

*McMinnville* | ECONOMIC DEVELOPMENT  
PARTNERSHIP

# ANNUAL REPORT

2023-2024



## ***Dear Friends & Partners,***

As we conclude another successful year at the McMinnville Economic Development Partnership (MEDP), we're pleased to present our 2023-2024 Annual Report. Our mission—to advance strategies that support businesses in McMinnville in creating GREAT, living-wage jobs—has driven our efforts and achievements.

### **Celebrating Our Growth**

This year, we've seen extraordinary private investment in business expansions and our businesses continue to lead with resilience, creativity, and a commitment to excellence. Notable highlights include the expansion of EMPWR and New Energy Works that have not only created jobs but also invested in innovation. We've also welcomed new businesses that chose McMinnville as their home.

### **Workforce Investment**

In partnership with the Workforce Integration Network, we are tackling the shortage of trained workers with initiatives such as a specialized resource directory, training programs, mentorships, internships, and an employment fair. Funded by the City of McMinnville's ARPA-backed Business Recovery and Resiliency Plan, secured by Rep. Ron Noble (HD-24) in the 2021 Oregon Legislative Session, these efforts aim to enhance access to skilled workers and engage with local businesses, aligning with the MacTown 2032 Strategic Plan for economic prosperity.

### **Strengthening Partnerships**

Collaboration remains central to our work. We have continued to build our partnerships with the Chamber of Commerce, Downtown Business Association, Visit McMinnville, and Unidos Bridging Communities to support business growth and advance our strategic community goals. We also partnered with Linfield University on support for entrepreneurs through the LAUNCH Mid Valley coffee club and with SEDCOR on the Mid-Willamette Valley Innovation Hub.

### **Looking Ahead**

As we approach 2025, our focus on community and growth remains strong. We are committed to being a trusted resource and leader in supporting businesses that create great jobs in McMinnville.

Thank you for your essential role in our journey. Together, we're building a brighter future for McMinnville.

With gratitude,

**John C. Dietz**     **Patty Herzog**  
**Board Chair**     **Executive Director**

*McMinnville* | ECONOMIC DEVELOPMENT  
PARTNERSHIP

# OUR MISSION VISION VALUES

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

Following McMinnville's  
future-focused legacy,  
MEDP will be a recognized  
leader who serves as a  
one-stop shop for  
businesses and fosters the  
growth of Great  
Living-Wage Jobs.



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

*Supporting  
Business to  
Create Great  
Jobs*



# BOARD OF DIRECTORS



## John Dietz

**Title:** General Manager

**Organization:** McMinnville Water and Light

**Years on MEDP Board:** Since 2018 (6 years)

**Other Boards/Community Involvement:** Public Power Council, McMinnville Economic Vitality Leadership Council, Oregon Municipal Electric Utilities Association, McMinnville Urban Renewal Advisory Committee, Innovation Campus Project Advisory Committee, Yamhill Regional Water Authority

**Passion for Economic Development:**

"Economic development is a key to creating a thriving community. By providing a welcoming environment for business, we can continue to build a business community that provides family-wage jobs for our community's future."



## Heather Richards

**Title:** Community Development Director

**Organization:** City of McMinnville

**Years on MEDP Board:** Since 2016 (8 years)

**Other Boards/Community Involvement:** McMinnville Downtown Association, Yamhill County Transit Advisory Committee, Yamhill County Affordable Housing Corporation, and various state boards including Oregon Association of Redevelopment Agencies

**Passion for Economic Development:**

"Economic development is the pulse of the community. It provides the opportunity for people to live and work in the same community, support and provide a quality of life for their families that is so important to McMinnville. I am passionate about expanding our job base in McMinnville, increasing wages, and allowing for upward mobility locally."



## Teresa Smith

**Title:** Vice President & Commercial Loan Officer

**Organization:** Citizens Bank

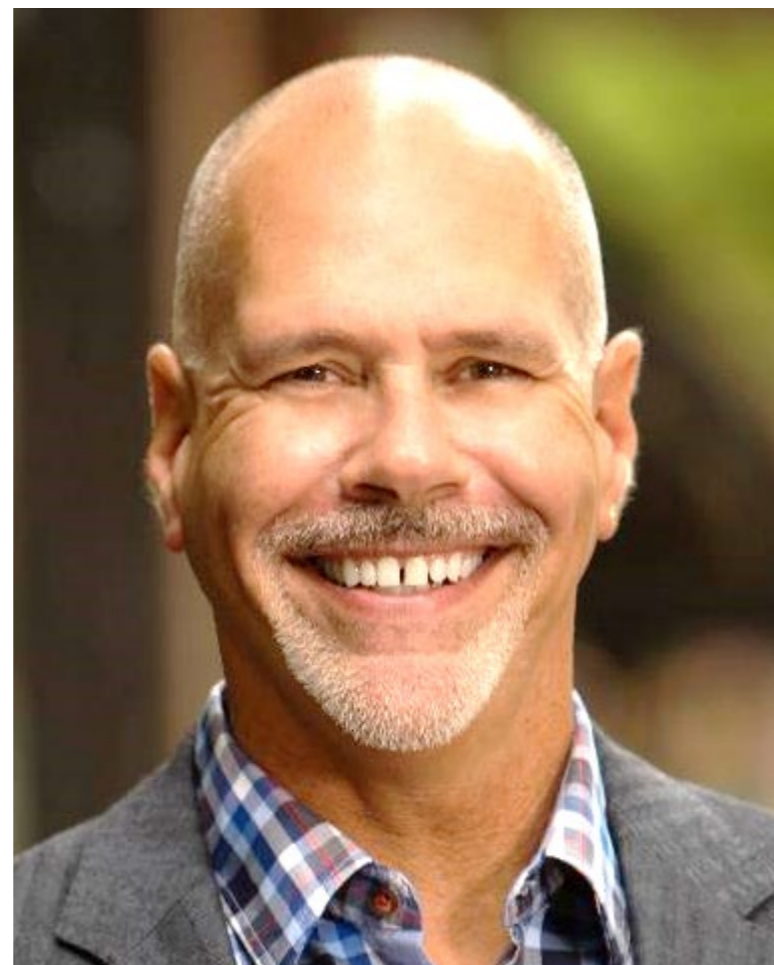
**Years on MEDP Board:** Since 2017 (7 years)

**Other Boards/Community Involvement:** McMinnville Industrial Promotions, Visit McMinnville, McMinnville Noon Rotary, Founder & Board President of Community Home Builders, Woman of the Year 2023

**Passion for Economic Development:**

"I'm passionate about economic development because it makes a real difference in our community. As a local commercial lender and serving on the boards of MEDP and MIP, I help businesses find the funding they need to invest in McMinnville. Seeing those investments create great jobs and strengthen our local economy is incredibly rewarding and motivates me every day."

# BOARD OF DIRECTORS



## Mike Morris

**Title:** Board Member, Former Board Chair

**Organization:** McMinnville Area Chamber of Commerce

**Years on MEDP Board:** Since 2020 (4 years)

**Other Boards/Community Involvement:** Chamber, McMinnville Community Task Force, Vice-Chair McMinnville Urban Renewal Advisory Committee, Vice-Chair McMinnville Economic Vitality Leadership Council, Third Street Public Advisory Committee, McMinnville High School Hall of Fame Committee

**Passion for Economic Development:**

"Supporting the growth of our local businesses and watching them grow organically from startups to major economic drivers in our community."



## Deven Paolo

**Title:** President

**Organization:** Solid Form

**Years on MEDP Board:** Since 2021 (3 years)

**Other Boards/Community Involvement:** McMinnville Industrial Promotions, McMinnville Economic Vitality Leadership Council, Associated General Contractors, Innovation Campus Project Advisory Committee

**Passion for Economic Development:**

"I'm interested in building on a long tradition of bringing great jobs to McMinnville. We need diversity in local businesses and employment opportunities to keep the local economy resilient. Economic development doesn't happen without workforce development. It gets exciting when the people in our community find great local employment opportunities that help them achieve their career goals."

# STAFF



## Patty Herzog

**Title:** Executive Director

**Organization:** MEDP

**Years with MEDP:** Since 2022 (2 years)

**Other Boards/Community Involvement:** McMinnville Airport Commission, Innovation Campus Project Advisory Committee, Willamette Workforce Partnership Board, Oregon Entrepreneurs Network Awards Judge, Yamhill County Broadband Grant Review Committee

**Passion for Economic Development:**

"I'm passionate about economic development because it has the power to transform communities. It is about supporting businesses to grow and create meaningful, living-wage jobs in our community. I am inspired to help businesses innovate and support local entrepreneurs in reaching their goals."



