businesses pursue expansion, advanced the **190-acre McMinnville Landing** opportunity, and became administrator of **Yamhill County's C-PACE financing program**. Our **McMinnville MADE tours with Mayor Kim Morris** highlighted five local manufacturers and their contributions to our economy.

Through the **Workforce Integration Network (WIN)**, healthcare apprenticeships, and the **Yamhill County Student Manufacturing Experience**, we connected employers with educators and future workers. **Launch Mid Valley** supported entrepreneurs through mentorship, Coffee Clubs, and Startup Bootcamp.

These accomplishments reflect MEDP's four priorities: **business attraction, business retention and expansion, workforce development, and innovation and entrepreneurship**. Together, they support business investment, quality jobs, and a stronger local economy.

Thank you to our businesses, investors, board members, educators, public partners, and community leaders. Your commitment and collaboration make this progress possible.

As we celebrate these milestones, our focus remains on building a McMinnville where businesses thrive, people build rewarding careers, and future generations have opportunities to succeed.

With appreciation,

John C. Dietz
Board Chair

Patty Herzog
Executive Director

OUR MISSION VISION VALUES



MISSION

Advancing strategies that support business in McMinnville that create GREAT, living wage jobs

VISION

A thriving McMinnville economy built on great businesses and living wage jobs.

VALUES

- Community
- Trusted-Resource
- Intentional–Growth
- Connected
- Adaptable

Supporting Businesses Creating Great Jobs

MEDP FOUNDING PARTNERS



McMINNVILLE WATER & LIGHT SINCE 1889

McMinnville Industrial Promotions Est. 1954

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

Thank you to our Investors

MEDP INVESTOR CIRCLE

McMinnville Industrial Promotions Est. 1954

City of McMinnville

McMinnville Water & Light Since 1889

MC McMinnville Area Chamber of Commerce

radius recycling

Willamette Valley Medical Center

Discover Chemeketa Community College

Linfield University

Citizens Bank
Good Business. Good Friends.

CEM Cutting Edge Metals

First Federal

MCM-TV

Organic Valley

Solid Form

R&H Construction

Baker Street Real Estate

Miller Consulting Group, LLC
Commercial and Investment Real Estate Services

Cascade Capital Funding

B&A Bernards, CPA
Accounting, Tax & Business Consulting

HelloCare
Care for All

Cascade Employers Association
Unsurpassed resources for great employers

McMinnville
ECONOMIC DEVELOPMENT
PARTNERSHIP

BOARD OF DIRECTORS & STAFF



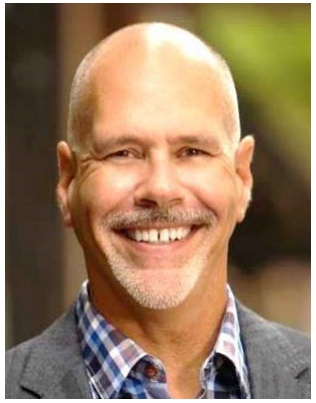
John Dietz

Title: General Manager
Current Board Chair
Organization:
McMinnville Water & Light
Years on MEDP Board:
Since 2018 (8 years)



Heather Richards

Title: Community Development Director
Organization:
City of McMinnville
Years on MEDP Board:
Since 2016 (10 years)



Mike Morris

Title: Board Member
Organization:
McMinnville Area Chamber of Commerce
Years on MEDP Board:
Since 2020 (6 years)



Lori Robertson

Title: Owner
Organization:
Business Liaison, Cutting Edge Metals, Inc.
Years on MEDP Board:
Since 2024 (2 year)



Mike Bisset

Title: Retired CDC Director
Organization:
McMinnville Industrial Promotions
Years on MEDP Board:
Since 2025 (1 year)



Patty Herzog

Title: Executive Director
Years with MEDP:
Since 2022 (4 years)

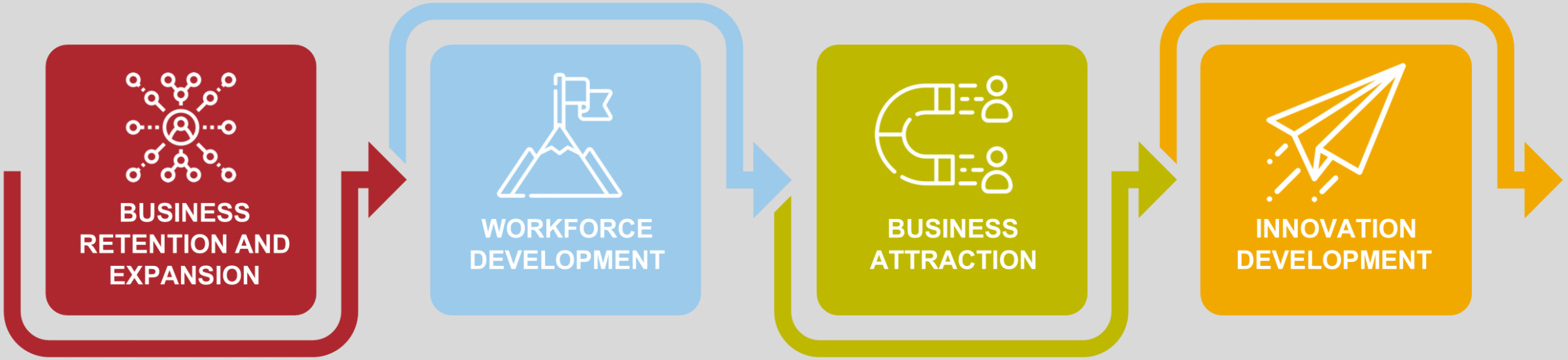


Heather Hadley Blank

Title: Deputy Director
Years with MEDP:
Since 2015 (11 years)

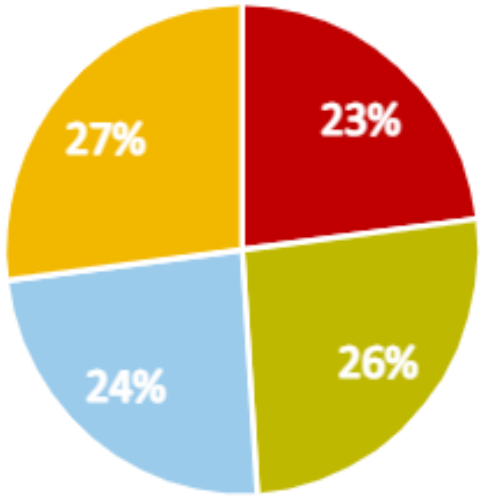
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MEDP STRATEGIC INITIATIVES



McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

A Balanced Approach in Economic Development



SUPPORT existing businesses navigate challenges and pursue growth

CONNECT prospective and expanding companies with suitable locations

BUILD connections between industry, educators, and future employees

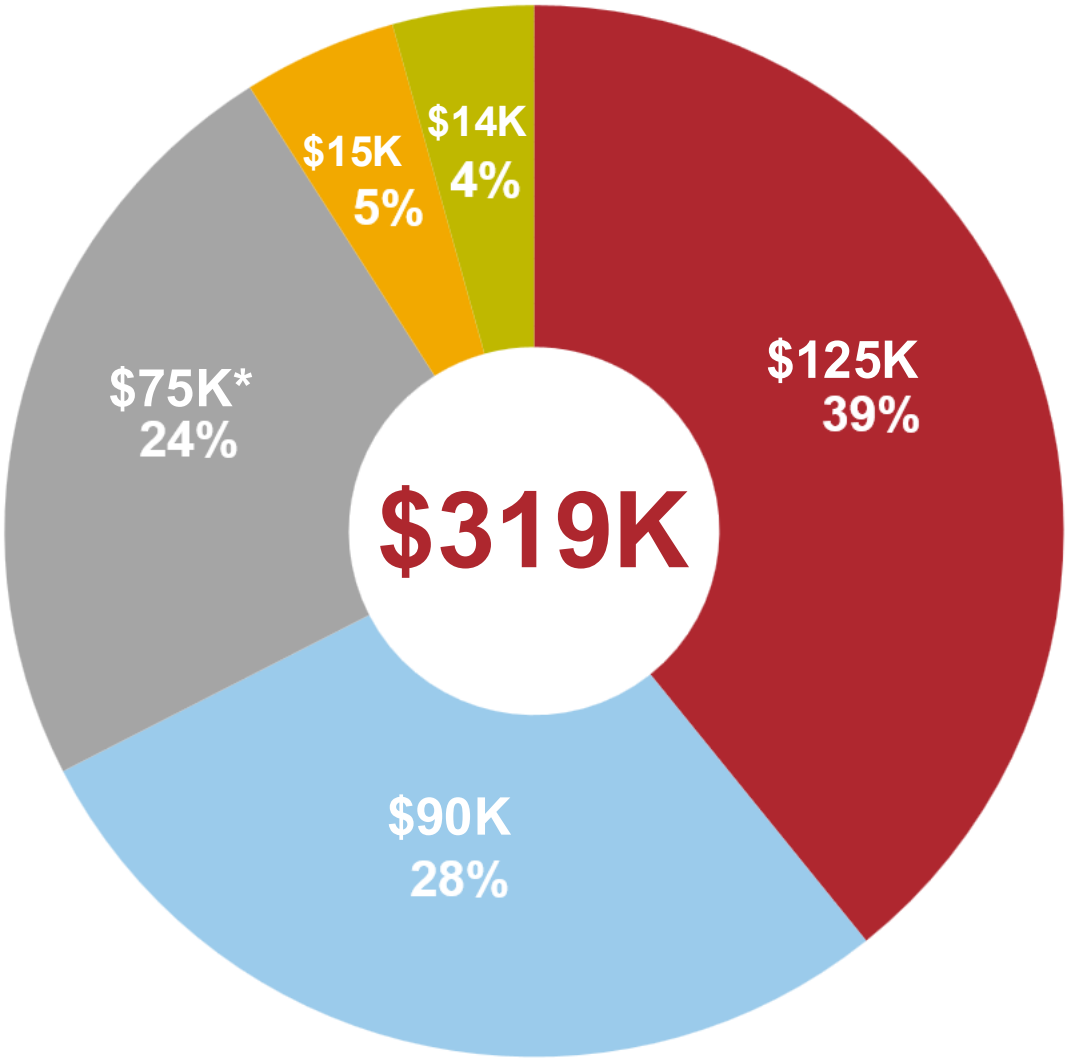
NURTURE new ideas, business creation, and evolving industries

MEDP's work centers on strengthening McMinnville's ***traded-sector businesses***—companies that sell products and services beyond our community, they bring outside dollars into the local economy and support jobs, suppliers, and services here.

Together, these efforts ***help established businesses thrive***, **create opportunities for new investment**, and **strengthen the foundation** for McMinnville's long-term economic vitality.

*Source: MEDP Activity Tracker FY25-26

MEDP ANNUAL BUDGET



14%

Private Sector Investment FY 25-26

133%

Business Engagements 2016-2026

2 FULL TIME STAFF



Economic development is about people—not just numbers.

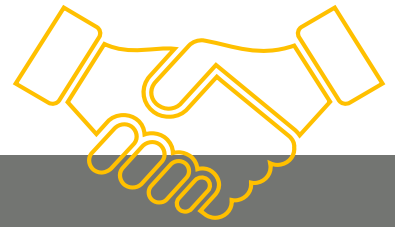
Good Jobs: Grow living-wage jobs in manufacturing, technology, and other industries that bring investment into McMinnville.

Strong Businesses: Support McMinnville's existing employers, encourage local expansion and reinvestment, and welcome businesses that strengthen our economy.

Career Opportunities: Connect local students and job seekers with McMinnville employers, building pathways from education to meaningful, well-paying careers.

Community Resilience: Strengthen McMinnville's diverse business community by supporting innovation, entrepreneurship, and long-term economic growth.

Our goal: A McMinnville where businesses thrive, people can build rewarding careers, and future generations have opportunities to succeed close to home.



