

McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP

ANNUAL REPORT

2024-2025



Dear Friends & Partners,

As we close our fiscal year, McMinnville Economic Development Partnership (MEDP) is pleased to share our 2024–2025 Annual Report. Our mission—to support businesses in creating great, living-wage jobs—continues to guide everything we do.

Business Growth: Taking Off

McMinnville businesses continue to invest in our community. EMPWR expanded its workforce and MEDP assisted with property needs and strengthened community engagement opportunities. Precision Analytical worked with MEDP to address facility needs to sustain 130 high-wage jobs. Chapul Farms advanced its vision for the circular economy with the purchase of a \$6 million property in McMinnville. These projects highlight the strength and resilience of our local economy.

Entrepreneurship: Growing McMinnovators

Innovation is alive in McMinnville. Through Mac Coffee Club and the 2025 Startup Bootcamp, MEDP supported founders in partnership with Launch Mid-Valley, Linfield University, and Chemeketa Community College. New storefronts include Bunny Belly Bagels, Mac Clay Pottery, Bad Dog Bakery, Summon Coffee, and Good Food. Ether Form, Solid Carbon, and Phenix Solutions earned funding from state and federal grants, enhancing our profile as a hub for emerging technologies. Partnering with SEDCOR, we strengthened the Launch Mid-Valley Regional Innovation Hub to support new ventures.

Workforce Development: Cultivating Talent

Internships, apprenticeships, and mentorships flourished this year. Key programs include the WVMC Healthcare Internship, Chemeketa’s LPN/RN Apprenticeship, and McMinnville High School’s Hospitality Pathway. Launched by MEDP in 2022, the Workforce Integration Network (WIN) now connects nearly 70 education, industry, and workforce partners to tackle shared workforce challenges..

Community Partnerships

Collaboration is at the heart of our work. MEDP engaged business leaders through four Quarterly Forums in partnership with the Chamber and we worked with Unidos to support the Level Up program for emerging workforce. We successfully hosted the Sprout Summit at Linfield University, with Kinesis and Zero Waste McMinnville bringing business, non-profit, and government leaders together to advance sustainability and circular cities. City led planning also progressed for the Innovation Campus at McMinnville Landing, envisioned as a hub for high-wage employers and long-term growth.

As we enter the next fiscal year, MEDP remains a trusted partner for McMinnville’s business community. Thank you for your vital role in this journey. Together, we are building a brighter future for McMinnville.

With appreciation,

John C. Dietz
Board Chair

Patty Herzog
Executive Director

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
Businesses
that Create
Great Jobs***

MEDP FOUNDING PARTNERS



EST. 1856

**City of
McMinnville
Oregon**



McMinnville

**Industrial
Promotions**
Est. 1954

BOARD OF DIRECTORS & STAFF



John Dietz

Title: General Manager
Current Board Chair
Organization:
McMinnville Water & Light
Years on MEDP Board:
Since 2018 (7 years)



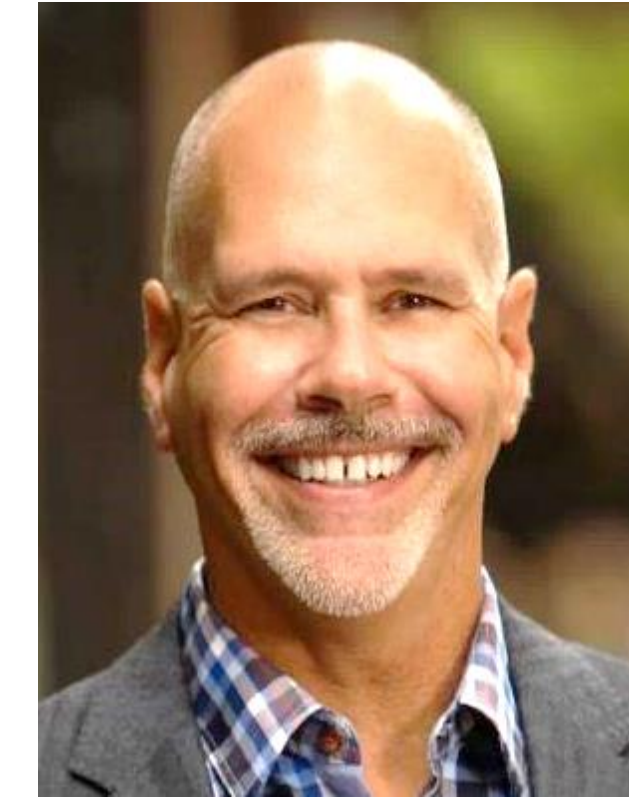
Heather Richards

Title: Community
Development Director
Organization:
City of McMinnville
Years on MEDP Board:
Since 2016 (9 years)



Teresa Smith

Title: Vice President &
Commercial Loan Officer
Organization:
McMinnville Industrial
Promotions
Years on MEDP Board:
Since 2017 (8 years)



Mike Morris

Title: Board Member
Organization:
McMinnville Area
Chamber of Commerce
Years on MEDP Board:
Since 2020 (5 years)



Lori Robertson

Title: Owner
Organization:
Business Laison, Cutting
Edge Metals, Inc.
Years on MEDP Board:
Since 2024 (1 year)



Patty Herzog

Title: Executive Director
Years with MEDP:
Since 2022 (3 years)



Heather Hadley Blank

Title: Deputy Director
Years with MEDP:
Since 2015 (10 years)

all here

MEDP BOARD OF DIRECTORS

KEY THEMES

- 1. Infrastructure, Business Environment**
 - Limited built industrial space
 - Competitive utility advantages
- 2. Workforce & Wages**
 - Wage—cost of living gap
 - Need for upward mobility jobs
- 3. Organizational Visibility**
 - Recognized as a valued partner
 - Clear metrics and role definition
 - Improve communication of impact
- 4. Business Programs & Gaps**
 - Strong partnerships (e.g., Launch Mid-Valley, WIN, Sprout Summit)
 - Support for business scaling year 3-5
- 5. Business Attraction & Opportunities**
 - Focus on retention and attraction
 - Employers of choice



MEDP BOARD OF DIRECTORS

KEY THEMES IN ACTION

Business & Economic Development Forums

Why: Networking, updates, collective strategy for growth

How: Quarterly Business Leader Forums, Corporate Coffee, Stable Table, SEDCOR

Manufacturing & Innovation Initiatives

Why: Showcases regional manufacturing, entrepreneurship, innovation

How: National Manufacturing Day, Coolest Thing, PNAA AeroConnect, OMEP Ready or Not, Innovation PAC, Sprout Summit

Community Engagement & Public Input:

Why: Connects residents, businesses, policymakers

How: City Council reports, Innovation PAC, Airport Commission, workshops, open houses, town halls, forums

State & Regional Engagement

Why: Exposure, thought leadership, policy alignment

How: Business Oregon, OSU, OEDA, OMEP, OEN Awards, SEDCOR, Chemeketa, SBDC, WWP, Yamhill County ED Alliance, PBJ Awards

Education & Workforce Development

Why: Builds student, startup, and employer pipelines

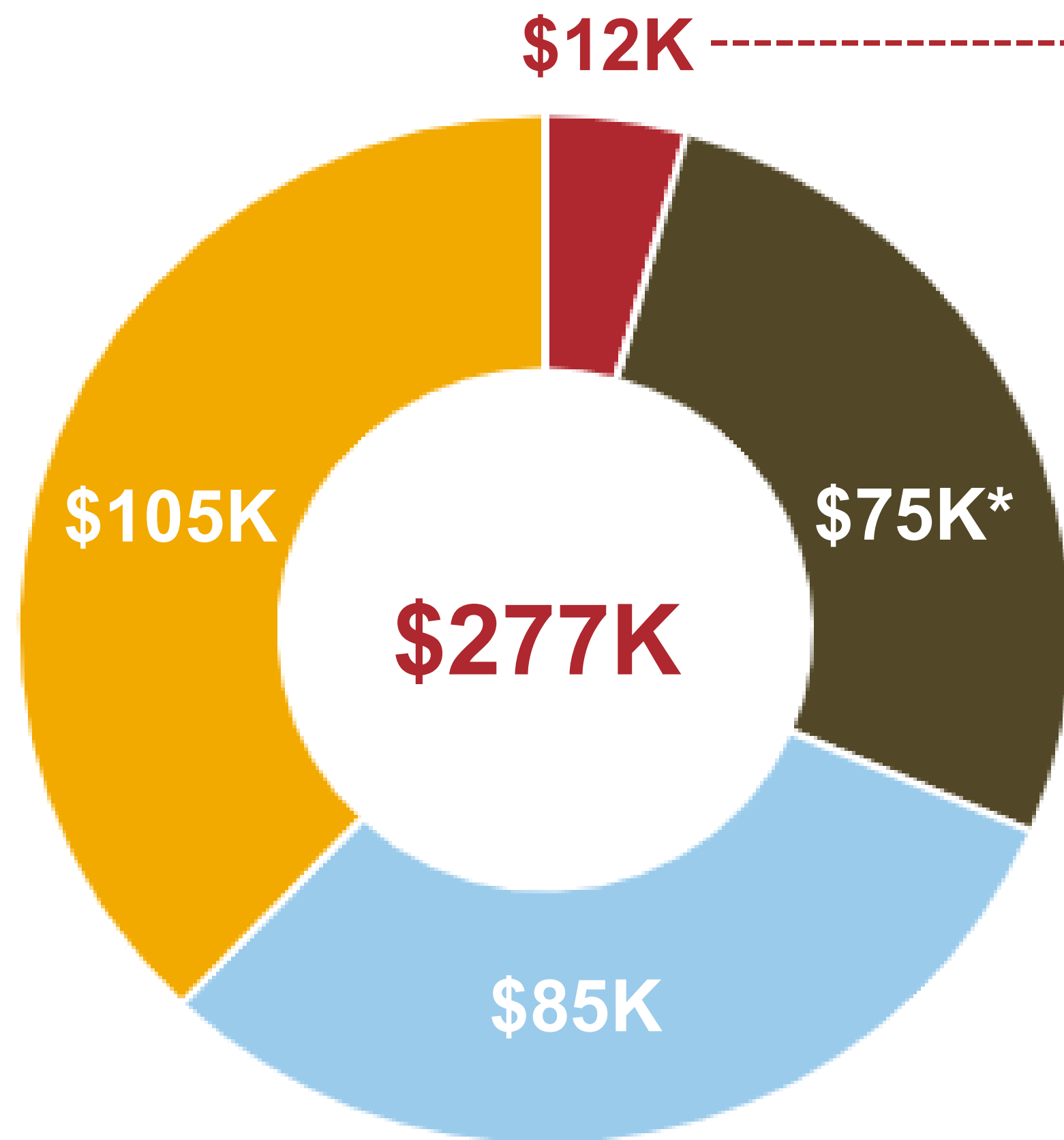
How: Coffee Clubs, Angel Investment, Access to Capital, student tours (MFG, Linfield Launch Lab, GrizzFest)

Partnership & Relationship Building

Why: Strengthens trust and visibility

How: Tours (McMinnville MADE, company visits, site tours), Meetings with state/federal reps, tribe, business leaders

MEDP ANNUAL BUDGET



■ Investor Circle

■ McMinnville Water & Light

■ City of McMinnville*

■ McMinnville Industrial Promotions

↓
16%

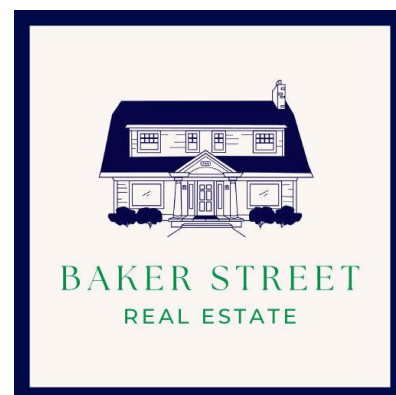
*\$13K in-kind contribution from the City



2 FULL
TIME
STAFF



Thank you to our Investors



“MEDP is deeply grateful to the community members and partners who supported us by sending letters to the City Budget Committee and speaking at City Council, helping us continue our work.”