## Heather Hadley Blank

**Title:** Deputy Director

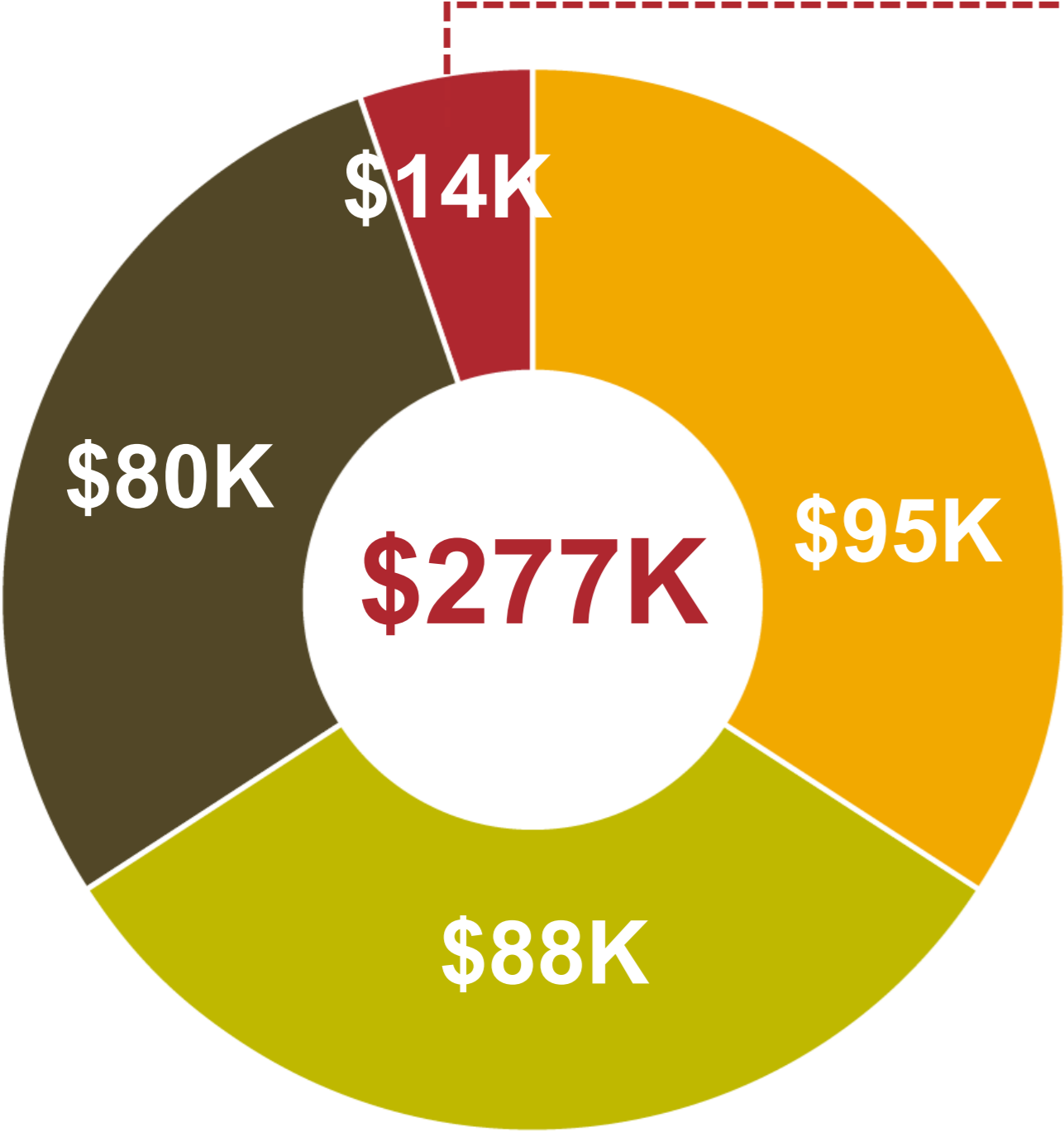
**Years with MEDP:** Since 2015 (9 years)

**Other Boards/Community Involvement:** Launch Mid Valley Initiative, Workforce Integration Network, Oregon WORKS Network, Yamhill County Business Grant Review Committee, McMinnville High School Grad Night Fundraising Committee, McMinnville High School Cross Country/Track & Field Parent Committee, Area Events Volunteer (City Club, Bounty of the County, Family Place, and more)

**Passion for Economic Development:**

"I am passionate about economic development as it is all about building community and supporting the people within to find the connections and resources to support their success."

# MEDP ANNUAL BUDGET



- McMinnville Industrial Promotions
- City of McMinnville\*
- McMinnville Water & Light
- Investor Circle

\*\$13K in-kind contribution

**100%**  
GROWTH  
IN  
INVESTOR  
CIRCLE

 **2** FULL TIME STAFF

**1** FULL-TIME CONTRACTOR

**1** PART-TIME CONTRACTOR

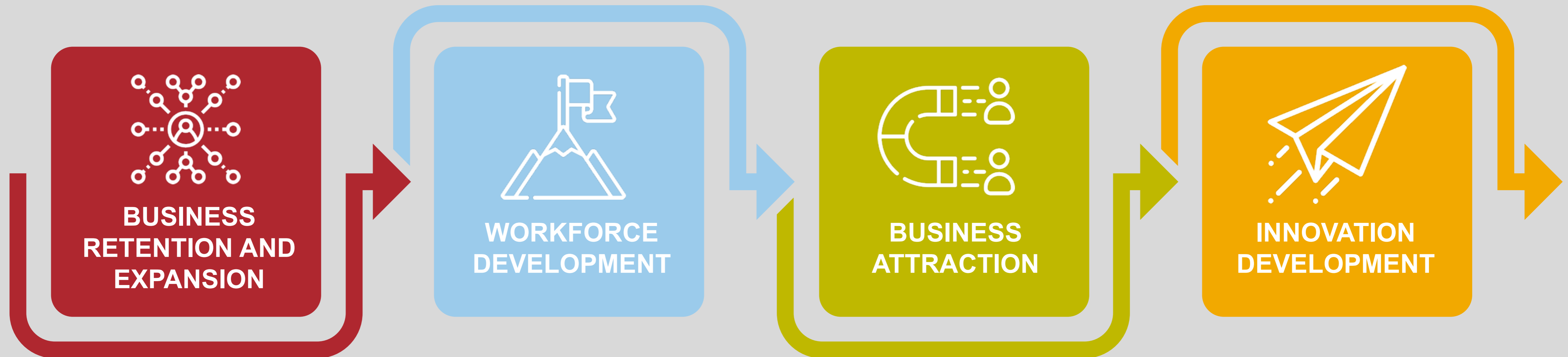
**1 PT & 1 FT**  
McMinnville WORKS  
Seasonal Interns