A Strong Economy Builds A Strong Community

MCMINNVILLE

35K
POPULATION

38
MEDIAN AGE

$81K
MEDIAN HOUSEHOLD INCOME

15K
LABOR FORCE

1,654
TOTAL BUSINESSES

66%
HAVE 1-4 EMPLOYEES

DEMOGRAPHICS

OUR LOCAL ECONOMY

MCMINNVILLE

1654
BUSINESSES

$2.3B
REVENUE

15,531 Employees

YAMHILL COUNTY

Population: 111K

4,879
BUSINESSES

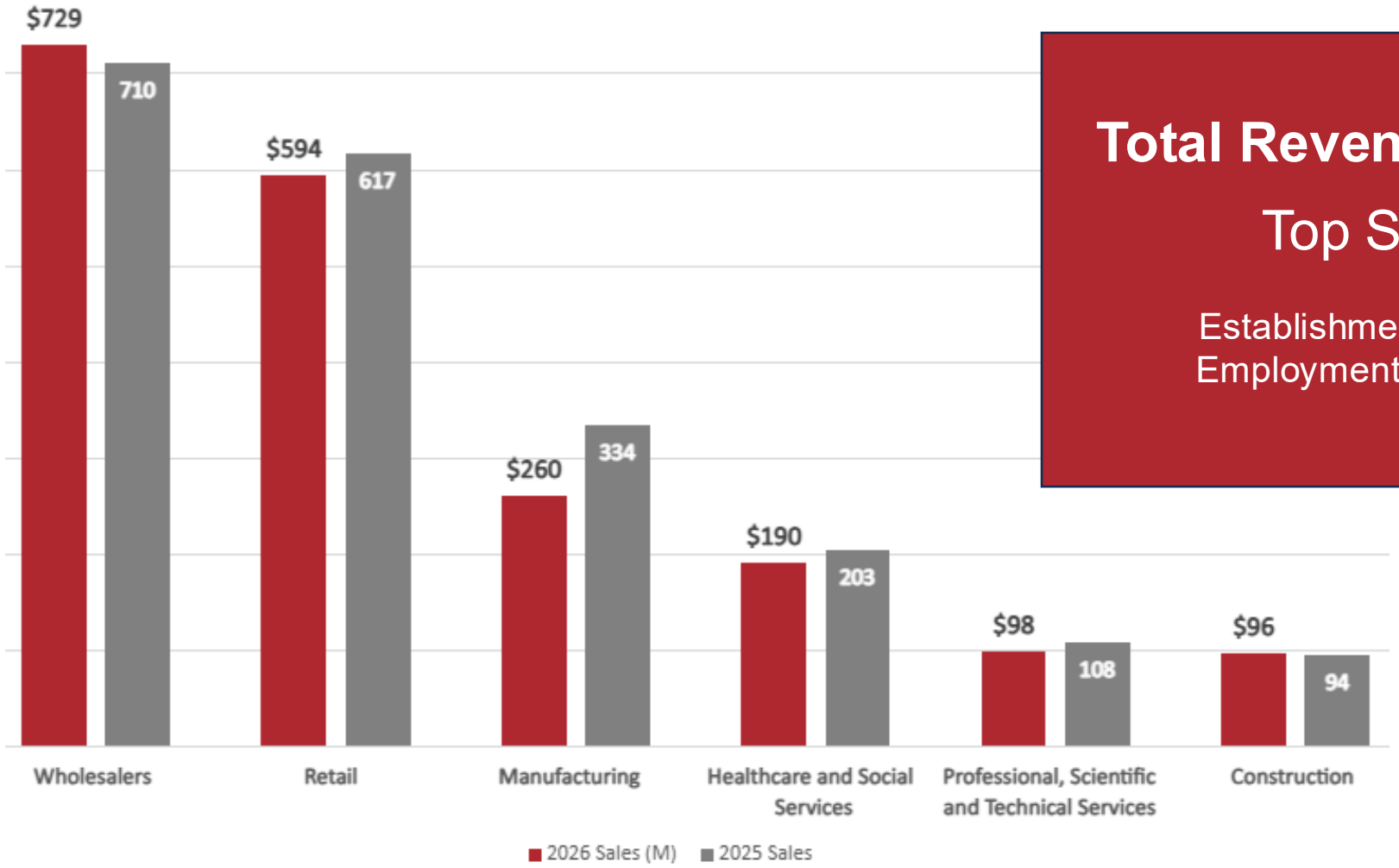
$5.9B
REVENUE

36,916 Employees

Source: Oregon Prospector, Data Axle GIS Planning , Applied Geographic Solutions, Oct 2026

McMinnville Economic Drivers

Revenue Impact Top Sectors 2025-2026 (M)



Total Revenue Impact = $2.3B *(overall)*

Top Six Sectors = **$1.9B**

Establishments = 1,654 *(overall)* / Top Six = 798
Employment = 15,531 *(overall)* / Top Six = 8,691

$

4.8%

2025-2026
Top Six Sectors

Source: Business Oregon, Oregon Prospector, Data Axle, NAICS Code, October 2026 (data discrepancies found, EMPWR full data set not included, reference only)

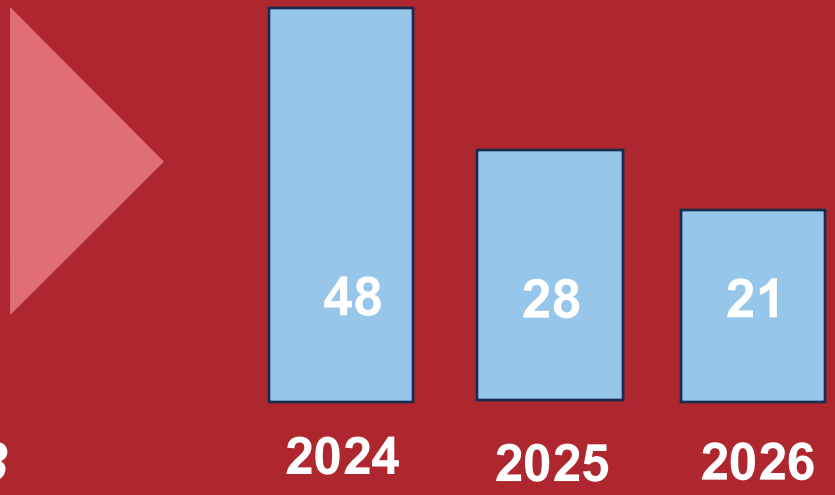
BUSINESS RETENTION, EXPANSION & ATTRACTION

2024 = 187
2025 = 279
2026 = 141

BUSINESSES CONSULTED



NEW BUSINESS LEADS

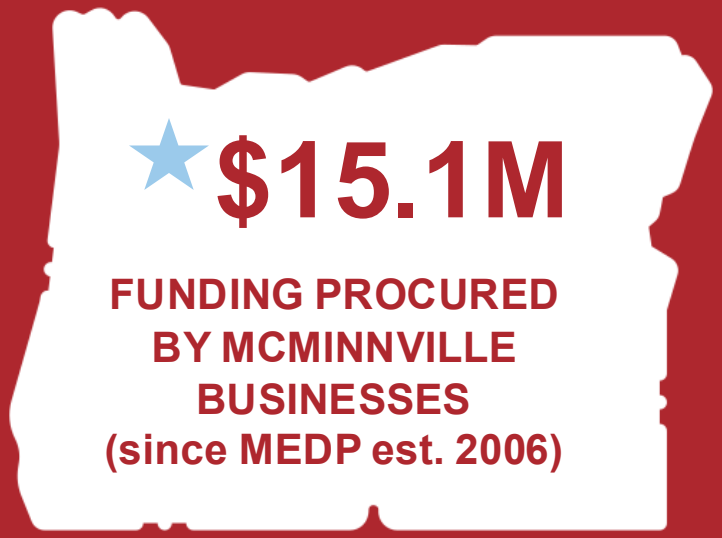


**2026 State Leads = 3*

Fund Awards to McMinnville Businesses

County, State, and Federal Funding

2024 = $5.5M ↑
2025 = $742k ↓
2026 = $2.25M ↑



What We Heard, What We're Doing

Across visits, forums, and partner meetings, common themes shaped MEDP's work.

1	**Predictability**	Simpler, clearer development and permitting experience
2	**Infrastructure**	Power, water, wastewater, transportation, rail, fiber, and site readiness
3	**Talent**	Workforce pipelines, internships, apprenticeships, training alignment
4	**Capital**	C-PACE, Business Oregon tools, R&D tax credits, lending and investor connections
5	**Competitiveness**	Position McMinnville as business-friendly, connected, and ready for investment

MEDP brings partners together to solve challenges and create opportunities for business growth.



BUSINESS RETENTION & EXPANSION

MEDP 2025-2026

BR&E Areas of Focus

MEDP's **Business Retention & Expansion** efforts focused on three priorities to support our traded-sector business community. Together, these efforts combine direct business support with programming that strengthens McMinnville's business community.

Incentive & Resource Programming:

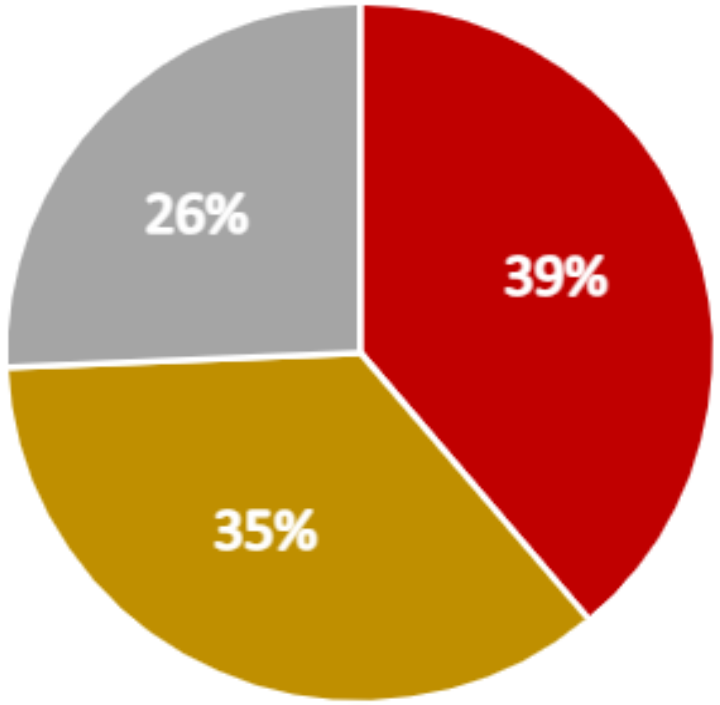
CONNECTING businesses with incentives, programs, and resources to support stability, investment, and growth.