40
Letters of
Support

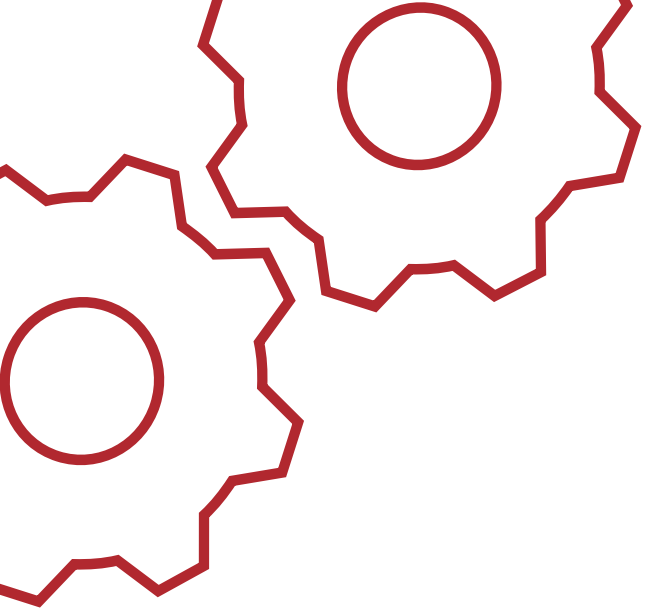
APT
AES, Inc.
BCC Consulting
Chapul Farms
Chehalem Youth & Family Services
Chemeketa Community College
Chemeketa SBDC
Citizens Bank
Cutting Edge Metals
Edible Landscapes
Evergreen Aviation & Space Museum
Excel Tech

Granary District
Hotel Oregon
Hunter Communications
Launch Mid Valley
Linfield University
Mac Market
McMinnville Chamber of Commerce
McMinnville High School Engineering & Robotics
McMinnville Properties
OMEPP
Oregon Entrepreneurs Network

Phenix Solutions
Revino
SEDCOR
Solid Form Fabrication
Story Changes Culture
The Atticus Hotel
Unidos Bridging Community
Willamette Valley Medical Center
Willamette Workforce Partnership
World Class Technology/ OC
Orthodontics
ZeroWaste McMinnville



Heartfelt Thanks To Our Business Partners



Economic development is a team effort
driven by **collaboration** among

businesses, **educators**,

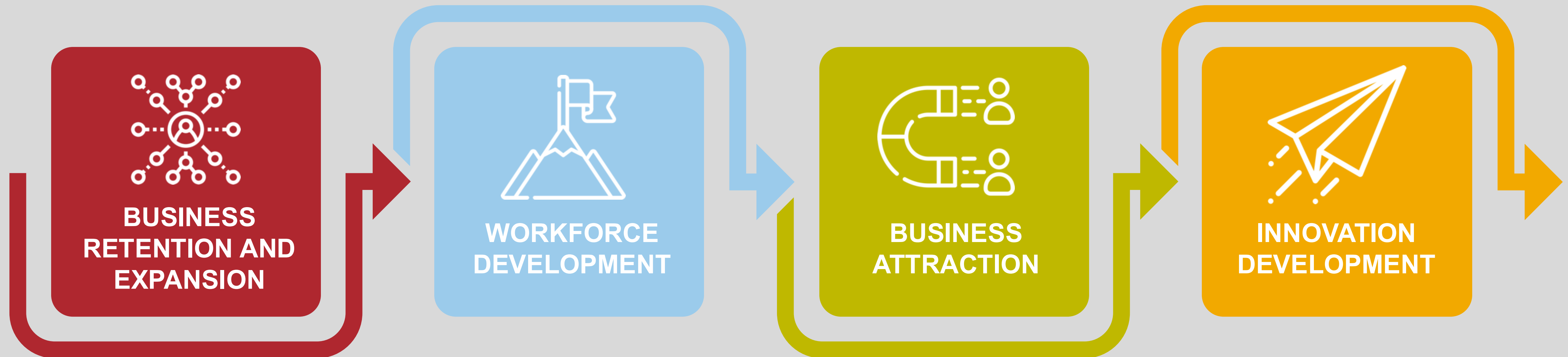
government, and **resource partners**.

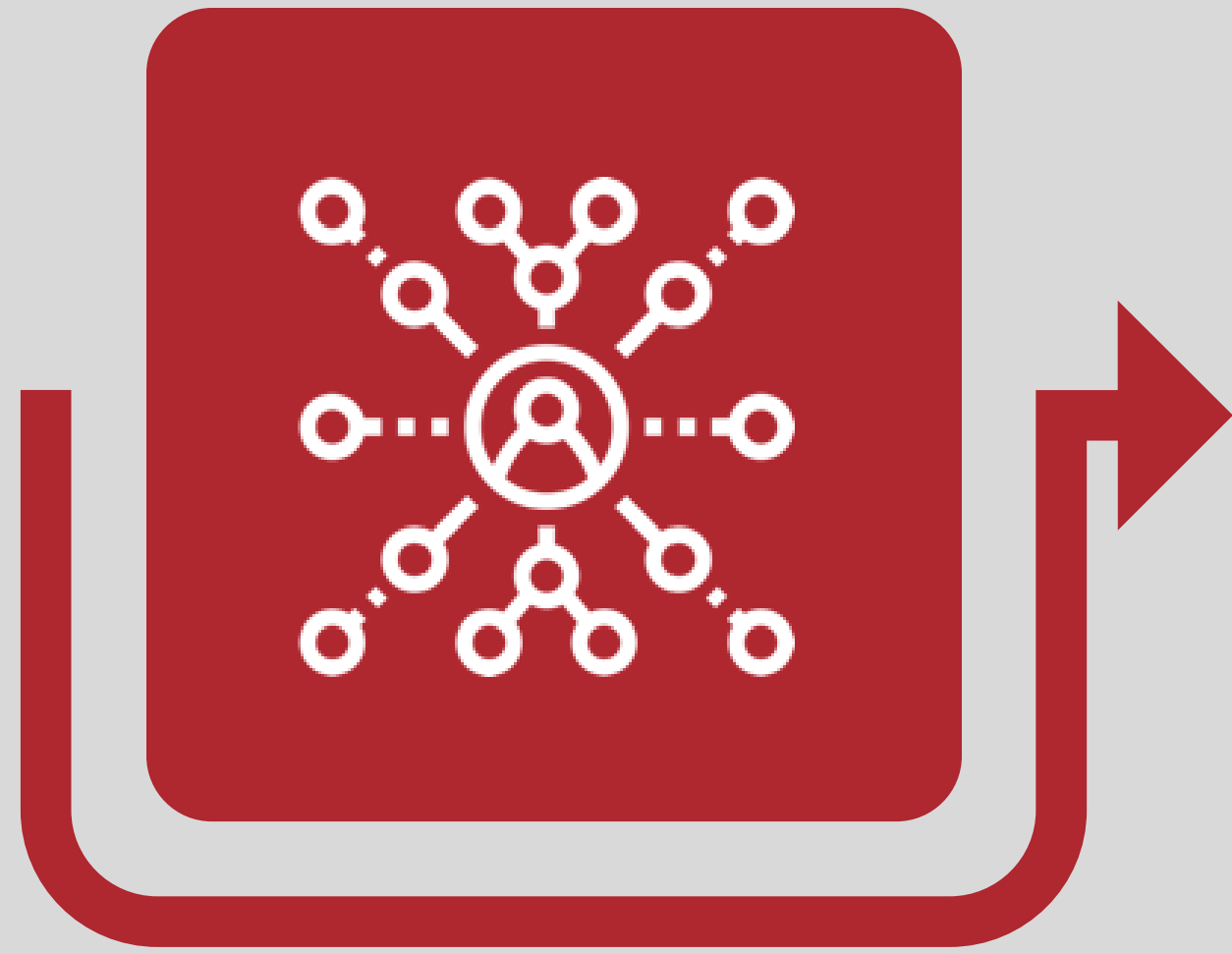
Together we strengthen projects, foster economic
diversity, and build resilience across industries so
our city thrives today and is ready for
tomorrow's opportunities.



MEDP Supports Our Business Community

MEDP STRATEGIC INITIATIVES





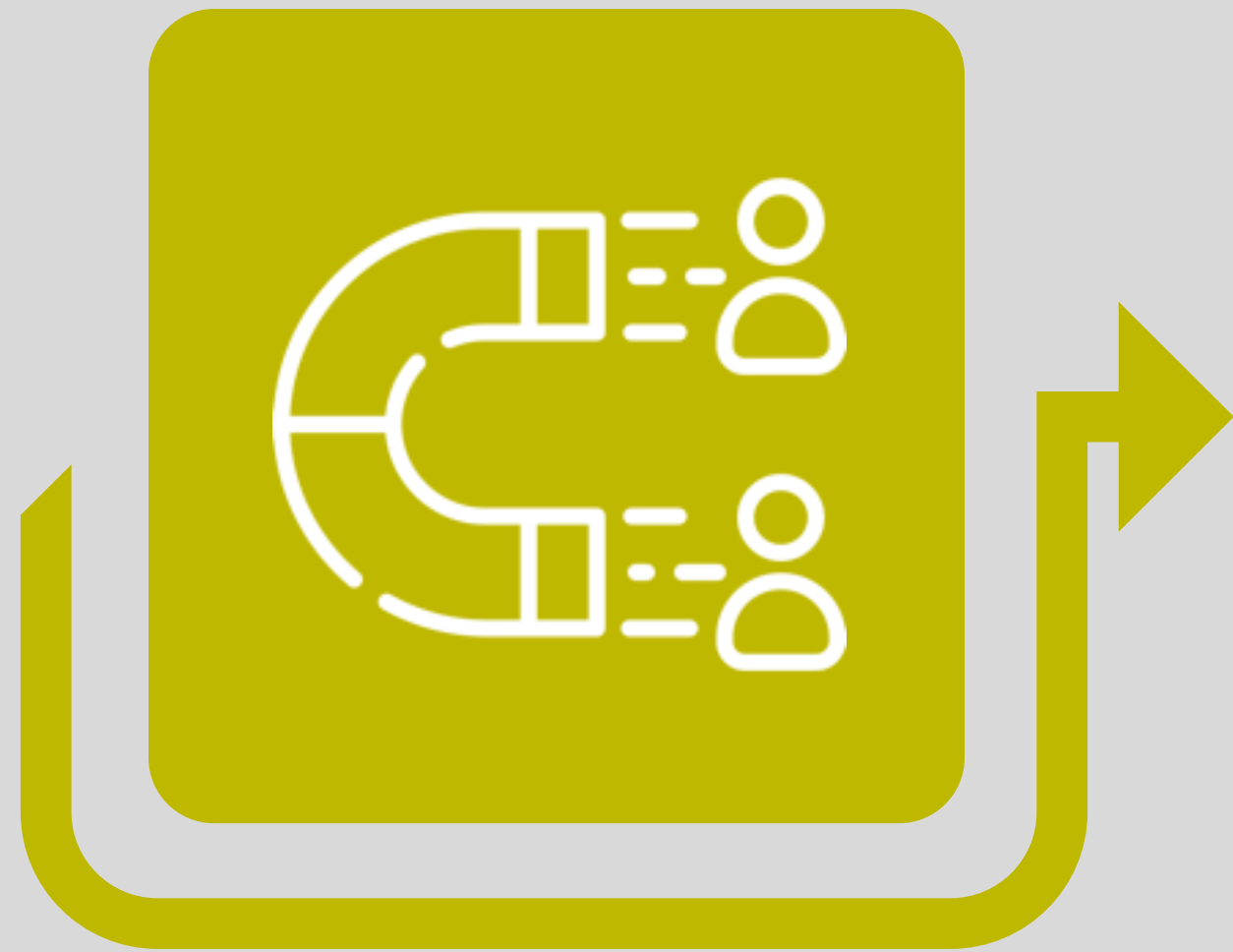
BUSINESS RETENTION AND EXPANSION (BR&E)