\*Additional contracted staff paid through grant funds

# MEDP FOUNDING PARTNERS



# MEDP STRATEGIC INITIATIVES



**MEDDP**



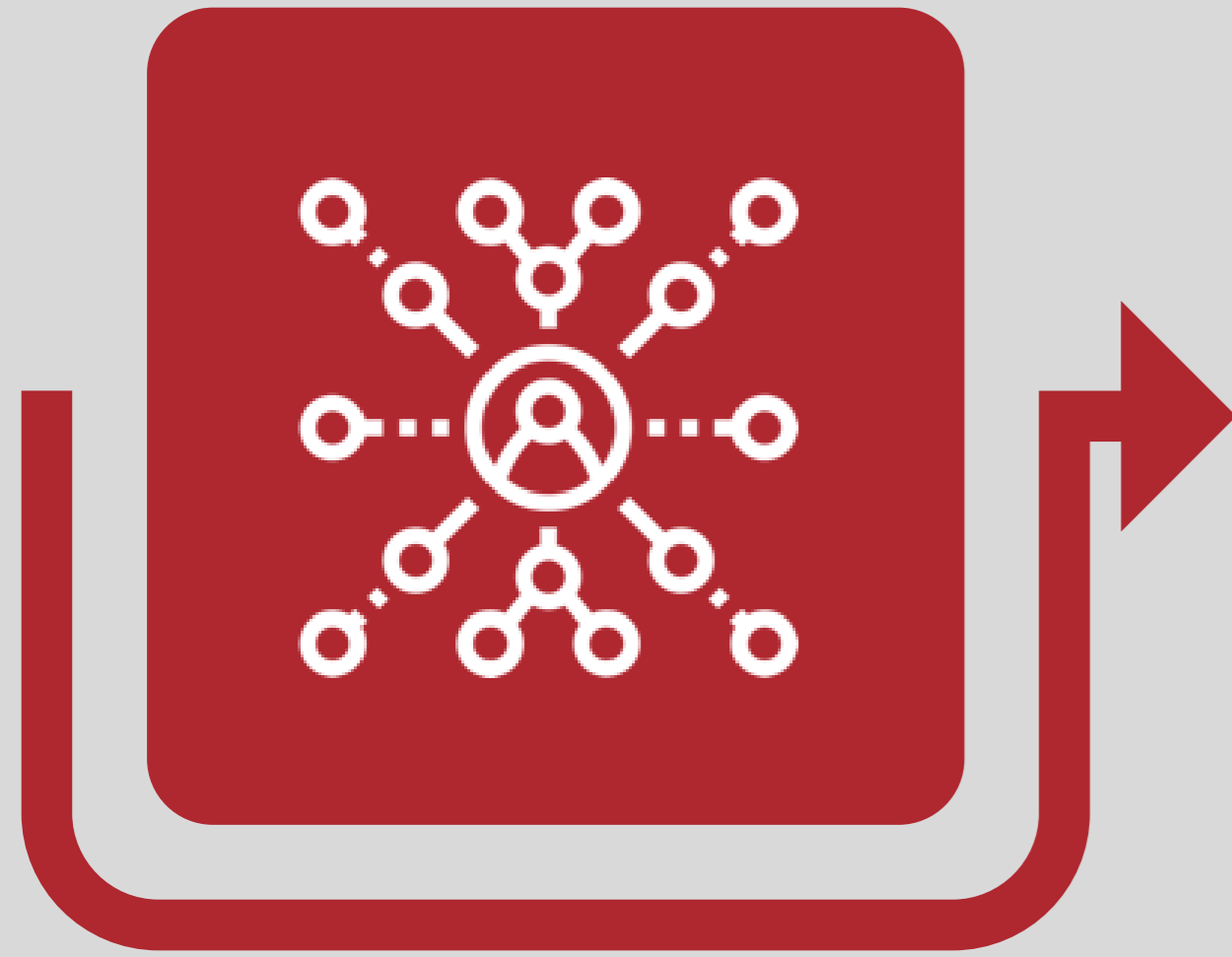
**SOLVE**

**CONNECT**



**CELEBRATE**

**OUR BUSINESS COMMUNITY**



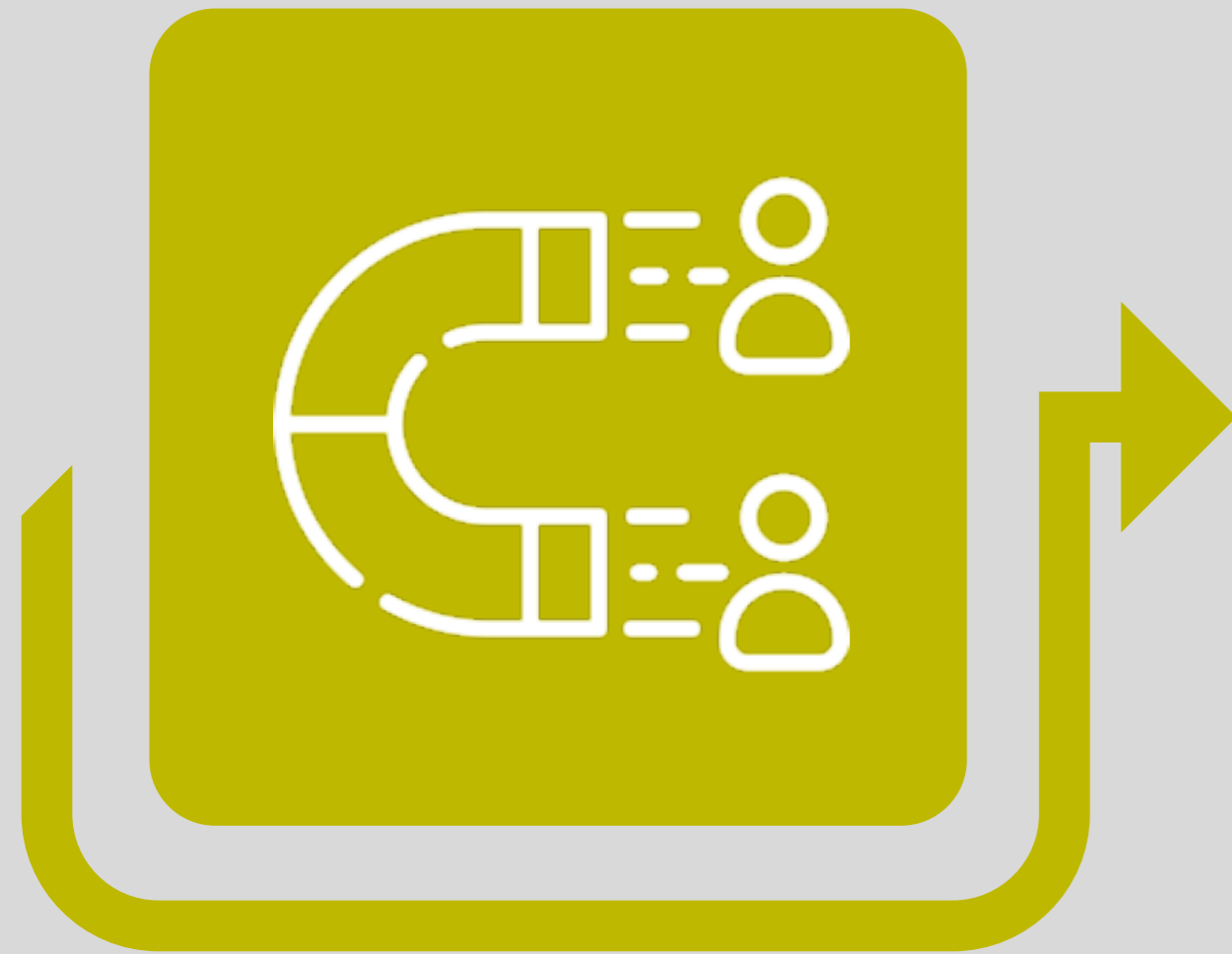
## **BUSINESS RETENTION AND EXPANSION (BR&E)**

- Focus on supporting local businesses to stay and grow in McMinnville
- Convene quarterly Business Leader Forums
- Connect to local, regional, state, and federal programs for our business community



## **WORKFORCE DEVELOPMENT**

- McMinnville WORKS Internship Program (11th season)
- City of McMinnville's American Rescue Plan Act funded Workforce Development Initiatives implemented (Feb 2023 to Dec 2025)
- Workforce Integration Network engagements (convened monthly)



## BUSINESS ATTRACTION

- Help businesses locate in McMinnville
- Identify available properties
- Assist with applying for state and federal programs
- Connect businesses with the community for success



## INNOVATION DEVELOPMENT

- Support local entrepreneurs and start-ups
- Connect businesses to resources and networking opportunities
- Partner on long range innovation initiatives, including:
  - Launch Mid Valley
  - Linfield Launch Lab
  - Future McMinnville Innovation Campus
  - Mid-Willamette Valley Regional Innovation Hub

# ECONOMIC DEVELOPMENT LANDSCAPE

## Resource Partners:

- Chemeketa
- Linfield University
- McMinnville School District
- Willamette Workforce Partnership
- Oregon Manufacturing Extension Partnership
- Small Business Development Center

## State Programs & Departments

- Regional Solutions
- Department of Agriculture
- Department of Transportation
- Department of Aviation
- Oregon Employment Department - WorkSource



*McMinnville*  
ECONOMIC DEVELOPMENT  
PARTNERSHIP

**BUSINESS  
COMMUNITY**

business  
**oregon**

EST. 1856  
**City of  
McMinnville  
Oregon**



 **SEDCOR**



## City Partners

- Stable Table
  - Chamber of Commerce
  - Downtown Business Association
  - MEDP
  - Visit McMinnville
- Urban Renewal Advisory Committee (MURAC)
- Economic Vitality Leadership Council (MEVCL)
- MacTown 2032
- Workforce Integration Newtwork (WIN)

## Yamhill County Regional Partners

- Launch Mid Valley
- Regional innovation Hub
- County Economic Development Manager

# CITY OF MCMINNVILLE 8212 GRANT – BUSINESS DATA

## ISSUE:

Insufficient trained workforce to support local businesses.



## STRATEGY:

Invest in **data-driven** workforce development programs, including specialized training, scholarships, apprenticeships, and internships.

### Grant Funding Statement:

The McMinnville Business Recovery and Resiliency Plan (“Plan”) is a State American Rescue Plan Act (“ARPA”) funded project secured by Rep. Ron Noble (HD-24) in the 2021 Oregon Legislative Session. The Plan addresses the ongoing issues related to the impacts of the COVID-19 pandemic. In addition, the Plan supports the community’s MacTown 2032 strategic plan goal of Economic Prosperity. This Plan is intended to have enduring value.

### Database Development:

**Challenge:** Lack of a comprehensive McMinnville business registry hindered effective communication.

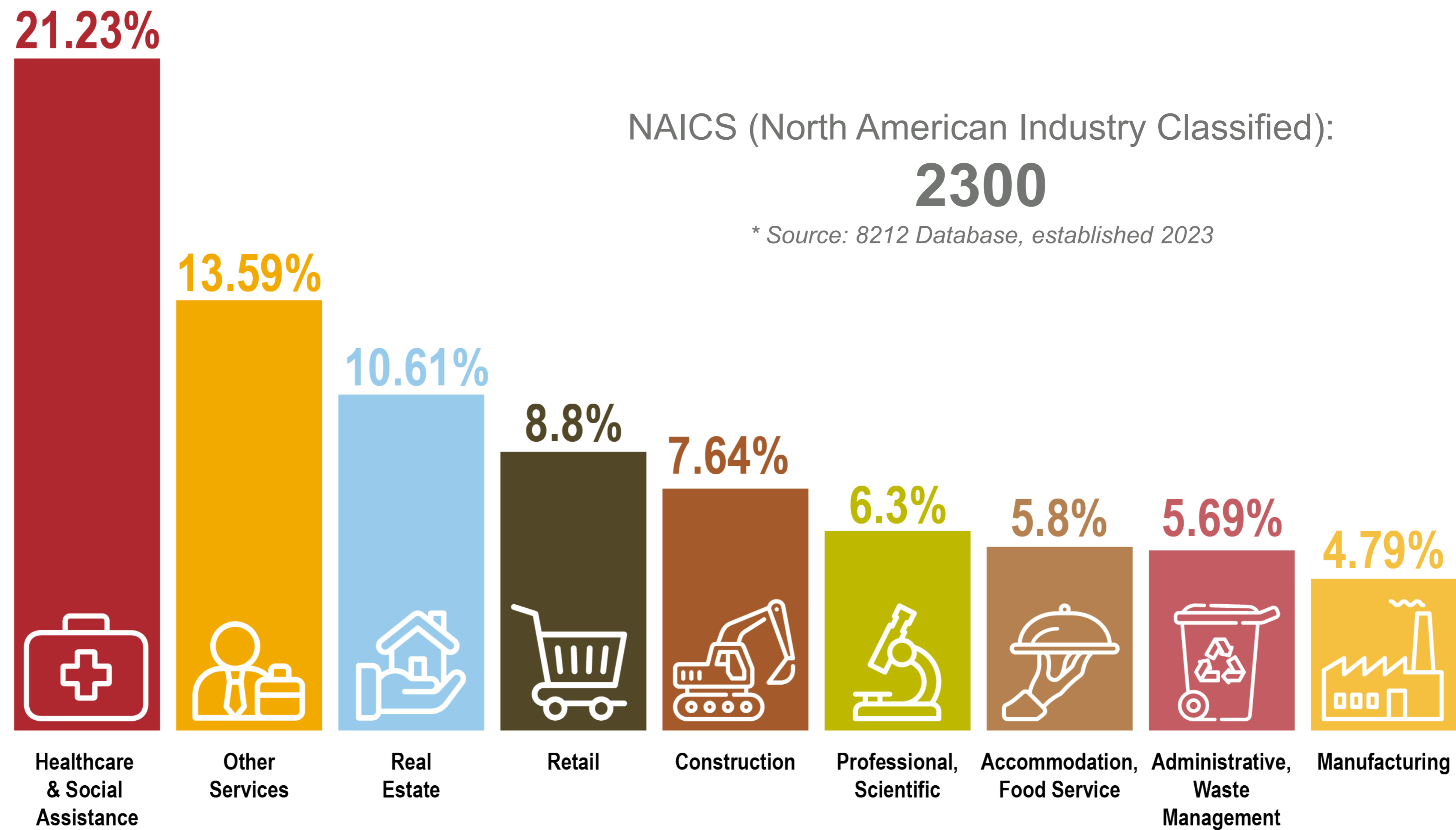
**Solution:** Implemented a Customer Relationship Management system in March 2023 to consolidate business data in McMinnville and improve equitable engagement.