One-on-One Company Engagement:

SUPPORTING and working directly with individual companies to understand their needs, address challenges, and connect them with tailored support.

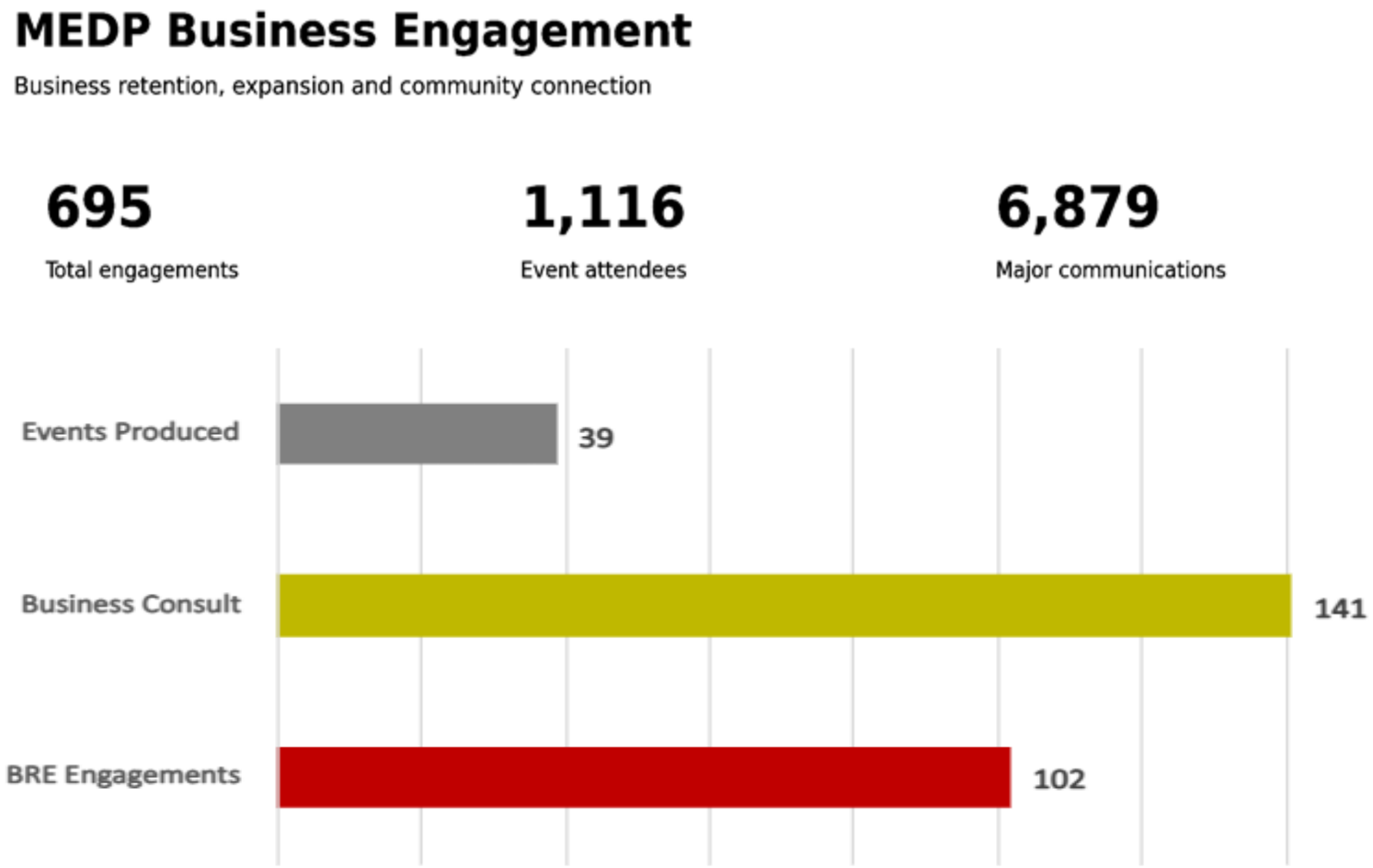
Business Education & Events:

PROVIDING by producing events that educate, build relationships, and connect businesses with resources and opportunities.



Business Engagement

MEDP **strengthens relationships** with McMinnville businesses through consultations, events, and outreach - **connecting employers with resources, partners, and opportunities to support their growth**.



MEDP Areas of Engagement

Incentives & Resource Connections

CPACE
MEDP became administrator for Yamhill County adopted financing tool for energy efficiency, renewable energy, water conservation, and seismic upgrades.

RSIS
Business Oregon's Regional Solutions Industrial Sites (RSIS) program can help advance development of the 190-acre McMinnville Landing by supporting infrastructure and site improvement investment.

OZ 2.0
Led coordination of Yamhill County applications for eligible census tracts

Connect Oregon
Supported local application with ODOT regional reviews to bring funds to the airport.

Community Engagement

Parkway Committee
ODOT Subgroup on Maintenance, Preservation, and Emergency Response
McDougall Roundabout
Sites tours with lobbyists and grant writers

Linfield Launch Lab
Advisory board member, expanding outreach to Launch Mid-Valley Regional Innovation Hub

Volunteering
WWP Board, Chemeketa Foundation Board, Edible Landscapes, McMinnville Area Community Foundation, Airport Commission, McMinnville Landing PAC, City Events

Awards
2025 Oregon Economic Development Association Outstanding Collaboration for Sprout Summit

Business Events Produced

Business Leader Forums
McMinnville's Business Climate
Access to Capital
The People Advantage
Company Culture

McMinnville MADE Tours
APT, Amerson Precision Sheet Metal, Laurelcrest Labs, Solid Form Fabrication, Heater Allen Brewing

PNW Industrial Symbiosis Tour
Highlighting local businesses leading sustainability including News Energy Works, Solid Carbon, Chapul Farms, and Revino

Coffee Club Summer Road Tour
Visits to Century Café, The Bohemian, Village Provisions, Free Wild She, Piquette Hotel, and Summon Coffee. Participants shared experiences, explored challenges, and built connections.

Business Highlights

EMPWR Nutrition

$150M

multi-phase expansion; +85,000 sq. ft.; $45M planned, 550 current employees and a 700-employee goal.



Parker Meggitt

290

employees in 2026; 43 planned hires; $8M recent equipment investment



Trimble Aviation

20

Nearly 20 years in operation and selected as new FBO, Flight Based Operator of the McMinnville Municipal Airport KMMV.



APT

51

Employees; world-leading producer of commercial cathodes and advanced electron and ion sources; NSF FAST OSU semiconductor grant collaborator



Sawtooth Fortified

130

employees in 2026, traded sector service business with employee focus; Sawtooth Academy training program for employees.



Amerson Precision Sheet Metal

47

years in business, expanded from 6k sf to 70k sf three plant facility, 41 employees, make their own nitrogen for CO2 Laser Cutter



MEDP's role - connect companies to resources from sites, financing, workforce partners, state programs, infrastructure information to advocacy channels and more.