- **Support** local businesses to stay and grow in McMinnville
- **Convene** Business Leaders
 - VIP Tours with legislative officials and resource partners
 - Q Business Leader Forums, 1:1 Meetings
- **Connect** to local, regional, state, and federal programs



WORKFORCE DEVELOPMENT

- **City of McMinnville's** American Rescue Plan Act grant funded business recovery and resiliency coordination of sustainable, localized workforce program (Feb 2023 to Dec 2025)
- **Workforce Integration Network Initiatives:**
 - Increase Traded Sector Engagement
 - Funding a Workforce Development Staff
 - Manufacturing/Healthcare/Hospitality workforce development



BUSINESS ATTRACTION

- **Support** companies locating to McMinnville
- **Identify** available industrial, commercial properties
- **Assist** in leveraging state and federal resources
- **Connect** businesses with community resources



INNOVATION DEVELOPMENT

- **Support** local entrepreneurs and start-ups
- **Connect** to resources and networking opportunities
- **Partner** on visionary innovation initiatives including:
 - Launch Mid Valley
 - Linfield Launch Lab
 - The McMinnville Landing Innovation Campus
 - Mid-Willamette Valley Regional Innovation Hub

2025 ECONOMIC DEVELOPMENT LANDSCAPE

Resource Partners:

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

State Programs & Departments

- Regional Solutions
- Department of Agriculture
- Department of Transportation
- Department of Aviation
- Oregon Employment – WorkSource
- House District #24, Senate District 12



Yamhill County Alliance

A collaborative effort that drives business success and community prosperity through strategic investment and partnerships, promoting economic opportunity throughout Yamhill County.

City Partners

- Chamber of Commerce
- Downtown Business Association
- MEDP
- Visit McMinnville
- Economic Vitality Leadership Council (MEVLC)
- MacTown 2032
- Workforce Integration Network (WIN)
- Urban Renewal Advisory Committee (MURAC)
- City Airport Manager

Yamhill County / Regional Partners

- County ED Manager
- Launch Mid Valley
- Regional innovation Hub
- Confederated Tribes Of Grand Ronde
- Mid-Willamette Valley COG

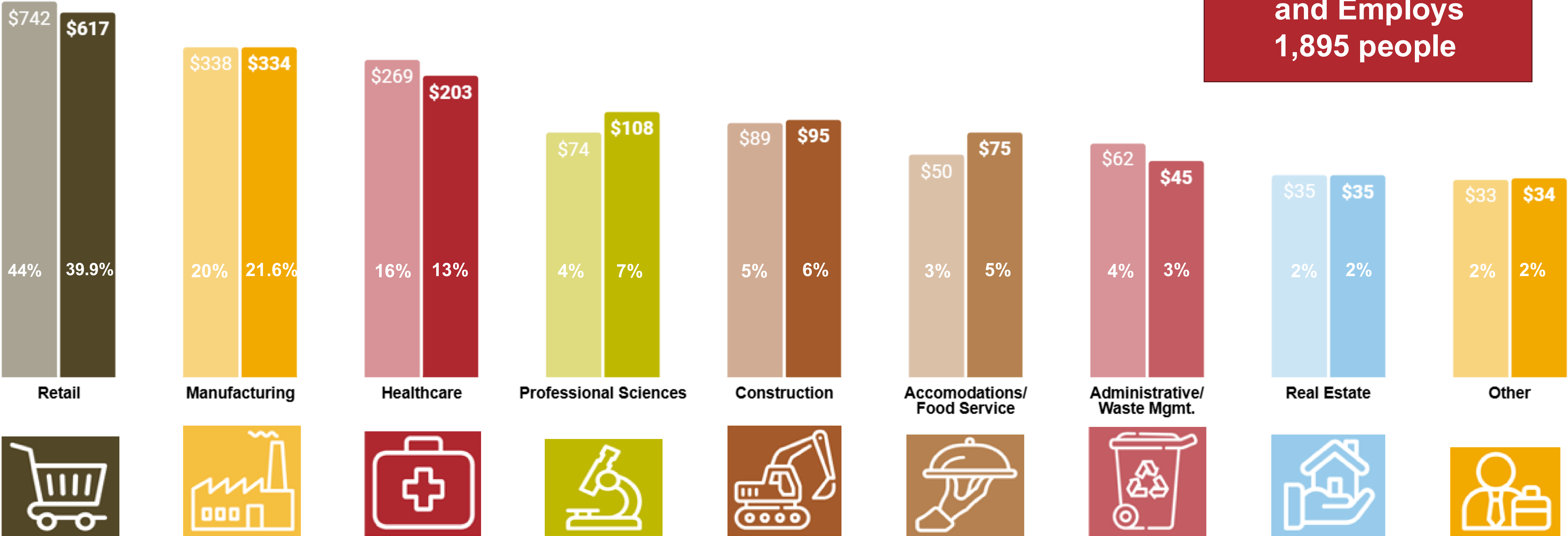
MCMINNVILLE ECONOMIC DRIVERS

Revenue Impact 2024-2025 (M)

NAICS Code Overall Revenue Impact = \$1.7B

Establishments = 1,656

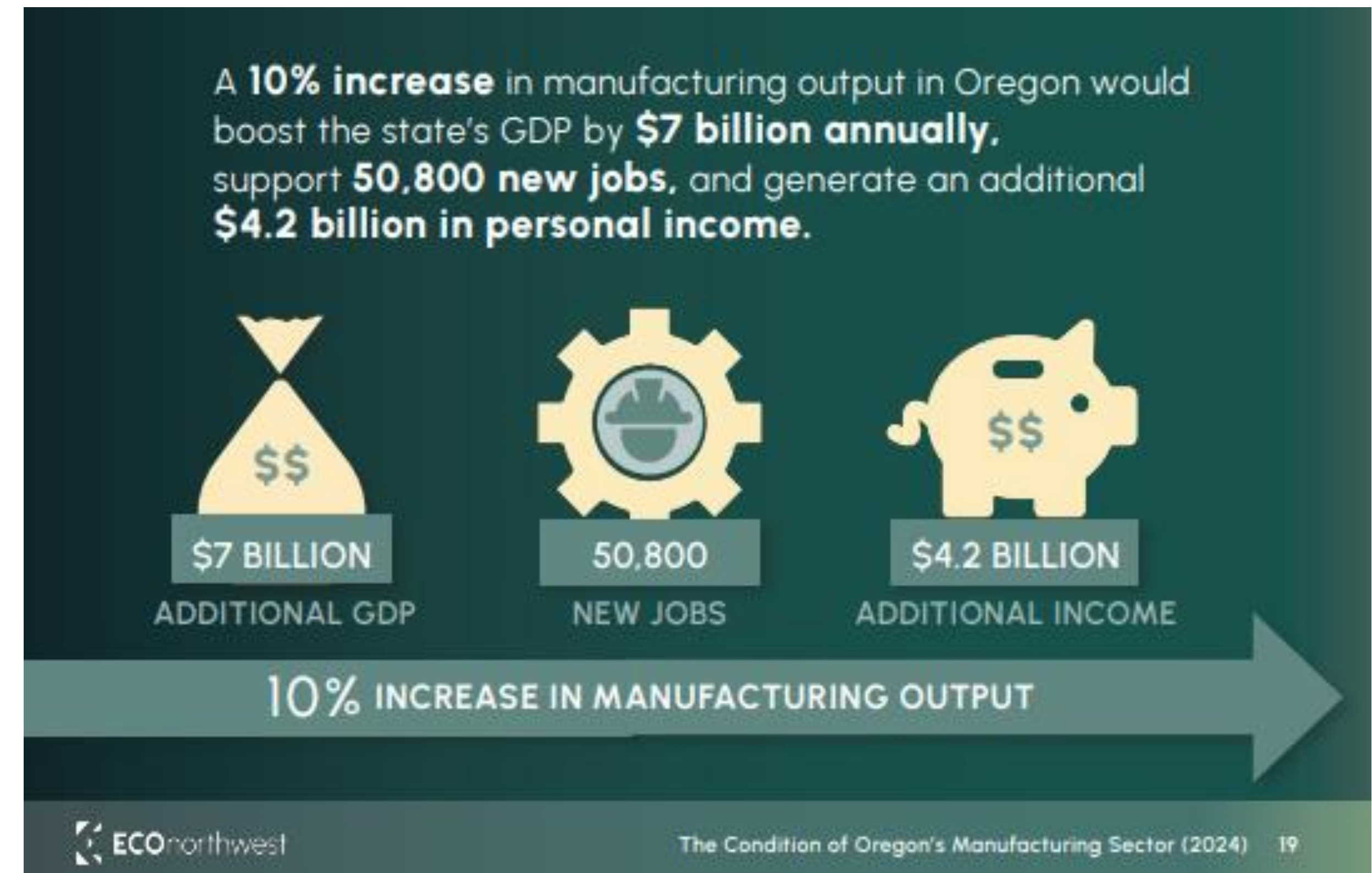
**Manufacturing is
2nd Largest in
Revenue Impact
and Employs
1,895 people**



* Source: Oregon Prospector, Data Axle GIS Planning Integration, October 2025

Why Manufacturing Matters:

- Manufacturing makes up **14% of Oregon's GDP**
- Supports **204,000+ jobs** statewide
- Offers strong local wages and career pathway
- In Yamhill County, Manufacturing is the **2nd largest** employment sector, **employing over 7,000**
- In McMinnville, Manufacturing is the **3rd largest** employment sector with **105 establishments** and plays a vital role in sustaining a diverse and resilient economy.