**Features:** Consolidated business data including contact details, industry sector to provide a community wide database to meet the needs of the entire business community.

# CITY OF MCMINNVILLE 8212 GRANT – BUSINESS DATA

- MEDP utilizes Salesforce as an “in progress” dashboard and database to keep a real-time pulse on the needs of the business community.
- The business database helps us track interactions, manage relationships, and gather critical data about local businesses.
- This system allows us to analyze ongoing projects, identify trends, and respond proactively to serve business partners.
- By using a business database, we can ensure that our actions are data-driven, allowing us to make informed decisions that support the growth and sustainability of McMinnville's economy.

# MCMINNVILLE BUSINESS BREAKDOWN



# BUSINESS ENGAGEMENT

We had **187 business consultations** with a variety of industries from October 2023 - 2024



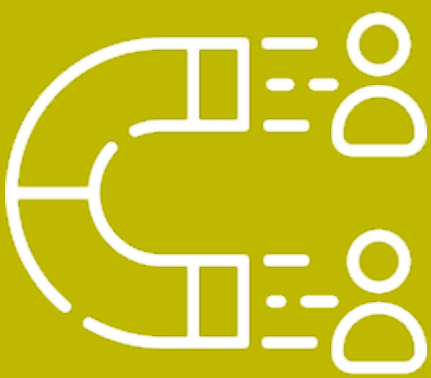
## BUSINESS RETENTION AND EXPANSION

Alchemist Jam • Aliza's Almond Cookies • Alpine Crossing/Loft & Lies • APT • Betty Lou’s, Inc. • Blue Raeven Pie • Buchanan Cellers • Buildable • Cascade Steel, a Radius Recycling Co. • Celestial Hill Vineyard • Chapul Farms Innovation Center • Cutting Edge Metals Inc • Elk Creek Forest Products • EMPWR Nutrition • Ether Form • Evasion Brewing • Evergreen Museum • ExcelTech • Fackler Construction • Flag & Wire • Freelin-Wade • Genessee & Wyoming Railroad • GLI Logistics • Heater Allen • HelloCare • Hunter Communications • Innova • Local Flow • MCM 11 • New Energy Works • NW Rapid Mfg. • NWUAV • Oregon Mutual Insurance • Organic Valley • Pacific Pattern Technology • Parker Meggitt • Phenix Solutions • Precision Analytical • Precision Aviation • RPAMS • S&S Electric • Skyline Champion Homes • Solid Form Fabrication • Sustainable Rituals • Suzy's Chocolates • SwedeMom • Tainable Labs • Universal Forest Products • Willamette Valley Medical Center • World Class Technology • William Henry



## WORKFORCE DEVELOPMENT

1882 Grille • Aliza Cooks • Alpine Crossing • Atticus Hotel • Branch Geary • Builders First Source • Cascade Steel, a Radius Recycling Co. • Cellar Ridge Construction • City of McMinnville Engineering • Cutting Edge Metals • Cypress Restaurant • Domain Construction • Dominguez Construction • EMPWR Nutrition • Ether Form • Evergreen Museum • Express Employment • Franz/US Bakery • Fusion Drinking Fountains • Golden Valley Brewery & Restaurant • Gormley Plumbing • HelloCare • Hunter Fiber • Knife River • Life Care Center • McMinnville Water & Light • Memory Care • Michelbook • Miller Technologies • MV Advancements • Nathan Young Construction • New Energy Works • Parker Concrete • Phenix Solutions • Physicians Medical Center • Pure Light Botanical Beauty • Pizza Capo • Serendipity Ice Cream • Simpson Electric • Skyline Champion Homes • Solid Carbon • Solid Form Fabrication • Soter Vineyards • Swedemom Center of Giving/MacHub • Tanoshi, Inc • The Allison Inn • The Ground • The Springs Living • Troon Vineyard Tasting Room • Vineyard Heights Assisted Living • Virginia Garcia Helath Center • Wagner Advisory Group • Visit McMinnville • Willamette Valley Medical Center • William Henry • Wings & Waves



## BUSINESS ATTRACTION

Allison Inn & Spa • Alpine Hospitality • Chameleon Industries • DC Structures • GS Hospitality • Holt Ag • Innovation Campus • McMinnville Properties • Project Ace Battery • Project Apollo • Project Cooler • Project Dolomite • Project Fabrik • Project Firepower • Project HAL • Project Hedron • Project Hyperscale • Project Illuminate • Project Jerky • Project Kuma • Project Light Speed • Project Magic Sponge • Project Q Data • Project Q Distribution • Project ReCircle • Project Spice • Project Sunday • Project Table • Northwest Rubber Site • Revino