McMinnville | MADE VIP Tours with Mayor Kim Morris





Applied Physics Technology

Solid Form Fabrication



Heater Allen Brewery



Laurelcrest Labs



Amerson Precision Sheet Metal



McMinnville BUSINESS LEADER QUARTERLY FORUM

McMinnville QUARTERLY

Business Leader Forums



Business Climate

Access to Capital







Participants

226

Business Climate



The People Advantage





WORKFORCE DEVELOPMENT

MEDP 2025-2026

TOP INDUSTRY SECTORS BY JOBS

Healthcare & Social Services
2,589 Jobs
201 Companies

Retail
2,499 Jobs
219 Companies

Manufacturing
1,633 Jobs
84 Companies

Education
1,433 Jobs
39 Companies

Source: Oregon Prospector, Data Axle GIS Planning 2026

WORKFORCE

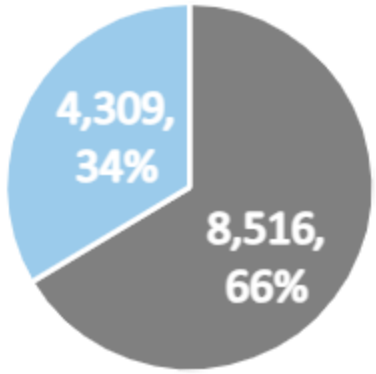
OUR WORKFORCE

8,516 Commute **IN**

8,515 Commute **OUT**

Dominant Age Group Commuting in and out of McMinnville: Age 30-54

WHERE WE LIVE



- Employed in McMinnville but live outside
- Employed in McMinnville and live here

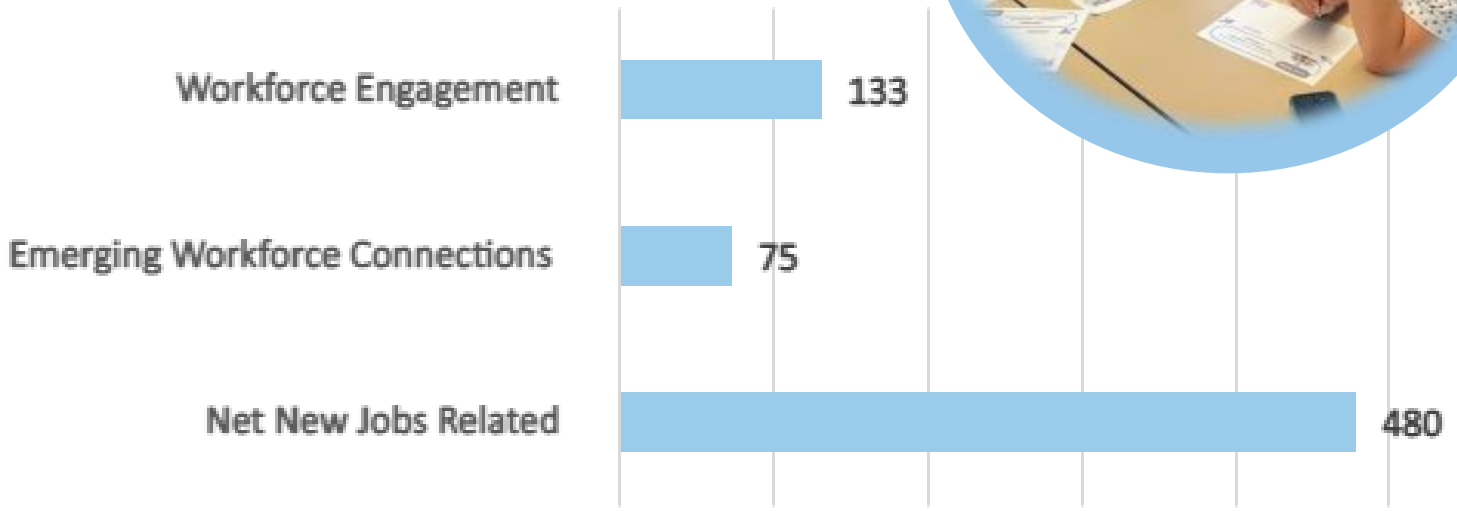
Source: OED 2026, U.S. Census Bureau On the Map 2023 Most Recent Report

Workforce Development Highlights

MEDP strengthens McMinnville's workforce by connecting employers with **talent and training resources**, expanding **student career opportunities**, and sharing **recruitment and retention strategies**. Companies engaged with MEDP reported **480 net new jobs**, reflecting local business growth and workforce demand.

WIN
WORKFORCE INTEGRATION NETWORK
87 partners strong





Workforce Development Highlights

YC MFG Experience: Ready or Not

70

Yamhill County High School Students participated in the inaugural 2025 manufacturing business game event, further connecting our emerging workforce with the diversity and opportunity in manufacturing in our region.



Growing our Own Workforce

3

Intern highlights from this summer, hosted by: City Engineering = UW Senior, Ether Form = MHS Grad/OSU Mechanical Engineering Student, Northwest UAV = MHS Grad / OSU Electrical Engineering Student



Workforce Integration Network

87

Partner contacts engaged through monthly meetings connecting industry, education, and community leaders to advance regional workforce development initiatives.

WIN
WORKFORCE INTEGRATION NETWORK

ARPA Grant Delivers Results

34

Participants achieved a 100% completion rate, gaining hands-on training, career exploration, and advancement opportunities that strengthen McMinnville's healthcare workforce at Willamette Valley Medical Center.



The People Advantage

5

Practices that matter in employee recruitment and retention was workshopped at a McMinnville Business Leader Quarterly Forum focused on The People Advantage



Healthcare Apprenticeship Success

3

Graduates completed the first-ever LPN-to-RN Apprenticeship Program, an APRA grant-funded partnership between Willamette Valley Medical Center and Chemeketa Community College.



McMinnville's Principal Employers

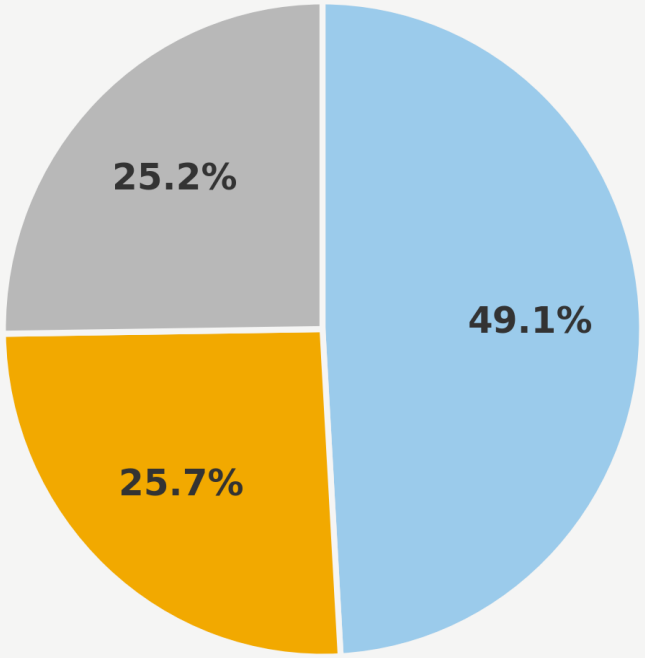
McMinnville's top three **private** and **public** employers collectively employ **3,528 people**.

Nearly half – **49.1%** live in McMinnville, and **74.8%** live within Yamhill County overall.

These employers support local livelihoods while drawing talent from across the region, underscoring the importance of **housing, transportation, and workforce connections.**

A shared workforce. A regional reach.