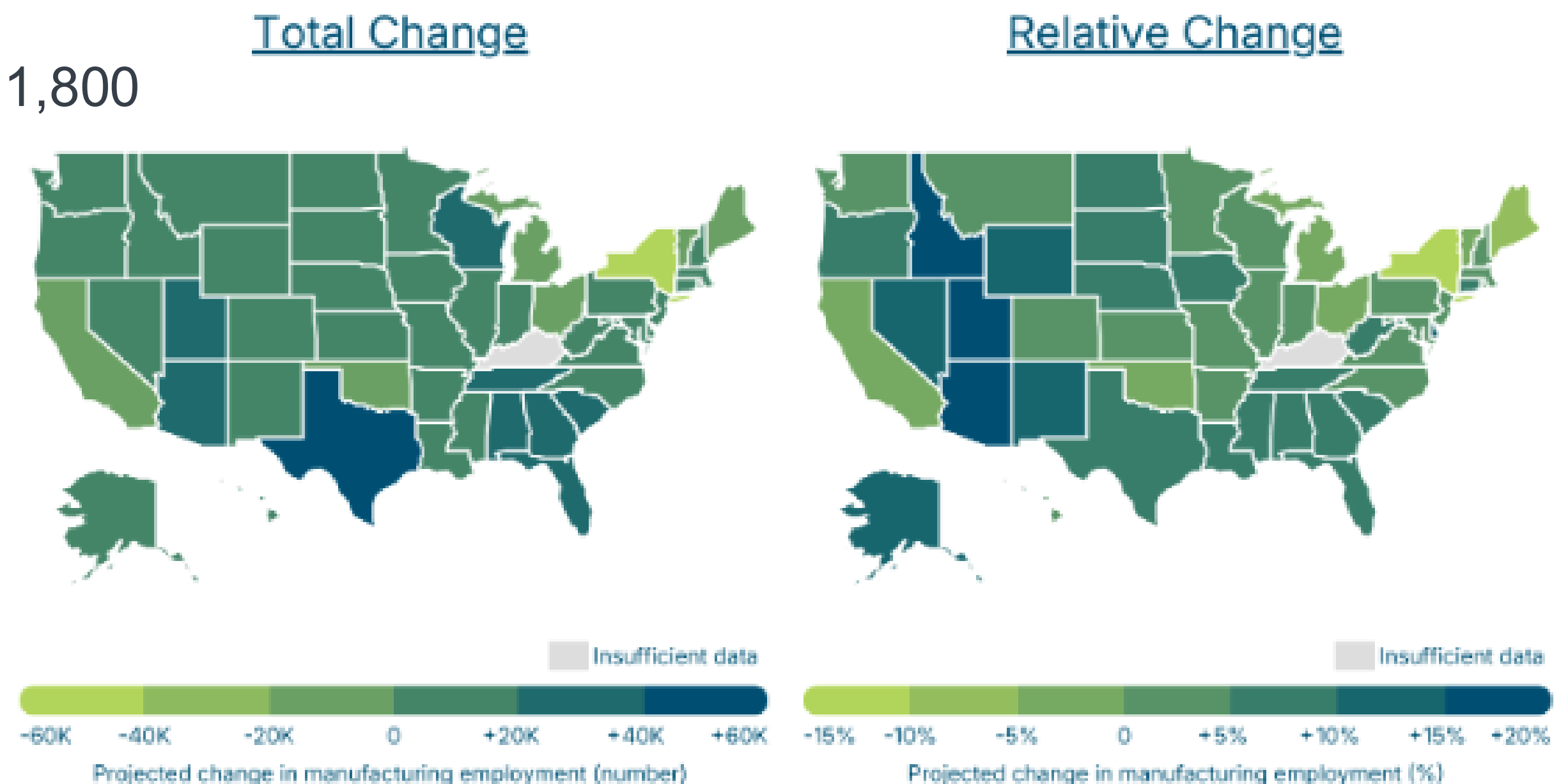


Learn more in the [2024 State of Manufacturing Report from Oregon Business & Industry and ECONorthwest](#).

Good News: Oregon Projected for Nation's 11th Largest Manufacturing Job Surge

Here is a summary of the data for Oregon:

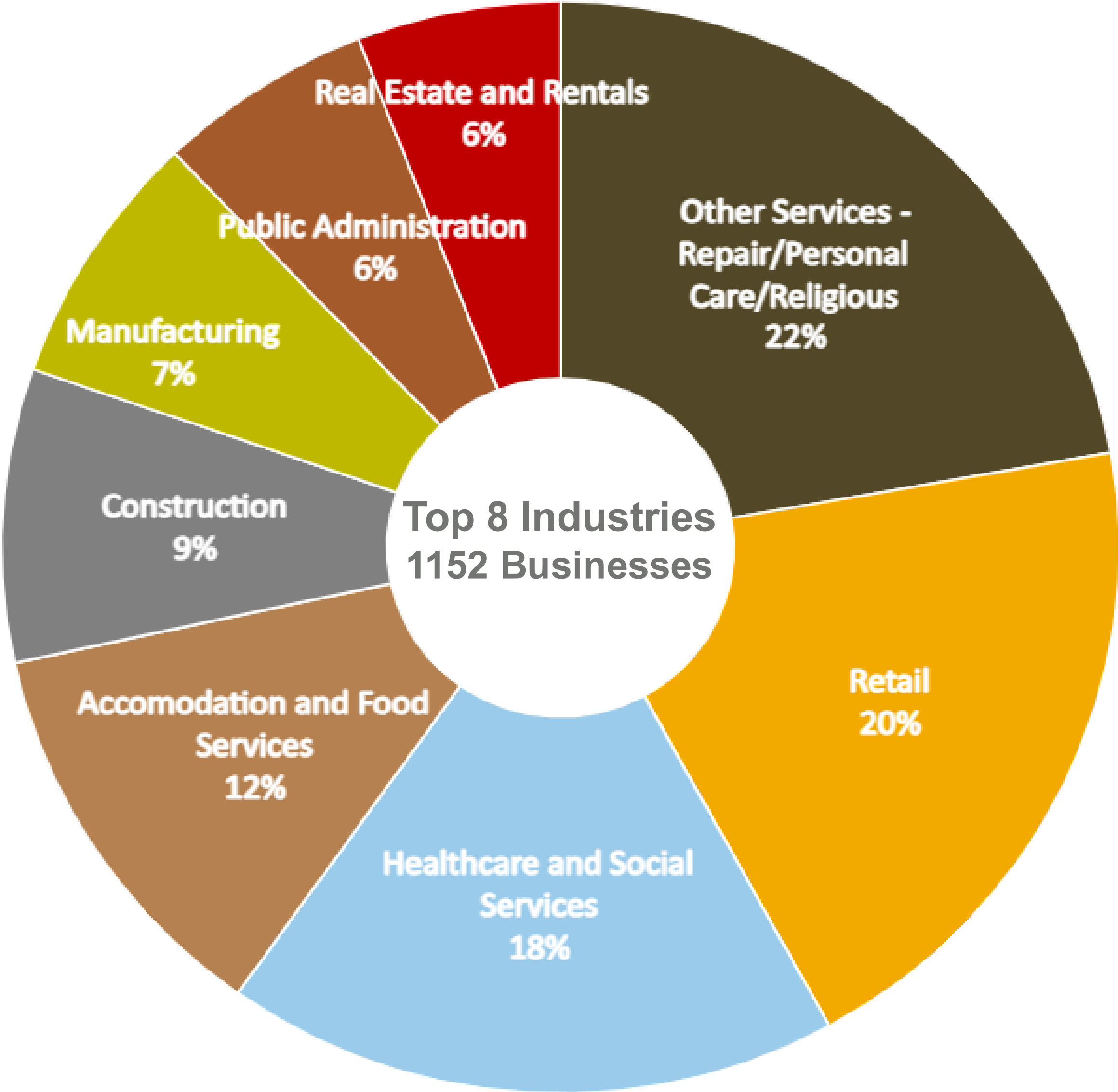
- Projected change in manufacturing employment (%): +6.2%
- Projected change in manufacturing employment (number): +11,800
- Manufacturing employment (base year): 189,600
- Manufacturing employment (projection year): 201,400
- Projected change in total employment (%): +7.8%
- Projected change in total employment (number): +170,000
- Total employment (base year): 2,186,100
- Total employment (projected year): 2,356,100
- Projection time period: 2023–2033



Source: ETQ analysis of data from state Departments of Labor

*EQT, September 19, 2025: https://www.ncwlife.com/news/northwest/oregon-projected-for-nations-11th-largest-manufacturing-job-surge/article_3afdc335-eef7-5429-bce3-7c0e2e8ca035.html
<https://www.etq.com/blog/states-where-manufacturing-jobs-are-projected-to-grow-the-most/>

MCMINNVILLE BUSINESS BREAKDOWN



Top 8 Industry Sectors By NAICS Code

- Other Services - Repair/Personal Care/Religious
- Retail
- Healthcare and Social Services
- Accomodation and Food Services
- Construction
- Manufacturing
- Public Administration
- Real Estate and Rentals



North American Industry Classification System (NAICS)
NAICS codes provide a unified way to group businesses based on the production process, such as inputs, capital, labor, and outputs.

* Source: Oregon Prospector, Data Axle GIS Planning Integration, 2025

MCMINNVILLE BUSINESS CLIMATE



Doing Business

Competitive Utilities: McMinnville Water & Light, the municipally-owned utility, helps keep energy costs lower than in larger Oregon metros.

Rising Inputs & Regulatory Costs: Land, construction, and materials are increasingly expensive, and regulations, along with permitting timelines, can add both cost and delays.

Tax Advantage: Oregon's lack of a general sales tax removes a significant expense and compliance requirement for many businesses. McMinnville does not require a business license.

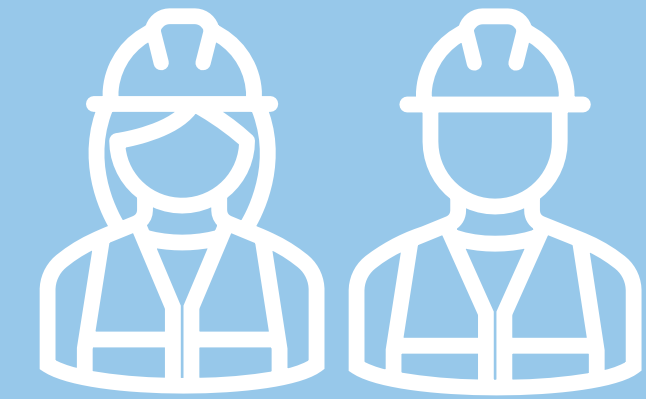


Housing Market

Population & Demand: Projected growth of 15,300 people by 2041 will require ~4,657 new homes.

Land & Affordability Challenges: The city has a 202-acre housing land shortfall and high demand for affordable homes for both current and new residents. If you make \$70K a year, you can likely afford a home between \$290,000 and \$360,000 (2025 median sold price: \$500,000).

Planning Initiatives: McMinnville adopted a Housing Needs Analysis and Housing Production Strategy in 2024 to guide development through 2025.



Workforce

Aging workforce – many experienced trades and manufacturing workers are retiring faster than replacements are entering.

Limited local training pipelines – gaps between employer needs and available technical or vocational programs.

Competition from larger metro areas – Portland and Salem attract talent with higher wages and broader career options.

Population growth lag – workforce growth isn't keeping pace with business expansion and job creation.

MCMINNVILLE BUSINESS New & Expansions

What a Difference a Year (or 10+ Months) Makes

BEFORE



NE Rivergate St



NE Miller St.



Booth Bend



NE Miller St.

AFTER



etherform

EMPWR

HAWORTH
INCORPORATED

MIP - 72 YEARS OF IMPACT



Business Support: Helped establish/expand companies like Parker-Meggitt, Casteel Bottling, Betty Lou's, and Amerson Precision Sheet Metal.

Pioneering SBA Funding: First industrial development company in the Pacific Northwest to qualify for Small Business Administration funds.

"9 for 69" Campaign: Nine industrial projects broke ground in 1969. Including Cascade Steel and Skyline Champion.

Industrial Park Development: Secured \$770,000 federal grant in 1983 with the City to create industrial park infrastructure.

Local Leadership: A for-profit organization with a volunteer board dedicated to attracting new industries to McMinnville, fostering a stronger and more stable local economy.



McMinnville Industrial Promotions, The Chamber Of Commerce And Hundreds Of Interested Citizens Join Wholeheartedly In The Dedication

FRIDAY, October 25th.

Of The Plants To Be Occupied By 9 Firms New To Our Community!

We Welcome The Decision Of These Businesses To Become Residents Of Yamhill County And We Look Forward To '69 And The Establishment Of Mutually Profitable Community, Business And Social Relationships.