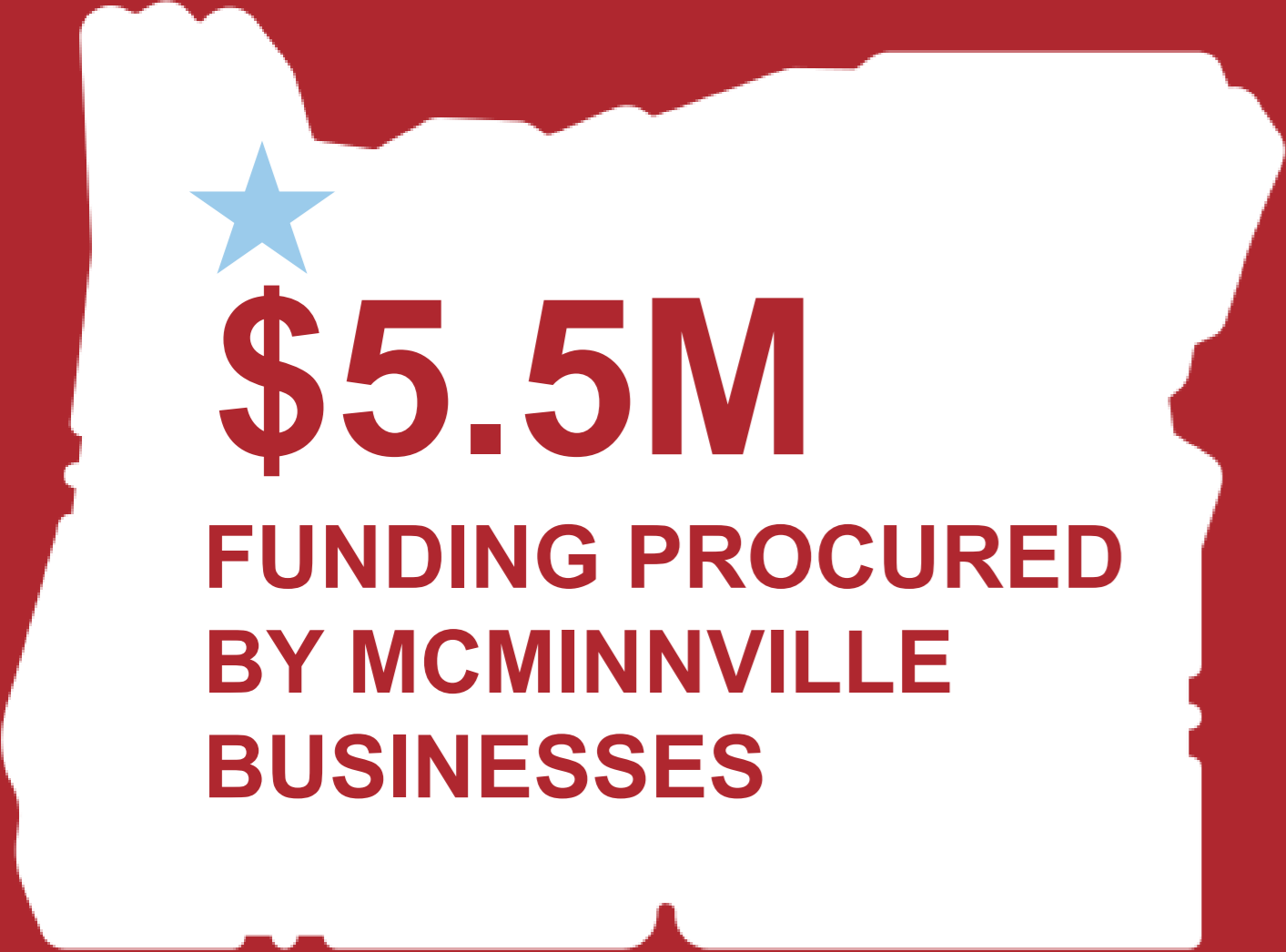
## INNOVATION DEVELOPMENT

Alchemist Jam • Aliza's Almond Cookies • Aris Hydronics Inc. • ASAP Vision AWB Consulting • Bad Dog Bakery • BCC Business Consulting • Berry Creek Garden • Bierly Brewing • Bunny Belly Bagels • Casa de Flores Events • Cascade Movement Center • Chemeketa Project Kitchen • Creations by BG • Educated Evolution • Ether Form • Evergreen Aviation & Space Museum • Excel Tech • Free Wild She • Fusion Drinking Fountains • GLI Logistics • Hey Let’s Play • Holfert Consulting • Innova • Lateral Systems • Libonati Graphic Design • Linfield University • Mac Contractors LLC • Motor Control Technology • Mac Plaza • Navarra Gardens • Occam Associates • Pure Light Botanical Beauty • Regal Transportation • Renegade Catering • Solid Carbon • Soup To Soul • St. Bezzies Art Collab • Summon Coffee • Tanoshi Inc. • Threshold Yoga • VertueLab • Wagner Advisory Group • Willamette Valley Imaging and Diagnostics LLC



# BUSINESS RETENTION & EXPANSION

# BUSINESS RETENTION, EXPANSION & ATTRACTION



**187**  
BUSINESSES  
CONSULTED

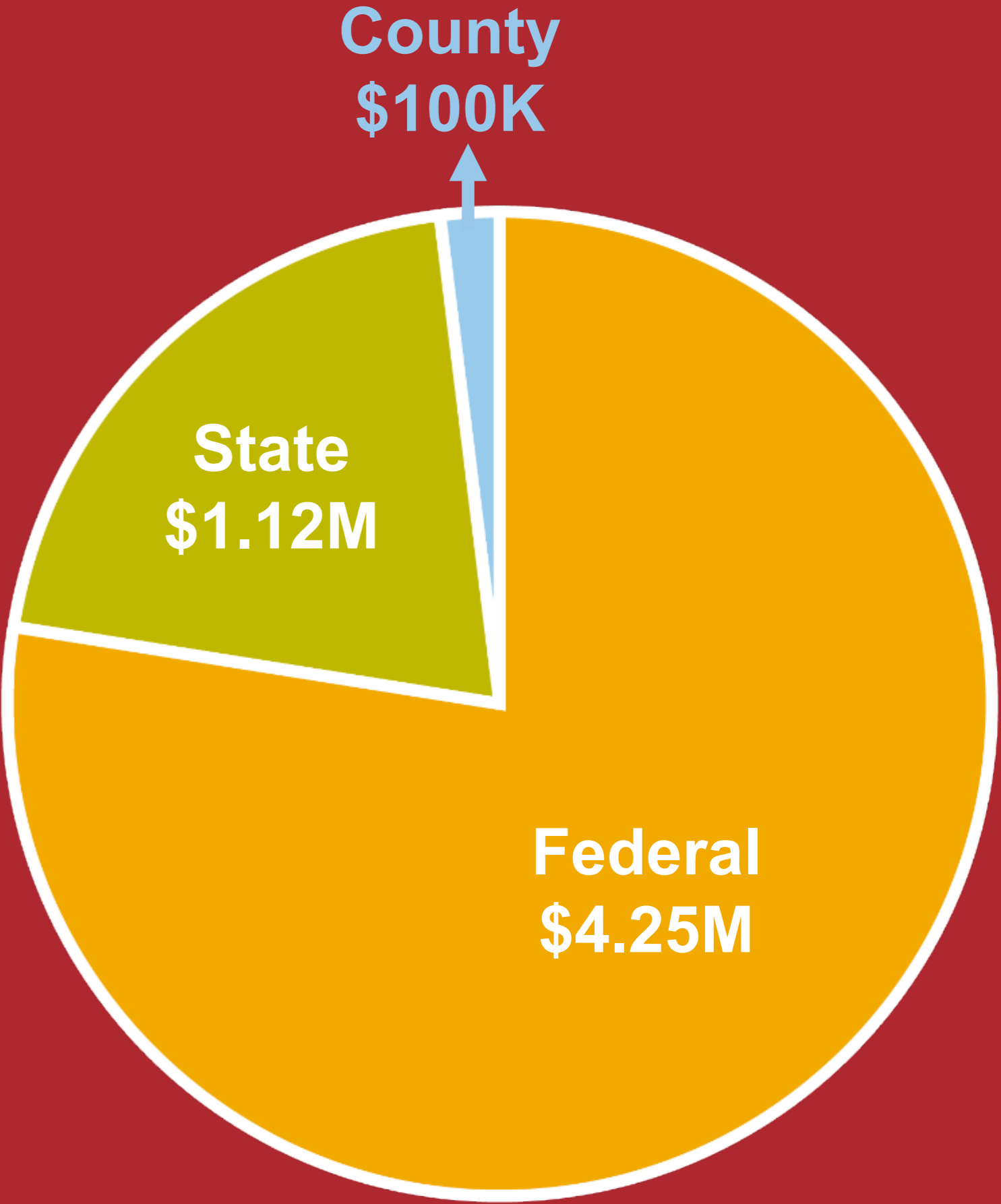


**48** NEW BUSINESS  
LEADS



- 18 STATE LEADS
- 15 EVENT LEADS
- 15 OTHER SOURCES

## Fund Awards to McMinnville Businesses





# EMPWR Nutrition



EMPWR Nutrition has continued to evolve since acquiring the former Noble Foods facility in McMinnville in 2022. Over the past year, the company has made significant strides in expanding its operations and enhancing production capabilities at its U.S. headquarters. Here are some key highlights:

<b>Investment</b>	<b>Increased Production</b>	<b>Job Creation</b>
EMPWR has invested \$400,000 in facility expansion and remodeling for lean processing efficiencies.	By adding a third production line, EMPWR has increased its capacity to produce up to 600-700 million snack bars annually.	The company plans to hire over 200 more skilled employees over the next few years, building on the 75 new employees added last year.
<b>Expansion</b>	<b>Trade Visit</b>	<b>Local Collaboration</b>
EMPWR broke ground in January 2024 on an 85,000 sq. ft. expansion, further boosting production capabilities.	In May 2024, trade officials from Belgium, including the Consul General of Belgium to Los Angeles, visited McMinnville to mark the expansion. The visit highlighted EMPWR's commitment to strengthening its U.S. operations and its significant role in the local economy.	EMPWR has benefited from partnerships with Business Oregon, the McMinnville Economic Development Partnership, the City of McMinnville, and SEDCOR, receiving a Strategic Reserve Fund grant to support expansion.

**EMPWR**

<b>Jobs</b> <b>200</b>	<b>Additional Indirect Jobs:</b> <b>125</b>	<b>Total Compensation</b> (i.e. wages & benefits) <b>\$26,000,000</b>	<b>Total Sales and Output</b> <b>\$144,700,000</b>
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# NEW ENERGY WORKS

# Sustainable Expansion

New Energy Works broke ground on their new sustainable manufacturing facility on December 21, 2023.

- **Facility Expansion:** The new 20,000-square-foot production facility will enhance New Energy Works' capabilities with cutting-edge CNC equipment, additional office space, and expanded production areas.
- **Regional Growth:** The expansion is expected to boost regional growth and create new employment opportunities within the McMinnville community.
- **Community Involvement:** The groundbreaking ceremony featured local leaders, including State Representative Lucetta Elmer and Mayor Remy Drabkin, who joined New Energy Works Founder & CEO Jonathan Orpin in celebrating the project's potential impact on the region.

New Energy Works continues to lead in sustainable timber frame construction, and this new facility will further its mission of providing high-performance, environmentally responsible buildings across North America. The company's expansion in McMinnville underscores its dedication to innovation, community growth, and sustainability.





# APT

## High Tech Expansion

APT, a small but growing high-tech manufacturer in Oregon, recently completed a significant expansion of its facility with the addition of a 2,670 square-foot, ISO 7-rated cleanroom. This \$2.5 million project, which does not include the cost of new cleanroom equipment, was made possible with the support of a \$1.2 million Emerging Opportunity Fund Grant from Business Oregon, alongside \$1.3 million in investment from APT itself.

APT's leadership emphasized the importance of the support received during the expansion. The \$1.2 million grant from Business Oregon was a cornerstone of the project. Additionally, the McMinnville Economic Development Partnership (MEDP) and the Oregon Manufacturing Extension Partnership (OMEP) played vital roles in ensuring the project's success by fostering a supportive business environment and providing essential operational guidance.

APT's expansion is not only a testament to the company's growth but also a significant contribution to the regional economy, reinforcing Oregon's position as a leader in the high-tech manufacturing sector.