Employee residence across McMinnville's top three private employers and top three public entities



3,528
Total employees

- McMinnville
  1,732 employees
- Elsewhere in Yamhill County
  906 employees
- Outside Yamhill County
  890 employees

74.8% live in Yamhill County, including 49.1% who live in McMinnville.

Source: MEDP-provided employer data. Counts are combined across the six employers.
McMinnville residents are included in county totals; categories shown here do not overlap.

Source: MEDP collected Principal Employer data, statistics are as of June 30, 2026

McMinnville's Principal Employers

TOP 3 PRIVATE EMPLOYERS

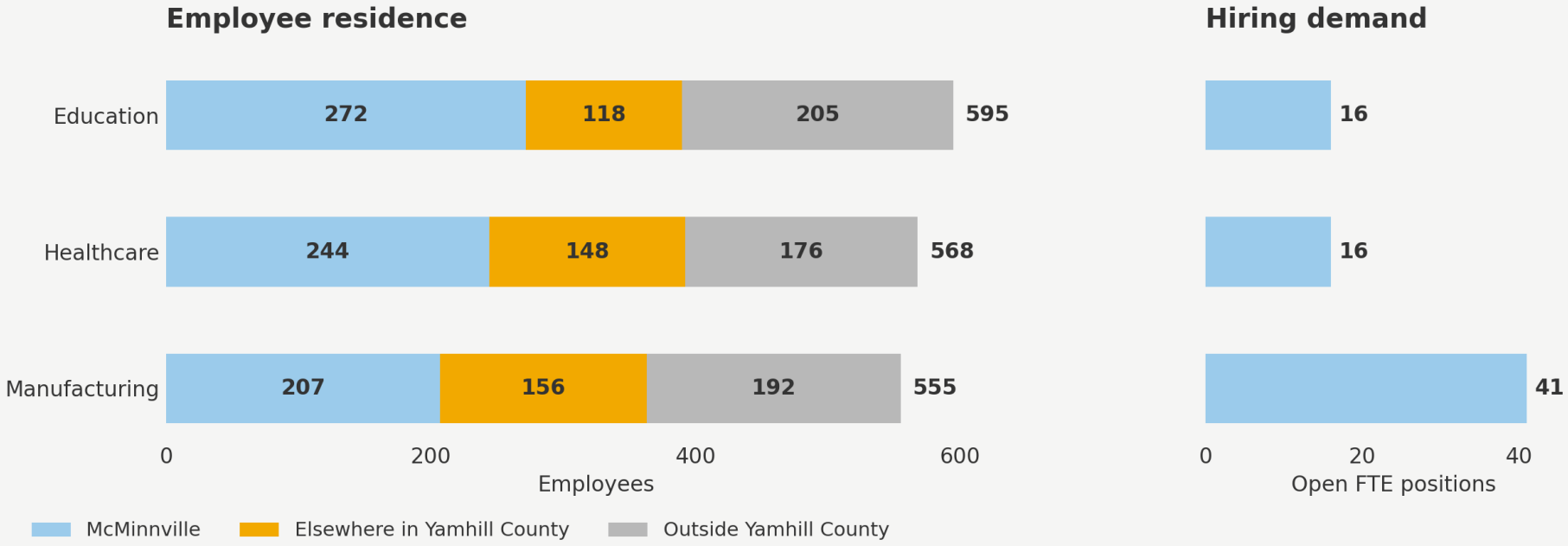
Where employees live—and where hiring demand remains

McMinnville’s top three private principal employers, shown by sector

1,718
Total employees

42.1%
Live in McMinnville

73
Open FTE positions



Source: MEDP-provided data for McMinnville’s top three private principal employers.

66.6% live in Yamhill County, including McMinnville. County-only counts are calculated by subtraction.

Source: MEDP collected Principal Employer data, statistics are as of June 30, 2026

McMinnville's Principal Employers

TOP 3 PUBLIC ENTITIES

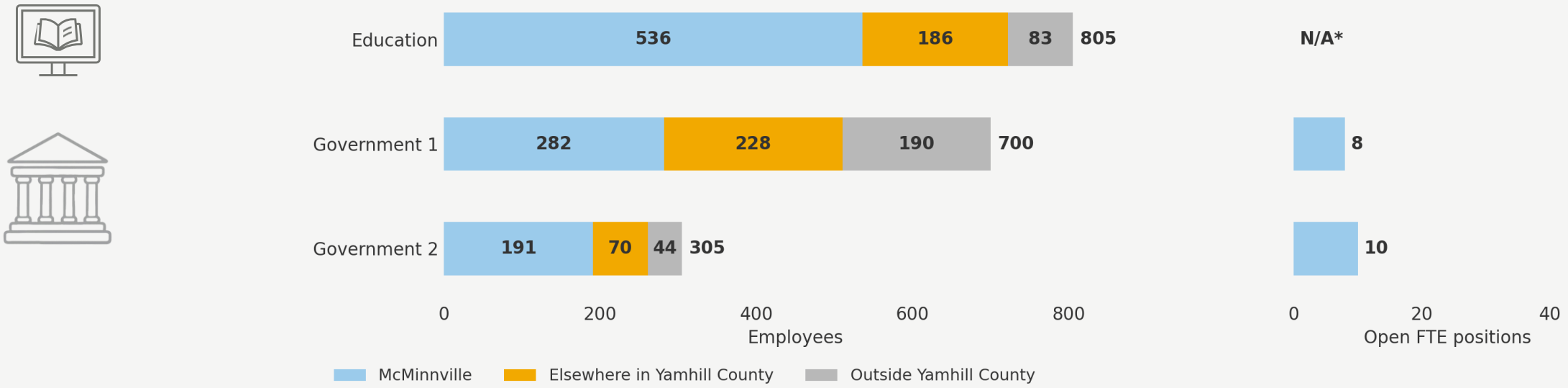
Where employees live—and where hiring demand remains

McMinnville’s top three public entities, shown by sector

1,810
Total employees

55.7%
Live in McMinnville

18*
Reported open FTE positions



Source: MEDP-provided data for McMinnville’s top three public entities.

82.5% live in Yamhill County, including McMinnville. County-only counts are calculated by subtraction.

*Education openings were listed as N/A and are excluded from the reported total. Government entities are shown separately.

Source: MEDP collected Principal Employer data, statistics are as of June 30, 2026