Doug Hurl, President
Teresa Smith
Harold Washington
Deven Paolo
Mike Bisset

Miriam Vargas Corona
Tom Tankersley
Chris Huwaldt
Kate Gowell

BUSINESS ENGAGEMENT



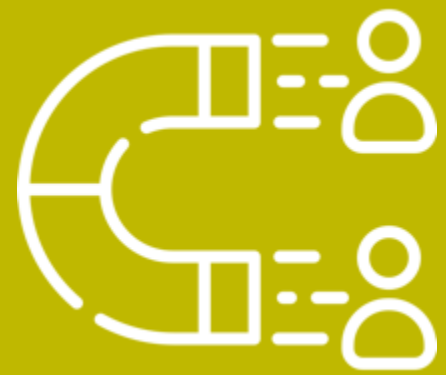
BUSINESS RETENTION AND EXPANSION

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. • Chapul Farms Innovation Center • Cutting Edge Metals Inc • Elk Creek Forest Products • EMPWR Nutrition • Ether Form • ExcelTech • Fackler Construction • Flag & Wire • Freelin-Wade • Genessee & Wyoming Railroad • HelloCare • Hunter Communications • Innova • Local Flow • MCM 11 • New Energy Works • NW Rapid Mfg. • NWUAV • Oregon Mutual Insurance • Organic Valley • Parker Meggitt • Phenix Solutions • Precision Analytical • Precision Aviation • RPAMS • Skyline Champion Homes • Solid Form Fabrication • Suzy's Chocolates • SwedeMom • Tainable Labs • Willamette Valley Medical Center • World Class Technology • William Henry



WORKFORCE DEVELOPMENT

Cascade Steel, a Radius Recycling Co. • City of McMinnville Engineering • Cutting Edge Metals • EMPWR Nutrition • Ether Form • Evergreen Museum • Lippert / Zieman Mfg. • MV Advancements • New Energy Works • Phenix Solutions • Pure Light Botanical Beauty • Skyline Champion Homes • Solid Carbon • Solid Form Fabrication • The Springs Living • Unidos Level Up • Willamette Valley Medical Center • William Henry • Cellar Ridge • UA Local 669 JATC Sprinkler Fitters • Vineyard Heights - Assisted Living • WV Medical Center • Elk Creek Forest Products • Cellar Ridge • McMenamins/Hotel Oregon • Dominguez Construction • Recology • Precision Analytical • Recology • Knife River



BUSINESS ATTRACTION

Innovation Campus, The McMinnville Landing • Colvin Ct • NE Miller • McMinnville Properties • Project Wolf • Project Oribi • Project Reindeer • Project Stargate • Project Silver • Project Roll On • Project Coco • Project Homage • Project E. Lilly • Project Kuma • Project Build It • Project Hammer • Project America • Project Save • Project Oaktree • Project Spice • Project Sunday • Project Table • Northwest Rubber Site • Revino • MIP Properties • Project Recircle • Canopii



INNOVATION & Entrepreneurship DEVELOPMENT

Alchemist Jam • Aliza's Almond Cookies • ASAP Vision • AWB Consulting • Bad Dog Bakery • Berry Creek Garden • Brenda Wyller Well Being • Bunny Belly Bagels • Casa de Flores Events • Cascade Movement Center • Chemeketa Project Kitchen • Educated Evolution • Edward Jones • Ether Form • Free Wild She • GLI Logistics • Glow Sens • Humans Aim • I Have Robots • The Insurance Store • Kitty Masterworks • Lateral Systems • Linfield University • Local Flow • Mac Plaza • Mac Market • MV Advancements • Mothership Hub • My Hauler With Claw • Pure Light Botanical Beauty • SBDC • Solid Carbon • Soup To Soul • Summon Coffee • Suzy's Chocolates • Synergy One Lending • Tabletop Coffee Roasters • Threshold Yoga • VertueLab • Wagner Advisory Group • Wealthwave • Willamette Valley Imaging and Diagnostics LLC

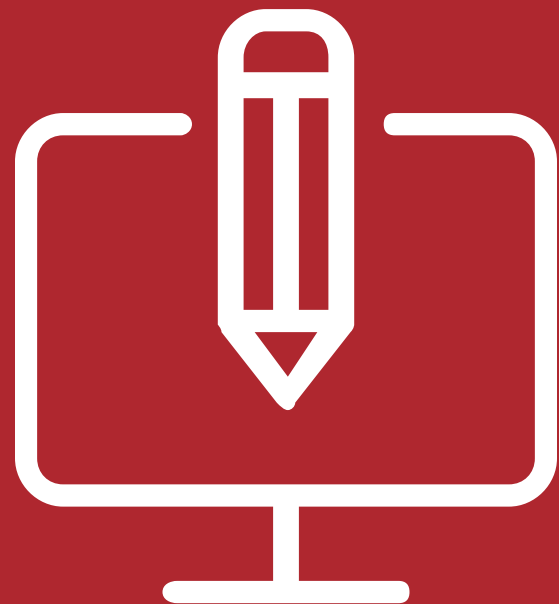


BUSINESS RETENTION & EXPANSION

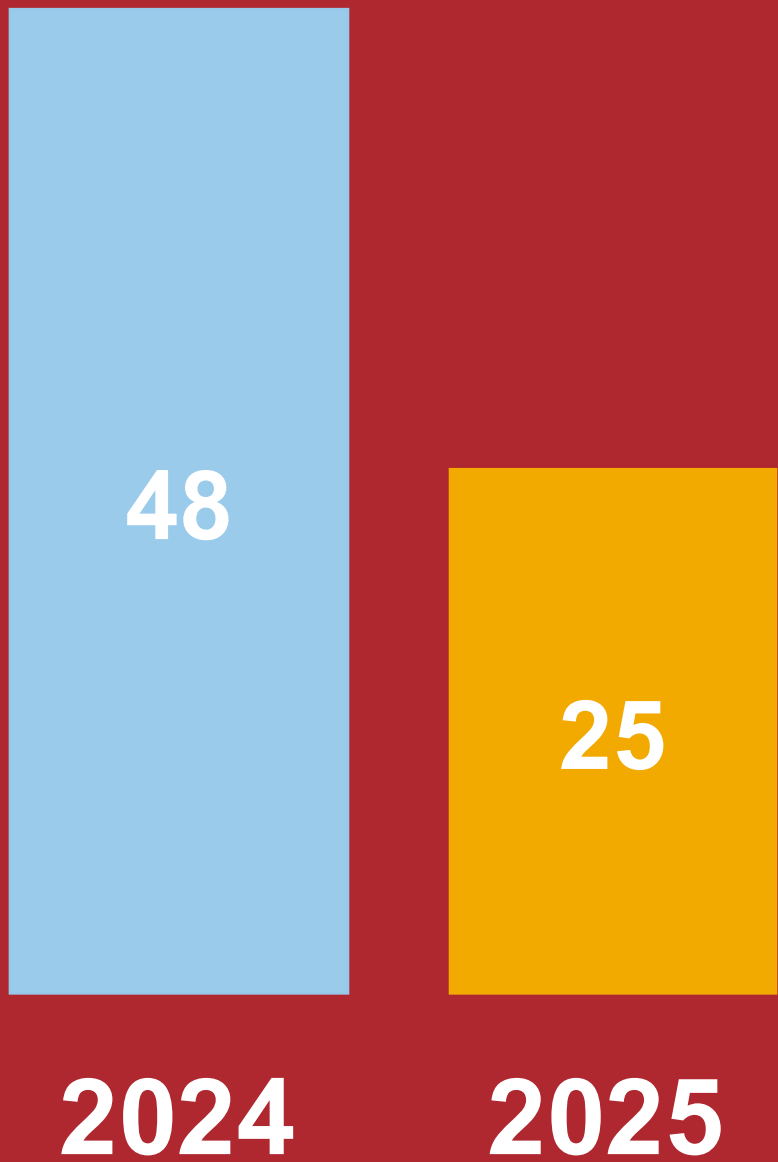
BUSINESS RETENTION, EXPANSION & ATTRACTION

2024 = 187
2025 = 279

BUSINESSES
CONSULTED



NEW
BUSINESS
LEADS



Fund Awards to McMinnville Businesses

County, State, and Federal Funding

2024 = \$5.5M ↑
2025 = \$742k ↓





BUSINESS SUPPORT EVENTS (BRE)

Annual
Attendance
230

QBF: Access to Capital Resource Fair



QBF: Access to Capital



McMinnville
**BUSINESS
LEADER**
QUARTERLY FORUM

QBF: Aviation, Aerospace, McMinnville Airport



QBF: Innovation Development



QBF Q4: Company Culture, Talent Development

November 13



McMinnville | MADE VIP Tours with Mayor Morris (BRE)

Freelin Wade



OC Orthodontics / World Class Technology



Skyline Homes



EMPWR Nutrition

Parker Meggitt Polymers



Precision Analytical DUTCH Test





McMinnville | MADE

PNAA Oregon

AeroConnect

(BRE & A)

Northwest UAV



PNAA Summer Social & Tour:
NW UAV Campus



Northwest Rapid Mfg.



RP Advanced Mobile
Systems



Phenix Solutions





LEGISLATIVE / PARTNER Engagement



**Congresswoman Salinas visits
PROJECT RECIRCLE**

Northwest UAV: Representative Elmer & Business Oregon



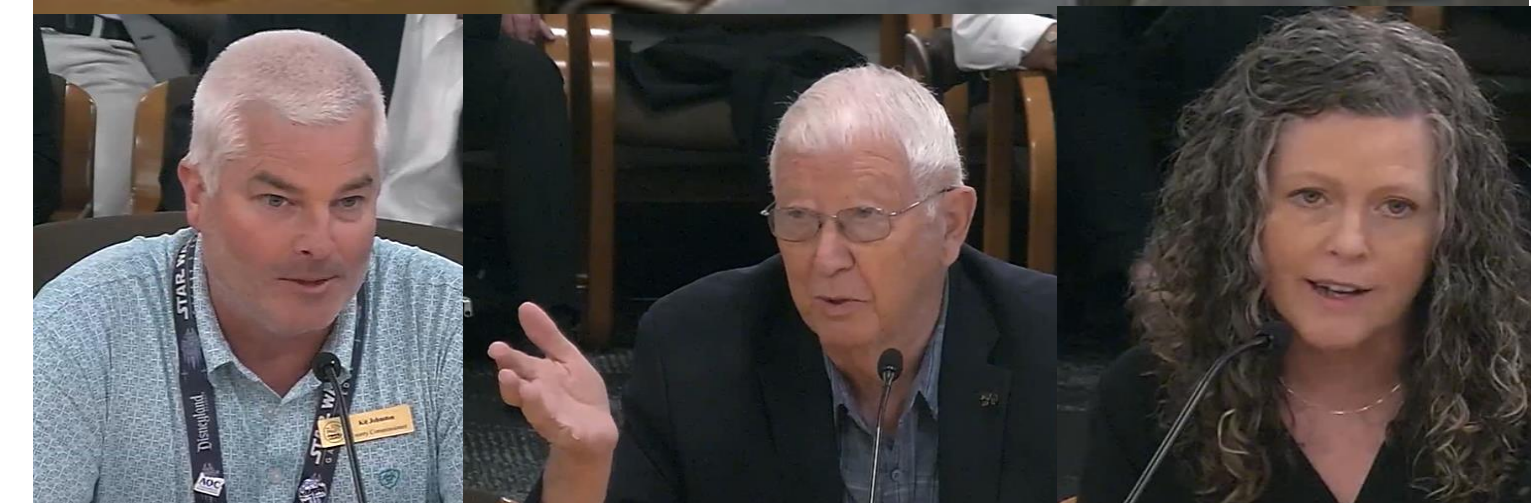
McDougall Intersection: Congresswoman Salinas



Transportation Testimony: Commissioner Johnston, Dave Haugeberg, Patty Herzog



Sustainability: Secretary of State, Tobias Reed Tribal Council, Kathleen George Council President, Sal Peralta