**“APT is very much on track. This year, we are forecasting growth in the neighborhood of 31%. As a result, we have numerous projects aimed at increasing capacity. I have every confidence that we will meet or exceed our 2027 projections.”**

**Marcus Straw, President and CEO, APT**

**EXPANSION  
PROJECT:**  
**2,670 sq ft,**  
ISO 7-rated  
clean room

**PROJECT COST:**  
**\$2.5M**  
(not including new  
cleanroom  
equipment)

**FUNDING:**  
Business Oregon Emerging  
Opportunity Grant:  
**\$1.2M**  
APT: **\$1.3M**

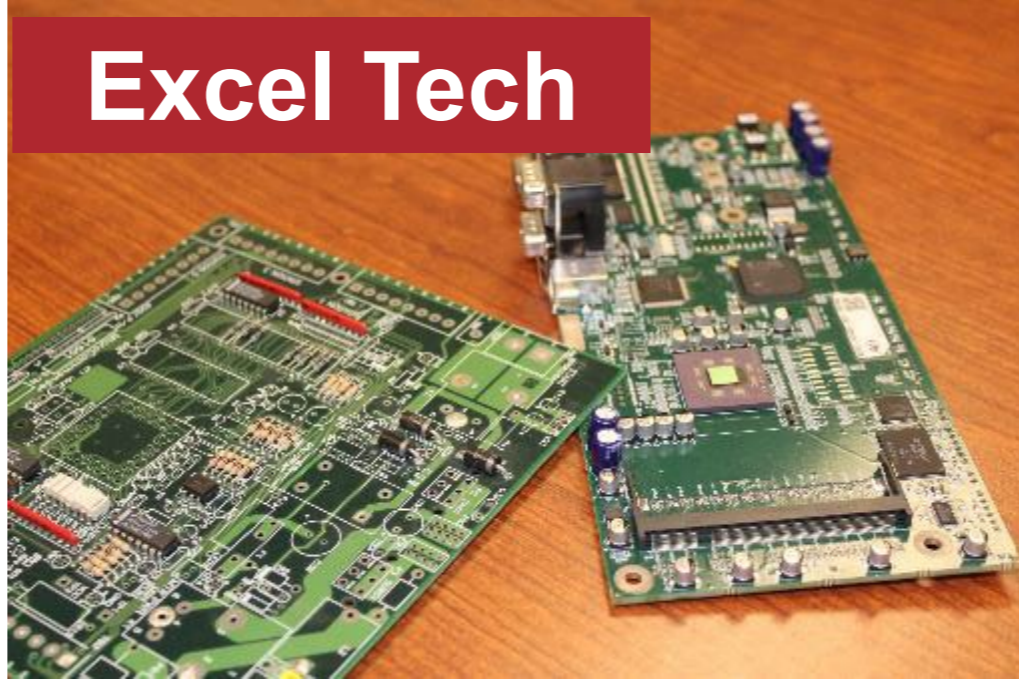
**JOBS  
RETAINED:**  
**25**





# BUSINESS SUPPORT TOURS (BRE)

Excel Tech



Buildable



Blue Raeven Pies



Chapul Farms



Cascade Steel

Freelin Wade



Buchanan  
Cellars



Heater Allen  
Brewing



William Henry



Flag & Wire



# LEGISLATIVE/ PARTNER TOURS

**EMPWR Nutrition with Director  
Cheang, Business Oregon**



**McMinnville Water & Light  
Infrastructure Tour with local,  
regional and state partners**

**Belgium Consulate with  
Rep. Elmer and Mayor Drabkin**



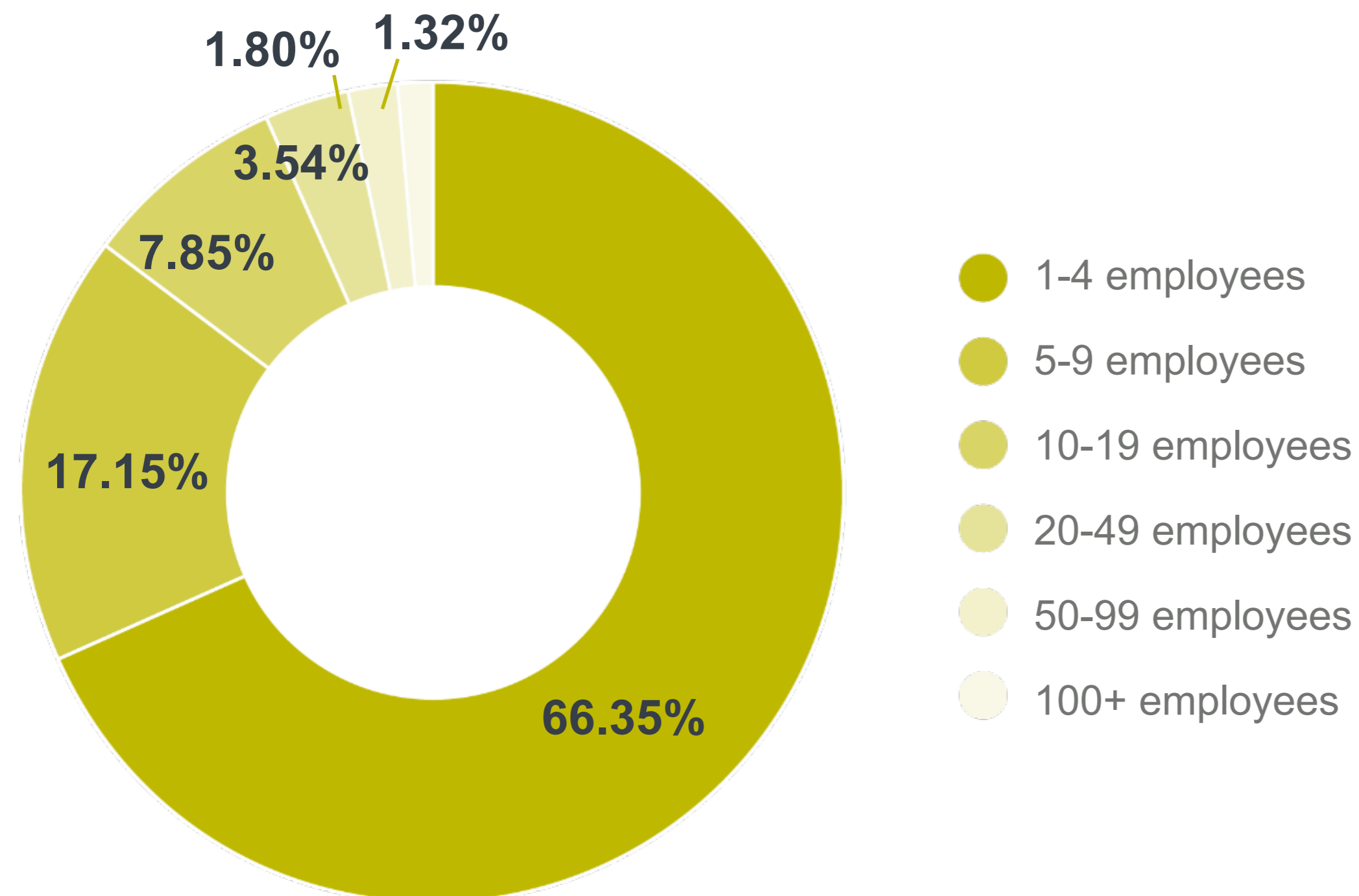
**Remy Wines, Chapul Farms,  
Solid Carbon with  
Tobias Read, State Treasurer**