Workforce Development



Ready or Not MFG Business Simulation Game 2025

Growing Our Workforce in Action







WVMC Nurse Apprentice Grads



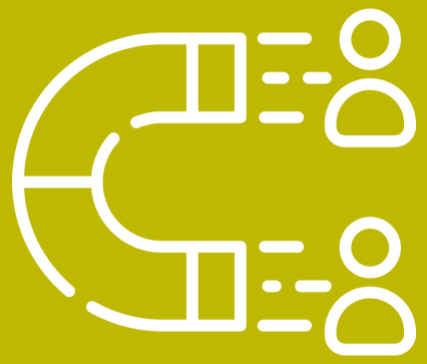
MIP Supports MHS EASA Robotics



Yamhill County Student MFG Experience *Ready or Not*







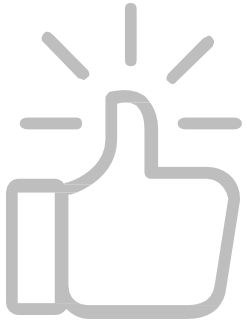
BUSINESS ATTRACTION

MEDP 2025-2026



HIGH DENSITY/ HIGH WAGE

7-11 JOBS PER ACRE



VALUES COMPANY CULTURE AND EMPLOYEE GROWTH

ATTRACTING THE RIGHT BUSINESS



INNOVATION FOCUSED

WITH RESEARCH & DEVELOPMENT



LEADERSHIP THAT ENGAGES WITH THE COMMUNITY

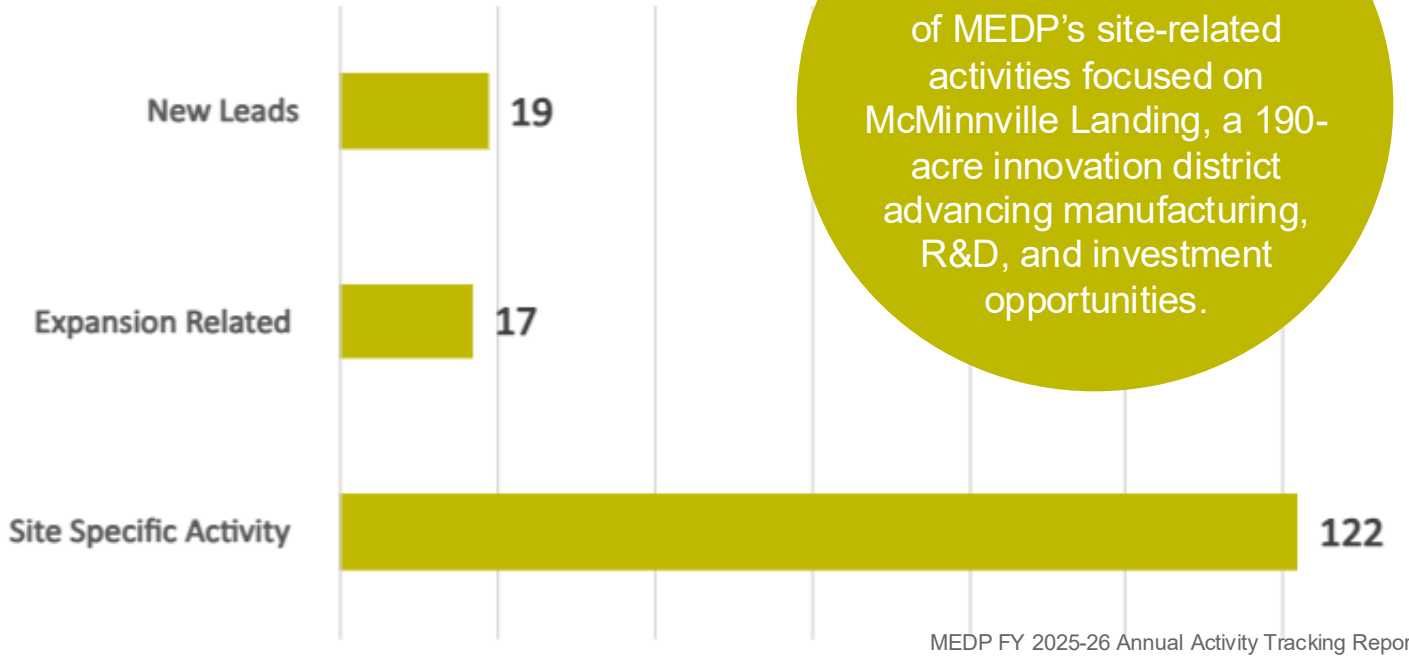
Business Attraction & Site Development

MEDP supported business attraction and growth by tracking **122** site related engagements, facilitating **26 site visits**, and engaging with **19 new leads**, alongside **12 leads in process**. Work also included **17 expansion-related activities** and **57 incentive and resource related connections**, helping businesses explore locations and access support for investment in McMinnville.



14.3%

of MEDP's site-related activities focused on McMinnville Landing, a 190-acre innovation district advancing manufacturing, R&D, and investment opportunities.



Attraction & Site Development Highlights

Weyerhaeuser

6.6

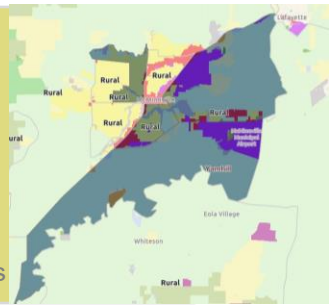
Acres, potential expansion opportunity with city demolition of former Comcast Building. Acquired a hangar for firefighting Helicopters.



Opportunity Zones 2.0

2

Census tracts submitted for designation, covering industrial areas, the Airport, McMinnville Landing, and Linfield University, among 229 eligible Oregon tracts competing for 58 designations


Rural
Rural
Rural

SITE OPPORTUNITIES

McMinnville Municipal Airport



Colvin Court



Industrial District



Booth Bend





Barnes Holdings
Phase Two, 10-20k sf

MIP 26 Acres





Rivergate 28 Acres

SITE OPPORTUNITIES

McMINNVILLE
Landing

The McMinnville Landing









190 acre site / Corporate Building, Oregon Highway 18



INNOVATION & ENTREPENEURSHIP

MEDP 2025-2026

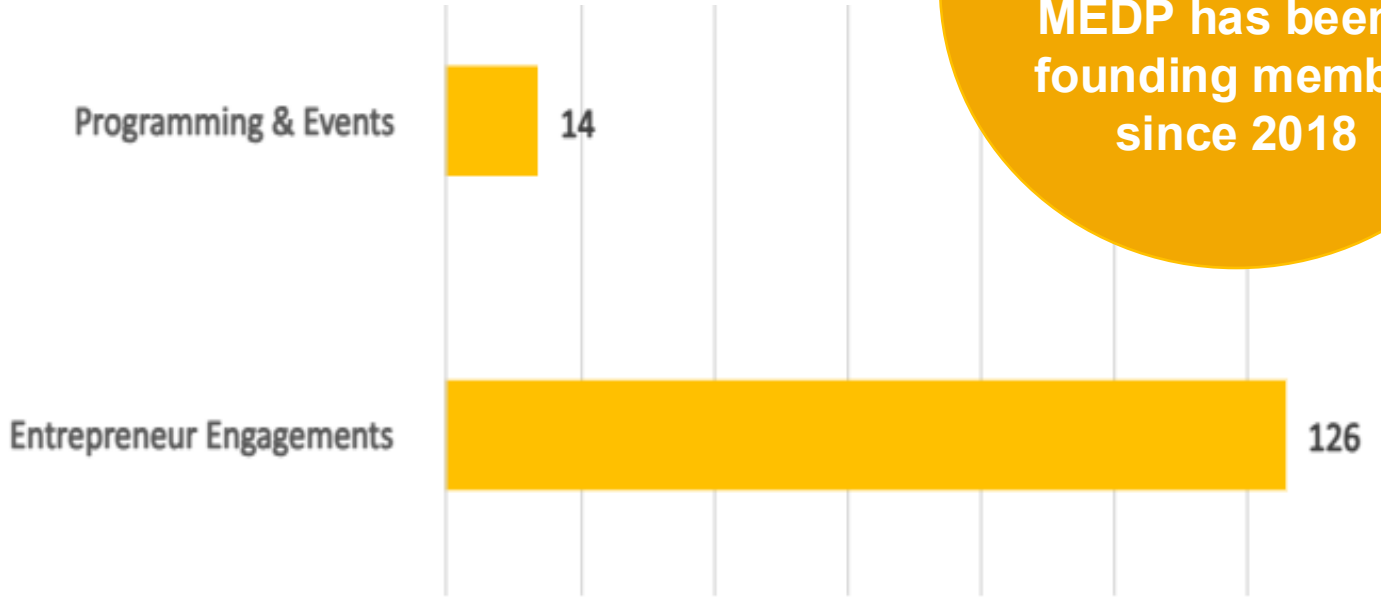
Mid Valley Innovation Hub

MEDP supported McMinnville's innovation and entrepreneurship ecosystem through unique engagements and production of entrepreneurial programming -- connecting entrepreneurs and innovators with resources, learning opportunities, and relationships to help their businesses grow.