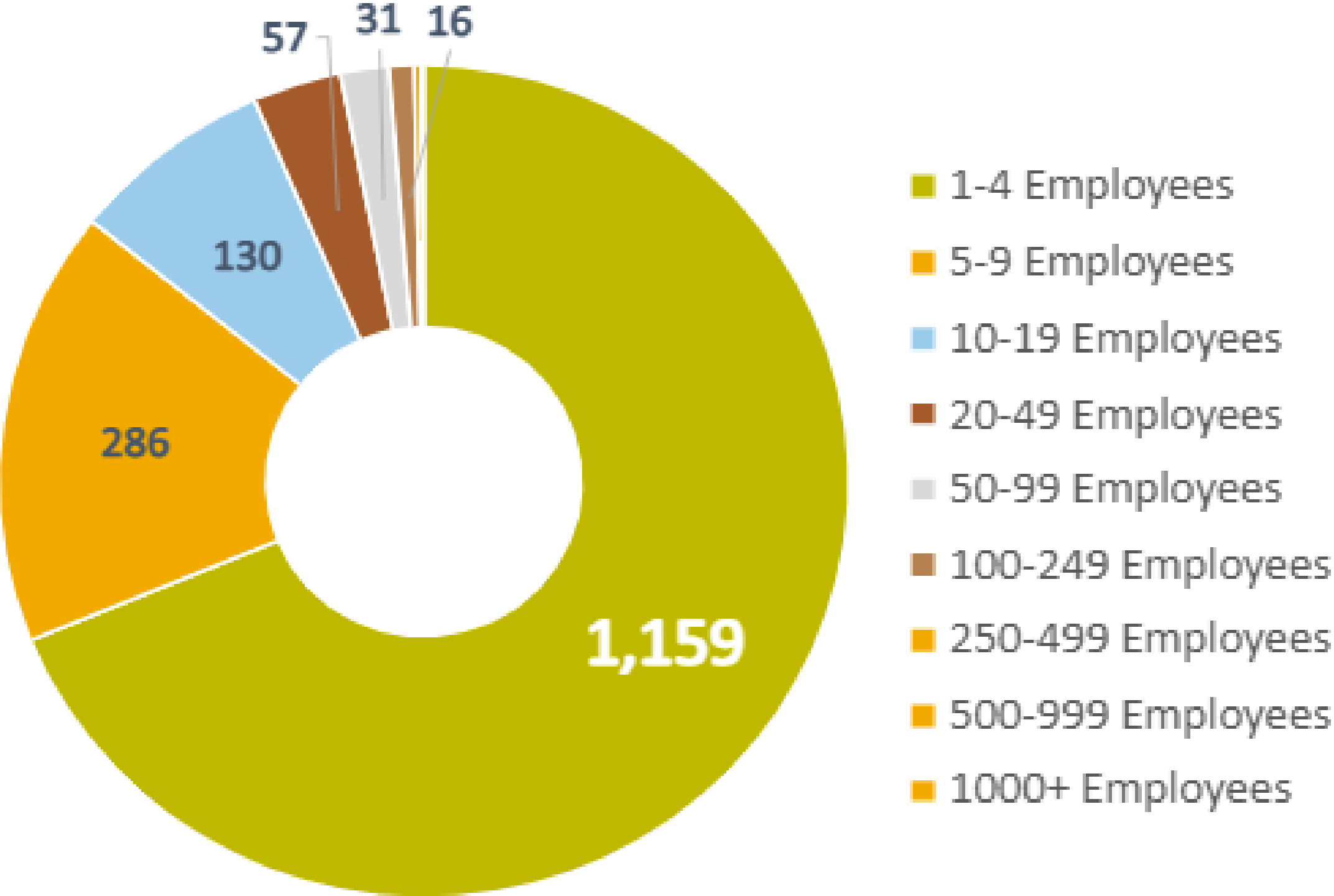




WORKFORCE DEVELOPMENT

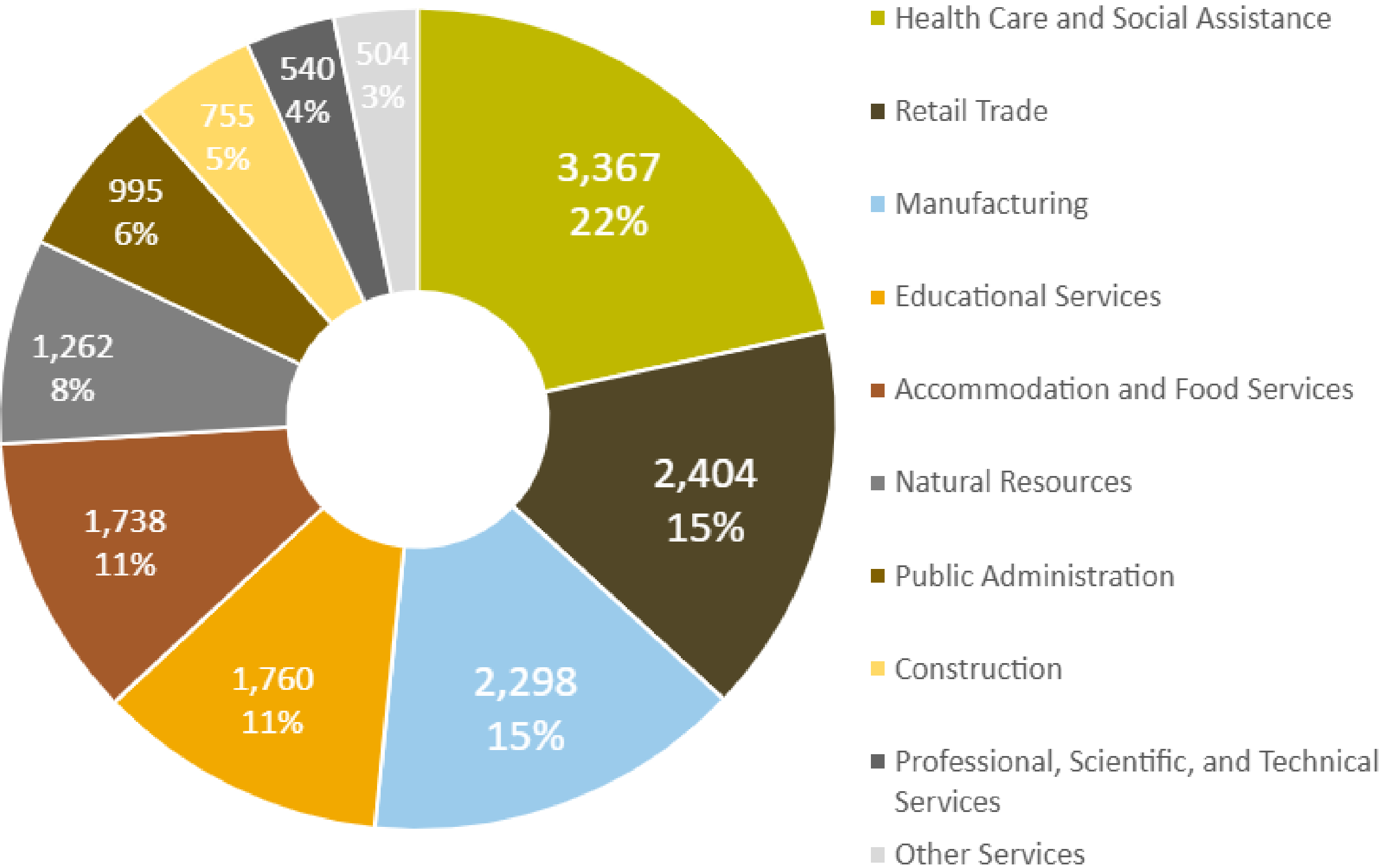
MCMINNVILLE WORKFORCE

Business Size by
Number of Employees



68% of our Businesses
have 1-4 employees

Number of Employees
per Industry



Source: Oregon Employment Department, Geocoded Quarterly Census of Employment and Wages

MCMINNVILLE WORKFORCE

Year Over Year % Growth: Employment vs. Wages

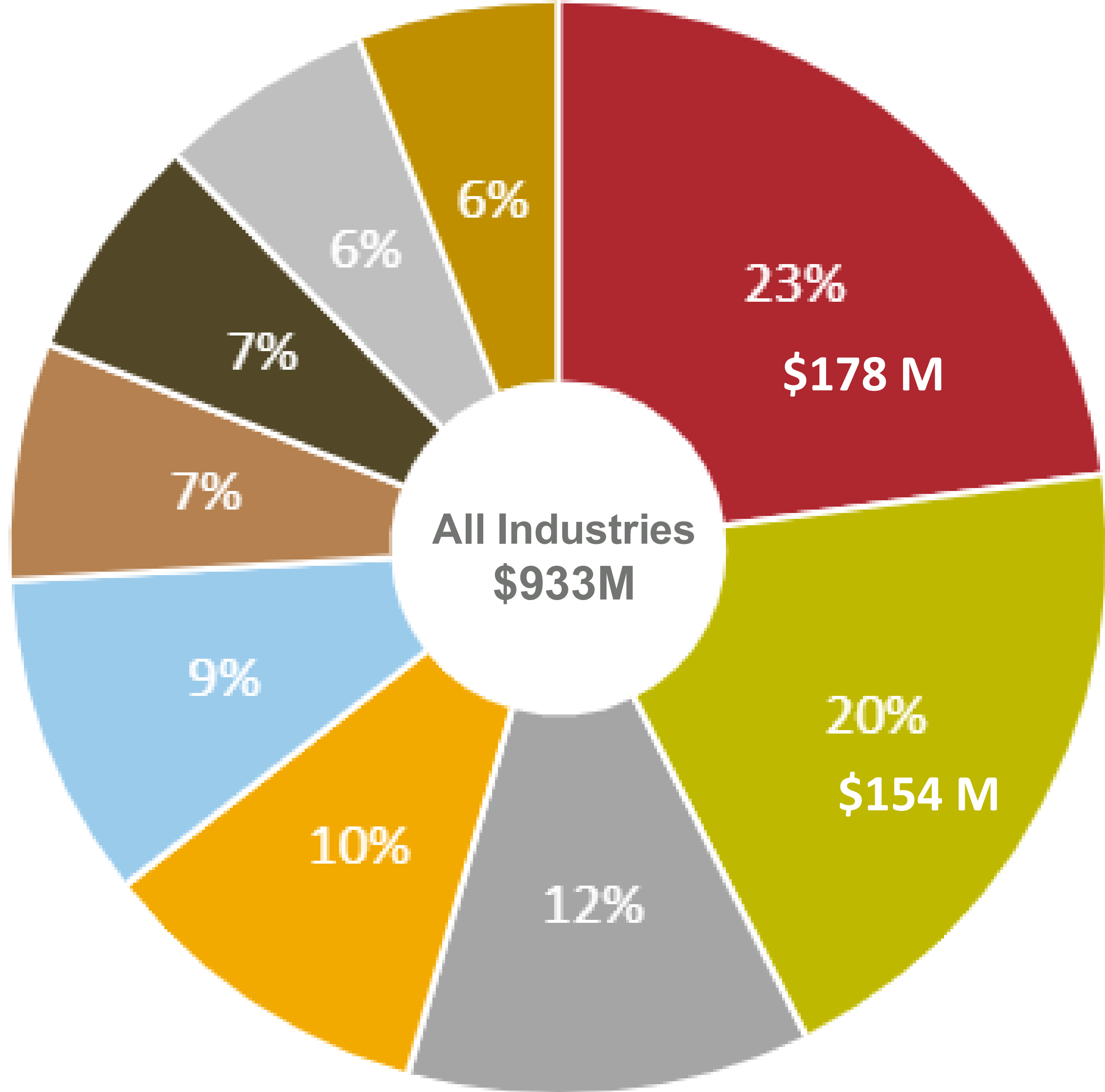


- **Employment:** modest growth, with a dip to 0% in 2022, then rebounding to ~9% in 2023.
- **Wages:** strong growth overall, peaking at ~9% in 2022, then slowing to ~3.5% in 2023.
- The 2019 wage jump reflects a 5-year change from 2014 (27.9%).