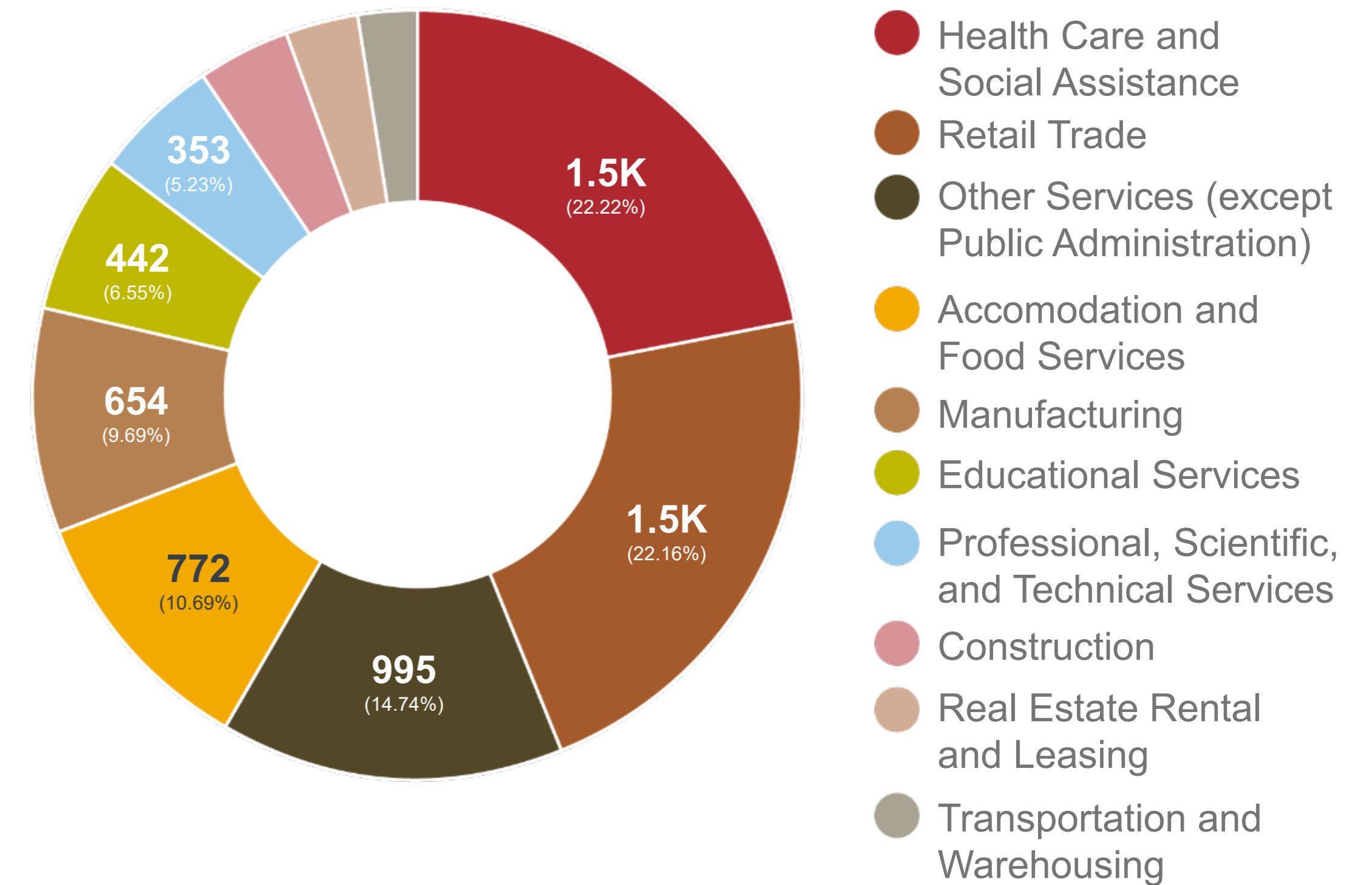
# WORKFORCE DEVELOPMENT

# MCMINNVILLE WORKFORCE

## Number of Employees by Business



## Number of Employees per Industry



Data Source: Applied Geographic Solutions and GIS Planning 2024, TaxFoundation.Org 2021 and GIS Planning research.

# MCMINNVILLE WORKS INTERNSHIP PROGRAM 2024



14

INTERNS



10

HOST SITES



13

MENTORS

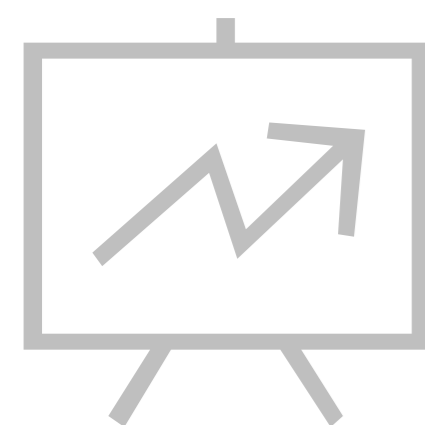


348

APPLICATIONS

## WORKFORCE

### WORKFORCE INTEGRATION NETWORK (WIN)



12

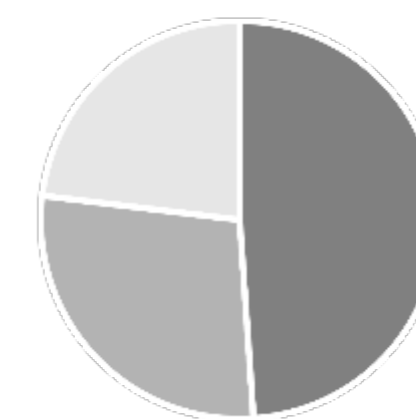
MONTHLY  
MEETINGS



53

PARTNERS

### MEMBER BREAKDOWN

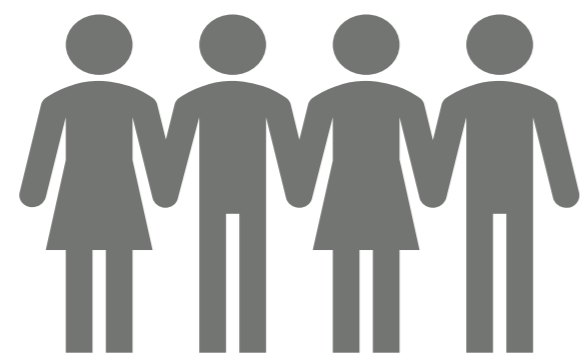


49% Resource Agencies  
28% Industry Partners  
23% Educational Institutions

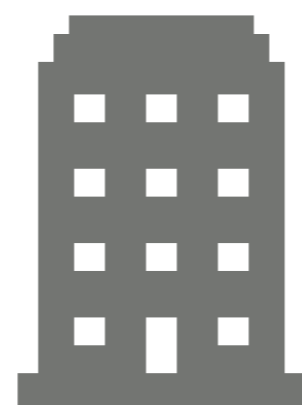
# GROWING OUR OWN WORKFORCE

120

TOTAL  
CONNECTIONS  
MADE



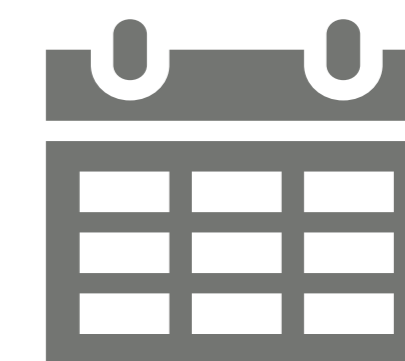
74  
PEOPLE



31  
COMPANIES



11  
EVENTS



3  
MONTHS

Source: Madison Aradine, 2024 Summer Internship Program Coordinator

MEDP | McMinnville  
WORKS

348

APPLICANTS

14

INTERNS PLACED  
IN 10 DIFFERENT  
COMPANIES

7

OFFERED POSITIONS AT  
PROGRAM COMPLETION

## FIELDS OF INTEREST:

- Engineering
- IT
- Data Entry
- Project Management
- Marketing

## INTERNS' TOP SCHOOLS:

- Oregon State University
- Linfield University
- University of Oregon
- Chemeketa Community College
- Amity High School
- McMinnville High School
- Boston University
- Biola University
- George Fox University

241

ENGINEERING  
APPLICATIONS

## HOST SITES

City of McMinnville Engineering • Cutting Edge Metals • EMPWR Nutrition • Ether Form •  
McMinnville Water & Light • MEDP • Miller Technologies • Solid Carbon •  
Solid Form Fabrication • Swedemom Center of Giving



# BUSINESS RECOVERY & RESILIENCY

Coordination of Sustainable  
Localized Workforce Programs

## DELIVERABLES:

- Yamhill Valley Careers Resource Directory and Jobs Board (YVCareers.com)
- Workforce Integration Network (WIN) restructured for data driven action plans
- Mentorship Program for the Skilled Trades developed with McMinnville High School
- Hospitality & Tourism Seasonal Hiring Event
- Healthcare Paid Internship Program developed with Willamette Valley Medical Center
- Cultural Agility in the Workplace training





# Seasonal Hospitality Hiring Event

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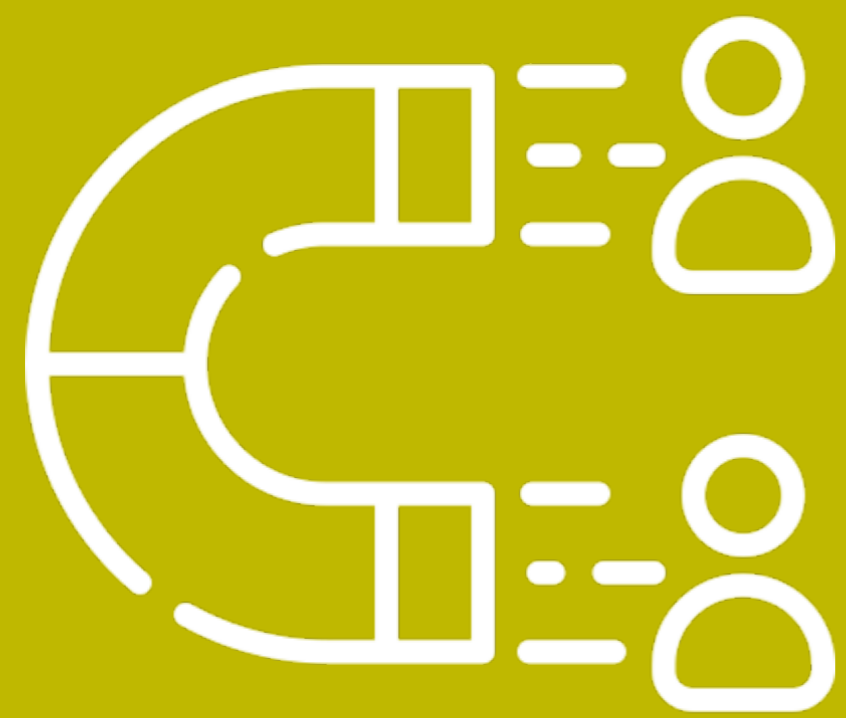
The City of McMinnville's 8212 Grant has moved into the implementation stage, focusing on connecting qualified job seekers with local employers through sustainable systems. A key initiative was the Seasonal Hospitality Hiring Event, launched in response to the critical need for seasonal workers post-COVID-19. This event, organized by a task force including MEDP, the McMinnville School District, and the Workforce Innovation Network (WIN) Advisory Council, successfully connected over 40 applicants, aged 16 to 60, with 18 job postings across six local businesses. The initiative aimed to address immediate hiring needs while laying the groundwork for future events.