LAUNCH Marion | Polk | Yamhill Mid-Valley

MEDP has been a founding member since 2018



Innovation & Entrepreneurship Highlights

Startup Bootcamp

45

Participants from 18 business teams joined a three-day bootcamp at Linfield University, competing for over $14,000 in cash and consulting prizes.



Access to Capital

95

Entrepreneurs, lenders, and resource partners gathered to explore financing options, strengthen loan readiness, and connect businesses directly with funding resources.



Monthly Meetups

12

Coffee Clubs for Start-ups and Entrepreneurs for resource and networking connections held monthly at Chemeketa Community College and three summer stops at local establishments



NSF Innovation Engine - FAST

180

Semiconductor and supply chain startups targeted over 10 years through a 100-partner statewide initiative, creating opportunities for growth in McMinnville.



Linfield Launch Lab

5

Partner organizations connect Linfield Launch Lab with regional resources through Launch Mid-Valley to strengthen entrepreneurship and business growth.

Mid Valley Innovation Hub

$385K

Business Oregon award to SEDCOR, supporting a partnership with MEDP and regional organizations through 2027 to advance entrepreneurship and innovation across the Mid-Willamette Valley

LAUNCH
Marion | Polk | Yamhill
Mid-Valley
Regional Innovation Hub

LAUNCH
Marion | Polk | Yamhill
Mid-Valley

Launch Mid Valley McMinnville

Participants
166

Startup Ecosystem





Monthly Entrepreneur Meetups and Summer Road Trip















Startup Bootcamp

Launch Mid Valley Regional Innovation Hub

LAUNCH
Marion | Polk | Yamhill
Mid-Valley

FY25–26 Hub-wide Results

7 Regional Coffee Club locations

45 Participants / 18 Teams at Startup Bootcamp

43 Businesses Connected to Resources

41 Businesses Receiving Direct Advising

87 Partner referrals

200+Attendees at the OEN Pop Up & Pitch Marketplace

223 Hours technical assistance

Regional results across Launch Mid-Valley partners

Part of Oregon's 10-Year Innovation Plan, Launch Mid-Valley supports traded-sector innovation and entrepreneurship through business advising, access to capital, mentorship, and industry connections.

Hub Lead: SEDCOR
Grant Award: Up to $385,000
MEDP Service Agreement: $30,000
Grant Period: July 2025 to June 2027

Regional Highlights

Access to Capital: Connected entrepreneurs with lenders, investors, and business resources.

Entrepreneur Networking: Regional Coffee Clubs provided ongoing mentorship and peer connections.

Business Growth: Supported commercialization, investor readiness, and startup development.

Regional Collaboration: Advisory board coordinated SEDCOR, MEDP, Linfield, Indy Idea Hub, SBDC, and other partners.

Advisory Partners:

- Chehalem Valley Innovation Accelerator
- Chemeketa College
- Indy Idea Hub
- Latino Business Alliance
- Linfield University
- MEDP
- Mid-Willamette Valley COG
- Oregon Manufacturing Extension Partnership (OMEP)
- OSU Advantage Accelerator
- Small Business Development Center (SBDC)
- Western Oregon University
- Willamette University
- Willamette Workforce Partnership (WWP)

Sources: Launch Mid-Valley RIH quarterly partner reports (Q4 2025, Q1–Q2 2026); Advisory Board minutes (May–June 2026)

MEDP EVENTS AND ACTIVITIES

Quarterly Business Leader Forums

Retention & Expansion: Business Climate Forum
Innovation & Entrepreneurship: Access to Capital
Attraction: Transportation System Plan
Workforce Development: Talent, Retention and Recruitment





Event Attendance **1116**



PNW Industrial Symbiosis Conference



McMinnville MADE Awards



Maker of the Year
New Energy Works / Pioneer Millworks



Kelly McDonald
Business Leader of the Year
Jody Christensen

MFG Student Experience



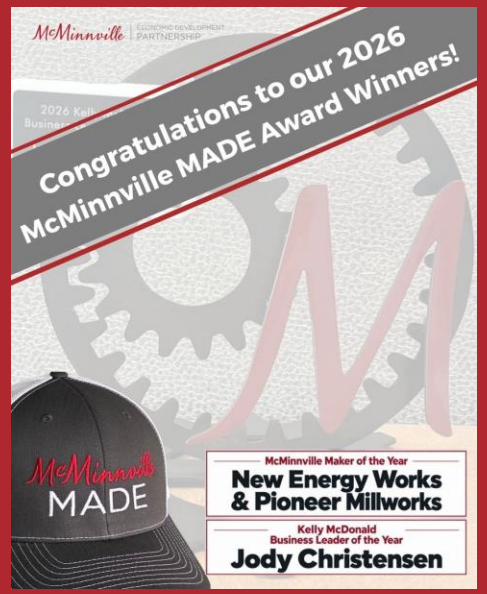


McMinnville | MADE

Industry Tours

Amerson Precision Sheet Metal
Applied Physics Technology
Heater Allen
Laurelcrest
Solid Form Fabrication

McMinnville | MADE MEDP Annual Awards



McMinnville | MADE

McMinnville Maker of the Year





NEW ENERGY WORKS
design • build • timberframing • woodworks

Pioneer Millworks
RECLAIMED & SUSTAINABLE WOOD PRODUCTS

Kelly McDonald Business Leader of the Year





Jody Christensen

MEDP / Governor's Office Regional Solutions / City of McMinnville

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP



Celebrating 20 Years in 2026

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

As we mark *MEDP's 20th anniversary*, we celebrate the people behind that progress: business owners, employees, educators, resource partners, and community leaders. Their ambition and collaboration power this work.

What's ahead: Building our next chapter of innovation
Just as MIP helped lay the groundwork for today's Industrial District, our community must look ahead to the places and partnerships that will support tomorrow's businesses.

The 190-acre McMinnville Landing and McMinnville Municipal Airport offer an opportunity to shape a future innovation district—creating space for business growth, emerging technologies, and the next generation of traded-sector careers.

Advancing that vision will take sustained collaboration among property owners, the City, businesses, and community partners.

MEDP will continue its work behind the scenes: **connecting people**, **resources**, and **opportunities** to help turn long-term potential into **lasting economic vitality** for McMinnville, Oregon.



Looking Ahead

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

Priority work for MEDP in the next year:

- Complete McMinnville Landing RSIS application and look for opportunities to develop utility engineering strategy
- Deepen BRE outreach with manufacturers and traded-sector employers
- Use C-PACE and other tools to support reinvestment and development
- Expand manufacturing experiences and career-connected learning
- Grow Launch Mid Valley Regional Innovation Hub and pathways to capital, research, and technical assistance
- Continue business forums and advocacy focused on competitiveness
- Position McMinnville to attract semiconductor investment, startups, and jobs through the $160M NSF FAST Engine.

Supporting Businesses Creating Great Jobs

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP

ANNUAL REPORT

2025-2026

20 years



Scan the code for MEDP Annual Report