CAGR (2019–2023) of
Establishments in All
Industries:
~4.8% per year

CAGR (2014–2023) of
Wages in All
Industries:
~5.3% per year

MCMINNVILLE WORKFORCE



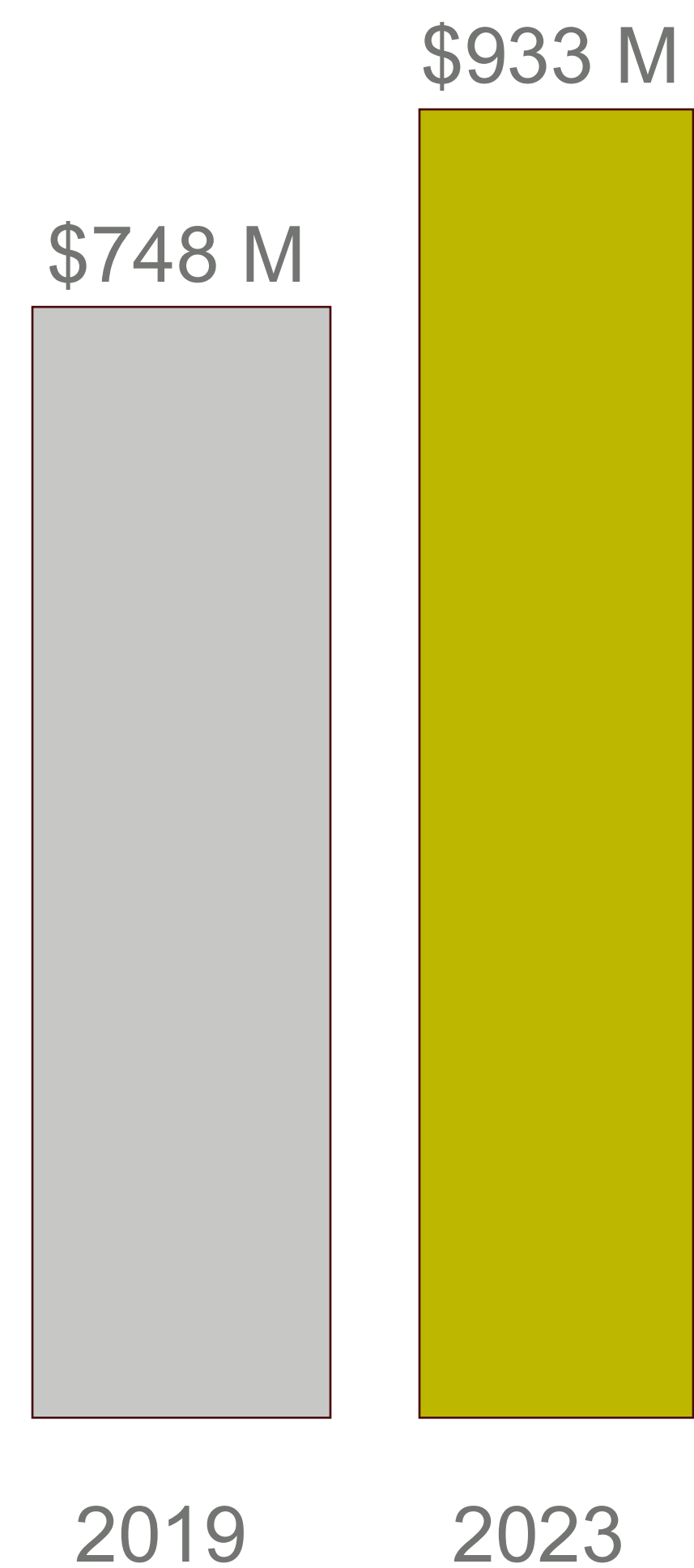
Top Ten Industries by Wage

- Health Care and Social Assistance
- Manufacturing
- Retail Trade
- Educational Services
- Public Administration
- Natural Resources
- Professional, Scientific, and Technical Services
- Construction
- Accommodation and Food Services

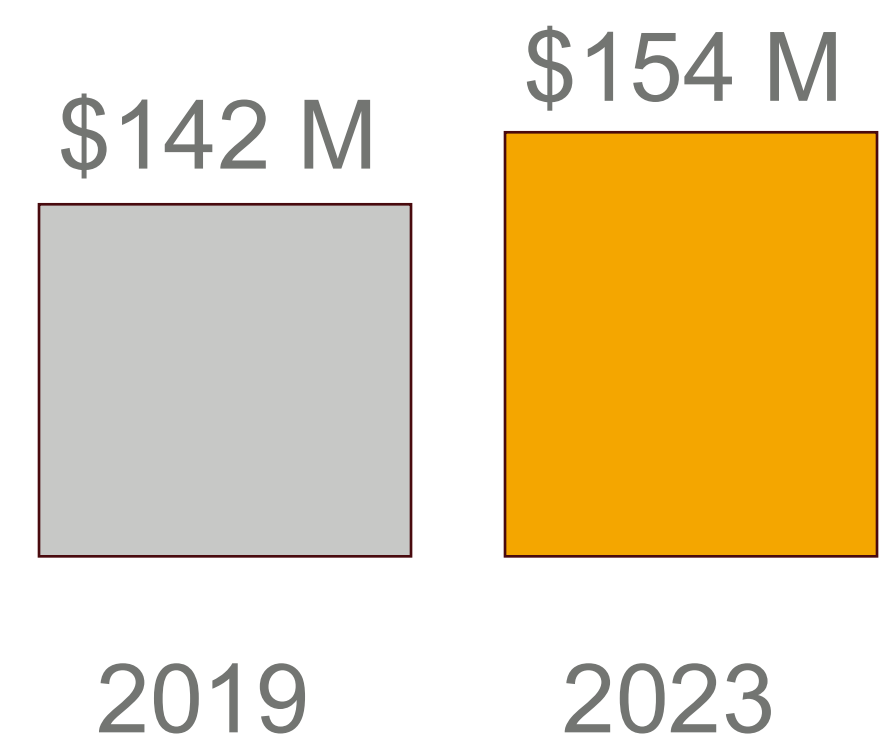
Source: Oregon Employment Department, Geocoded Quarterly Census of Employment and Wages 2023

MCMINNVILLE WORKFORCE

Wage Revenue - All Industry



Wages in Manufacturing 8.45% increase



\$70K 
MEDIAN HOUSEHOLD
INCOME

 **\$94K**
MEDIAN HOUSEHOLD
Expenditures

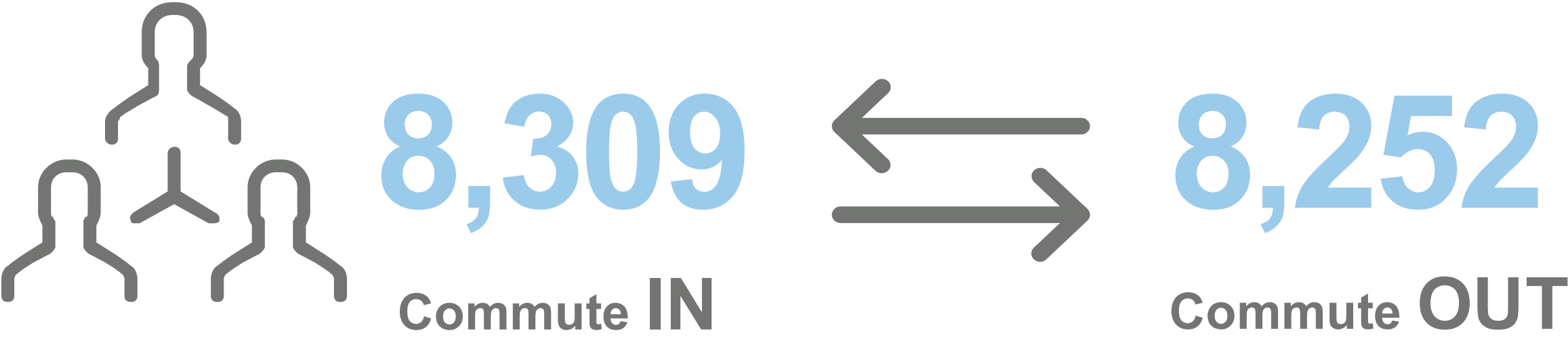
TOP INDUSTRIES BY JOBS



Source: Oregon Prospector, Data Axle GIS Planning 2025

WORKFORCE

OUR WORKFORCE



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

WHERE WE LIVE



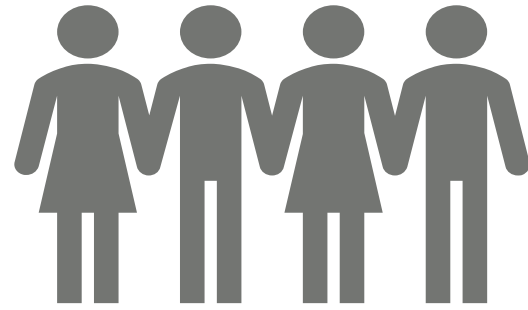
Source: OED, U.S. Census Bureau On the Map 2022 Report

GROWING OUR OWN WORKFORCE



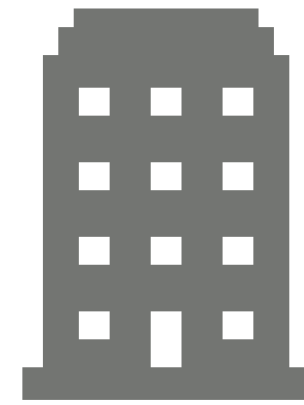
3

LPN to RN
Paid Apprenticeships



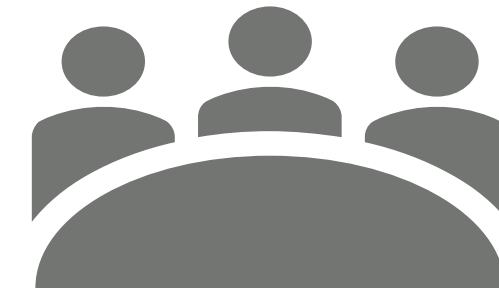
24

Healthcare
Paid Internships



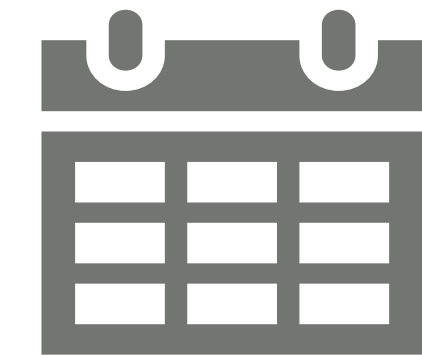
62

Hospitality
Students



32

Skilled Trade
Mentors



12

Monthly WIN
Meetings

WIN Workforce Integration Network

75

Partners

PARTNER BREAKDOWN

25% Resource Agencies
33% Industry Partners
19% Educational Institutions
19% Government

Programs Supported:

- 8212 ARPA Workforce Development Grant
- WVMC Medical Internship
- LPN/RN Apprenticeships
- YV Careers.com
- MHS Hospitality Pathway
- MHS Skilled Trades Mentorship Program
- Yamhill County Student MFG Experience

AES, Inc. • Blanchet House • Cellar Ridge Construction • Chemeketa Community College • City of McMinnville • Cutting Edge Metals LLC • Delphian School • Dominguez Construction • Elk Creek Forest Products • EMPWR • Evergreen Aviation & Space Museum • Exit Bliss • Express Employment Professionals • Knife River • Linfield University • McMenamins/Hotel Oregon • McMinnville Chamber of Commerce • MEDP • Miller Consulting Group • McMinnville SD • McMinnville Water & Light • New Energy Works • Oregon Employment Department • ORLA • Precision Analytical • Radius Recycling • Recology • SEDCOR • Sheridan SD • Sherwood Economic Development • Solid Form Fabrication • Tongue Point Job Corps (Polk & Yamhill Counties) • UA Local 669 JATC Sprinkler Fitters • Unidos Bridging Community • Vineyard Heights - Assisted Living • Visit McMinnville • WESD • Willamette Valley Medical Center • WWP • Yamhill CCO • Yamhill County • YCAP



CITY OF MCMINNVILLE 8212 GRANT BUSINESS RECOVERY & RESILIENCY

Coordination of Sustainable Localized Workforce Programs

Grant Awarded: February 2023
Grant Close: December 2025

City of McMinnville **AES**
Advanced Economic Solutions


Cultivating Cultural Agility in the Workplace

Presented by McMinnville Economic Development and Advanced Economic Solutions

Join us in enhancing your workplace environment through cultural agility and effective communication initiatives! Recommended for all businesses, this event will include cultural agility awareness and unconscious bias training tailored for Human Resource staff, managers, and supervisors. These efforts aim to foster cross-cultural interaction, mentor Latino employees, and track cultural competence, crucial for a diverse and inclusive workplace.