# Willamette Valley Medical Center Internship Program

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Willamette Valley Medical Center (WVMC), part of Lifepoint Health, has launched a paid internship program in collaboration with the McMinnville Economic Development Partnership. This innovative eight-week program offers individuals interested in the medical field the opportunity to explore careers within the hospital, providing guidance, skill development, and valuable insights into healthcare. Interns work 15 hours per week across various hospital departments, supporting quality care and patient outcomes while fostering a lasting enthusiasm for healthcare careers.



# BUSINESS ATTRACTION



**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**

# ATTRACTION HIGHLIGHTS

60 site connections made

## INDUSTRIAL DISTRICT:



Holt Industries



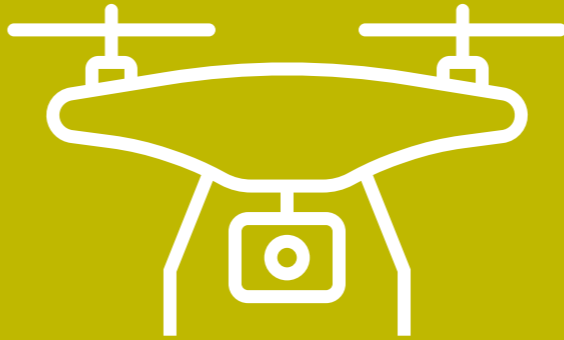
Chameleon Industries, Inc.



NE Colvin Ct.



NE Alpha Dr.



Ether Form

## HIGHWAY 18 / THREE MILE LANE:



McMinnville Airport



Innovation Campus



# ATTRACTION: Available Large Industrial Sites in McMinnville

26 ACRES

3100 NE Orchard Ave.



28 ACRES

1500 NE Colvin Court



90 ACRES

3310 SE Three Mile Lane / Oregon Highway 18



140 ACRES

Innovation Campus





# NEW SITE OPPORTUNITIES

**Airport Master Plan Tour with  
Potcake Aviation**



**Northwest Rubber RFQ Tour**



**Chapul Farms**



**Innovation Campus Tours**



**Future Home of  
Ether Form**



**MIP 26**



**Rivergate 28 Site**





# INNOVATION & ENTREPRENEURSHIP

# ENTREPRENUERSHIP STARTUP ECOSYSTEM

## LOCAL LAUNCH MCMINNVILLE

- Linfield Entrepreneurship Center and Launch Lab
- Access to networks, capital, training
- Focus: Early stage
- Grow local businesses

## LOCAL REGIONAL LAUNCH MID-VALLEY

- Support startups and entrepreneurs in the Mid-Valley region
- Build regional ecosystem
- Leverage regional assets and expertise
- Aligned with regional hubs
- Build professional capacity



## STATE CENTERS OF INNOVATION EXCELLENCE

- OTRADI (bioscience)
- Pendleton (UAS)
- ONAMI (materials science & chemistry)
- Hillsboro (semiconductors)
- OMIC R&D (additive manufacturing)

## STATE REGIONAL REGIONAL INNOVATION HUBS

- Regional ecosystem growth & development
- Industry agnostic
- Technical assistance
- Entrepreneurial expertise to innovation based companies



# Mid-Willamette Valley Innovation Hub Plan Funded

Business Oregon has established nine Regional Innovation Hubs across the state to foster sector-agnostic partnerships aimed at developing programs, strategies, and connections for innovation-based entrepreneurs in high-growth, traded-sector industries. MEDP is a member of the core planning team along with Chehalem Valley Innovation Accelerator, Chemeketa College, and George Fox University.

**Funding Award to:** SEDCOR

**Awarded Amount:** Up to \$270,000

**Date of Award:** April 11, 2024

## Implementation Plan Includes:

**Outreach Efforts:** Ensuring regional inclusivity, with a focus on historically underserved communities

**Best Practice Research:** Identifying elements of success

**Gap Analysis:** Assessing innovation-based entrepreneurial activities in the region

**Asset Mapping:** Identifying partner entities and programs

**Service Area:** Marion, Polk, and Yamhill Counties

## Additional Partners:

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

# MCMINNOVATION AT WORK



## 2023 OEN Entrepreneurship Awards

In the 2023 Oregon Entrepreneurs Network (OEN) Entrepreneurship Awards, two standout McMinnville companies have been recognized for their exceptional contributions to innovation and growth. **Chapul Farms**, founded by Patrick Crowley, won the **Growth Stage Award** for its pioneering work in sustainable agriculture through insect-based bioconversion, helping transform waste into regenerative farming systems.

**Precision Analytical**, led by Mark Newman, Andy Tyssen, and Katie Newman, received the **Trailblazer Award** for their groundbreaking work in medical diagnostics. Their DUTCH Test has set a new standard in hormone analysis, empowering healthcare providers and patients with critical insights.



## Solid Carbon Intrepid Fund

Solid Carbon, in partnership with the McMinnville Economic Development Partnership (MEDP), has achieved significant milestones since securing the High Impact Opportunity Project (HIOP) grant from Business Oregon in 2022. The company has relocated to a new facility in Oregon's wine country, expanded its team, and enhanced its research and development capabilities. **Solid Carbon** recently secured investment from the \$4 million Intrepid Oregon Fund, managed by the **Portland Seed Fund**, to advance their carbon-negative concrete products. Recognized with the **2023 McMinnville Innovator of the Year Award**, Solid Carbon continues to collaborate with MEDP and regional partners on projects like the New Beamery factory slab, furthering their mission of sustainability and innovation in the construction industry.



**2024 Yamhill County Grant Program**, supporting local innovation and growth through strategic investments.

Start-Up Grant Winners (\$25,000 each):

- 1) Pure Light Botanical (McMinnville)

Small Grant Winners (\$10,000 each):

- 1) Excel Tech (McMinnville)
- 2) Alchemist's Jam (McMinnville)
- 3) Bad Dog Bakery (McMinnville)
- 4) Heater Allen Brewing (McMinnville)

Congratulations to all the winners! We look forward to seeing your success stories!

# LAUNCH MID VALLEY - MCMINNVILLE



Annual  
Attendance  
**323**

Coffee Club for  
Startups & Entrepreneurs



Pub Talk: People, Planet, Profits



MicroWorkshops: Leveraging AI for Your Business



# MEDP EVENTS AND ACTIVITIES

**Quarterly Business Leader Forums**  
Workforce Development  
Business Attraction  
Business Retention & Expansion  
Innovation & Entrepreneurship

Annual  
Attendance  
**275**

**Access to  
Capital Panel  
Event**

**Annual Event &  
McMinnovation Awards**

## **Boards, Commissions, Industry Initiatives**

- City of McMinnville: Airport Commission & Masterplan, Economic Vitality Leadership Council, Commercial Property Assessed Clean Energy Program (CPACE), Sustainability Summit (2025), Innovation Campus PAC, Public Arts Council
- Linfield Innovation & Launch Lab
- Willamette Workforce Partnership Board of Directors
- Pacific NW Aerospace Alliance
- Yamhill County: Business Grants, Broadband Grant,
- Oregon Entrepreneurs Network: Growth Stage Award Committee



**Pacific NW Aerospace  
Alliance Summer  
Networking Event**



# THE WORK BEHIND THE SCENES

Behind the scenes, there's a tremendous amount of work that often goes unwritten in our annual report. Collaboration, connecting businesses to resources, attracting new businesses, and developing workforce programs all require significant relationship-building and effort to keep progress moving forward.

We're proud of the work we do every day to improve McMinnville for current and future generations, knowing that it's the hard work behind the scenes that enables our local businesses to thrive.





**We invite you to join MEDP in our mission  
by becoming an Investor Circle member.**

As a public/private partnership (501c6), MEDP is funded through the generous support of our sustaining founders:

- McMinnville Industrial Promotions
- McMinnville Water & Light
- City of McMinnville
- AND our dedicated Investor Circle members



**THANK YOU for those who have supported MEDP in 2023-2024**

Baker Street Real Estate • Bernards CPA • BCC Consulting •  
Cascade Capital Funding • Cascade Steel, a Radius Recycling Company •  
Chemeketa Community College • Citizens Bank • Express Employment •  
First Federal • Granary District • Keller Williams Realty • McMinnville Area  
Chamber • Miller Consulting Group • Organic Valley • Precision Analytical •  
R&H Construction • Solid Form Fabrication

**LEARN MORE**



McMinnvilleBusiness.com/  
Investor-Circle

MCMINNVILLE  
DEMOGRAPHICS

35K  
POPULATION



MEDIAN AGE  
38

\$68K

MEDIAN HOUSEHOLD  
INCOME



LABOR FORCE

15K

1,688

TOTAL BUSINESSES

68%

HAVE 1-5 EMPLOYEES

\*Data Source: Applied Geographic Solutions and GIS Planning 2024, TaxFoundation.Org 2021 and GIS Planning research

# DEMOGRAPHICS and STATS

## OUR LOCAL ECONOMY



MCMINNVILLE

1,668  
BUSINESSES

\$2.6B  
REVENUE

13,824 Employees

YAMHILL COUNTY

4,899  
BUSINESSES

\$5.9B  
REVENUE

34,961 Employees

Source: Oregon Prospector, Data Axle GIS Planning September 2024



*McMinnville*

ECONOMIC DEVELOPMENT  
PARTNERSHIP



***Supporting Business to Create Great Jobs***



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