- Learn self-awareness in the workplace.
- Be aware of how your lenses impact your workspace.
- Learn how cultural agility can impact your business's bottom line.
- Increase and maximize the potential of your employees.

Wednesday, October 9, 2024 from 9:00-10:30 a.m.
Chemeketa Community College, Yamhill Valley Campus
288 NE Norton Lane, McMinnville, OR 97128
OR participate virtually via Zoom

RSVP here: 

This initiative is part of the McMinnville Business Recovery and Resiliency Plan, funded by the State American Rescue Plan Act (ARPA) and championed by Rep. Ron Hobbs (HD-24) during the 2021 Oregon Legislative Session. The Plan addresses the ongoing challenges stemming from the COVID-19 pandemic and aligns with the community's MacTowns 2023 strategic plan goal of Economic Prosperity.

Registration Information: www.mcminnvillebusiness.com/cultural-agility-in-the-workplace-rsvp

McMinnville | ECONOMIC DEVELOPMENT PARTNERSHIP



LOOKING FOR A SUMMER JOB IN HOSPITALITY?

McMinnville
ECONOMIC DEVELOPMENT
PARTNERSHIP

Apply for Summer Jobs with local businesses and let MEDP set up the interview for you!

1. Use the QR code below to access available jobs.
2. Fill out an application for the jobs you want.
3. Interview times will be emailed to you.
4. It's that easy!

Interviews will take place May 30th from 3:30pm-5:30pm at McMinnville High School.
Applications must be submitted by May 28th!

FINDING YOUR SUMMER JOB STARTS HERE! 



WILLAMETTE VALLEY MEDICAL CENTER

PAID INTERNSHIP PROGRAM

- DEVELOP YOUR EMPLOYABILITY SKILLS
- EXPLORE CAREER OPPORTUNITIES
- GET EXPERIENCE IN THE MEDICAL FIELD
- COMPETITIVE COMPENSATION
- 8 WEEKS
- 15HRS/WEEK

INTERNSHIP AREAS:

- BIRTHING CENTER/SHORT STAY
- EMERGENCY MANAGEMENT
- HEALTH INFORMATION MANAGEMENT
- EMERGENCY DEPARTMENT
- ICU
- SENIOR BEHAVIORAL HEALTH UNIT
- THERAPY AID
- PATIENT TRANSPORT

REQUIREMENTS:

- 18-25 YEARS OF AGE
- TIES TO THE MCMINNVILLE COMMUNITY
- INTEREST IN THE MEDICAL FIELD

McMinnville
ECONOMIC DEVELOPMENT
PARTNERSHIP

SCAN QR CODE AND ENTER YOUR CONTACT INFORMATION TO RECEIVE UPDATES

Anna.Hills@mywvmc.com
503-435-6477



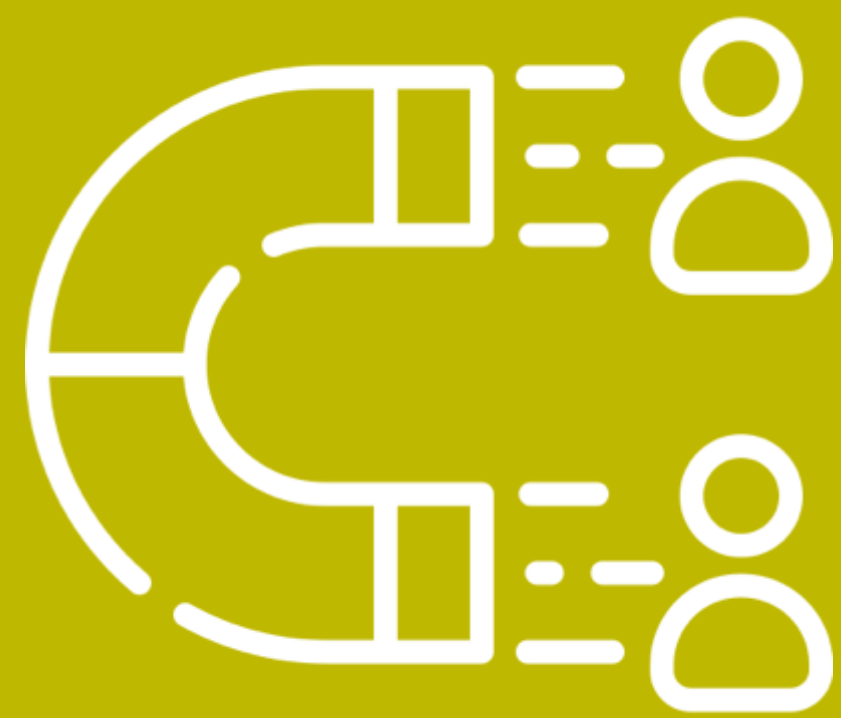
CITY OF MCMINNVILLE 8212 GRANT

GOAL: Strengthen McMinnville's post-COVID workforce through data-driven, equitable, and collaborative programs.

Key Outcomes:

- **Healthcare:** 24 paid internships at WVMC, and 3 LPN to RN students
- **Hospitality:** Seasonal hiring event, connected to training at Chemeketa.
- **Skilled Trades:** MHS mentorship links CTE students with local employers.
- **Workforce Tools:** Business database developed.
- **Equity:** Cultural Agility training session to advance inclusive workplaces.
- **Collaboration:** Workforce Integration Network expanded 23%

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.



BUSINESS ATTRACTION



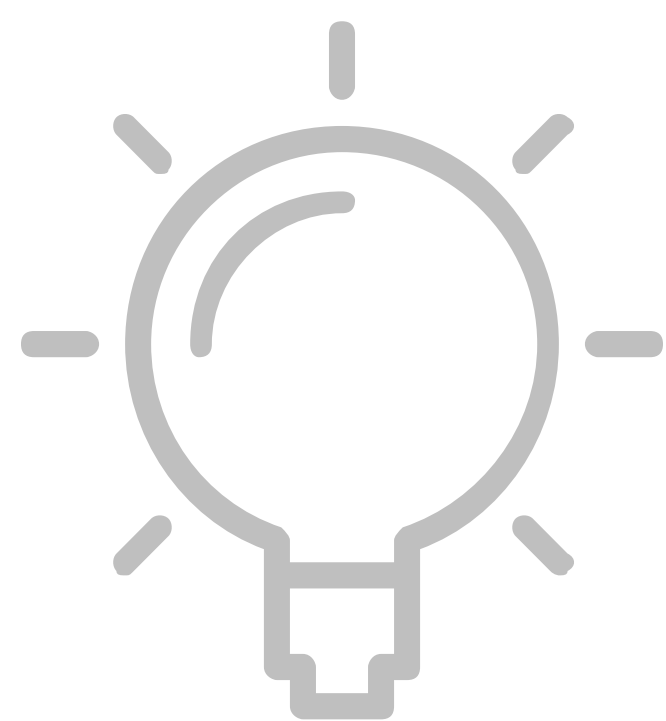
**HIGH DENSITY/
HIGH WAGE**

7-11 JOBS PER ACRE



**VALUES COMPANY
CULTURE AND
EMPLOYEE GROWTH**

ATTRACTING THE RIGHT BUSINESS

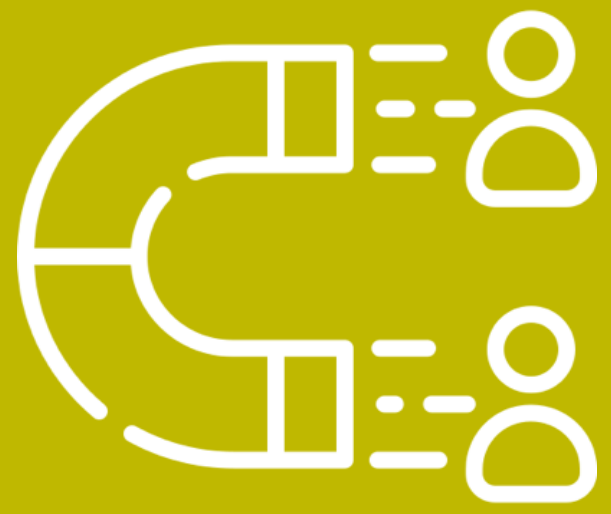


**INNOVATION
FOCUSED**

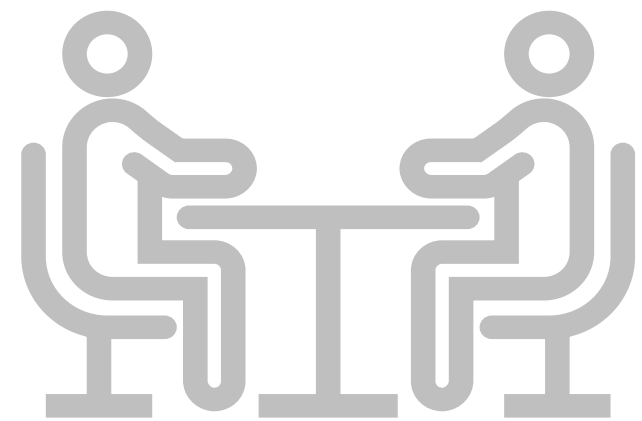
WITH RESEARCH &
DEVELOPMENT



**LEADERSHIP THAT
ENGAGES WITH
THE COMMUNITY**

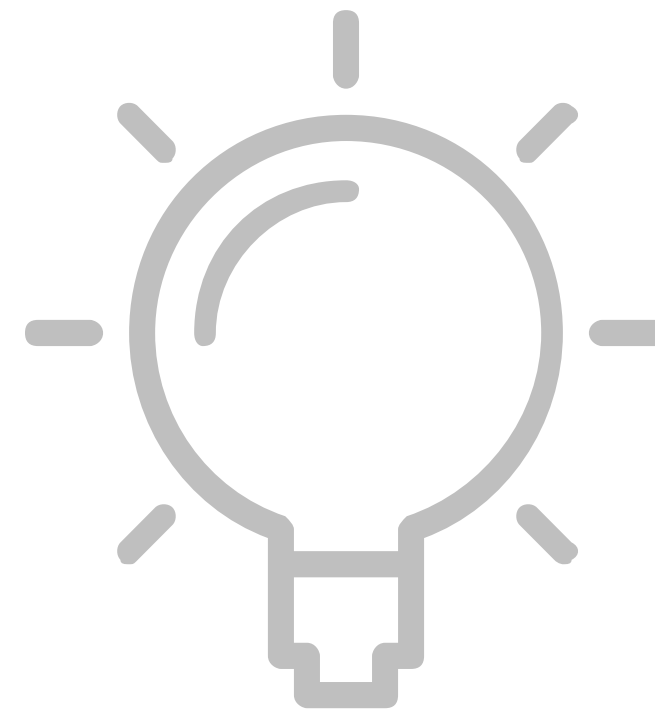


Business Attraction



Leads

2024 = 48
2025 = 25 ↓



Lead Sources

38% State of Oregon, Business Oregon
31% Programs & Events
31% Other Sources, Regional Partners, Direct Communication



Industry Focus

Advanced Manufacturing
Aerospace & Aviation
Bio-Medical
Research & Development
Sustainability
Tech



Challenges & Opportunities

Cost of Business in Oregon
Tariffs
Housing Costs
Skilled Talent

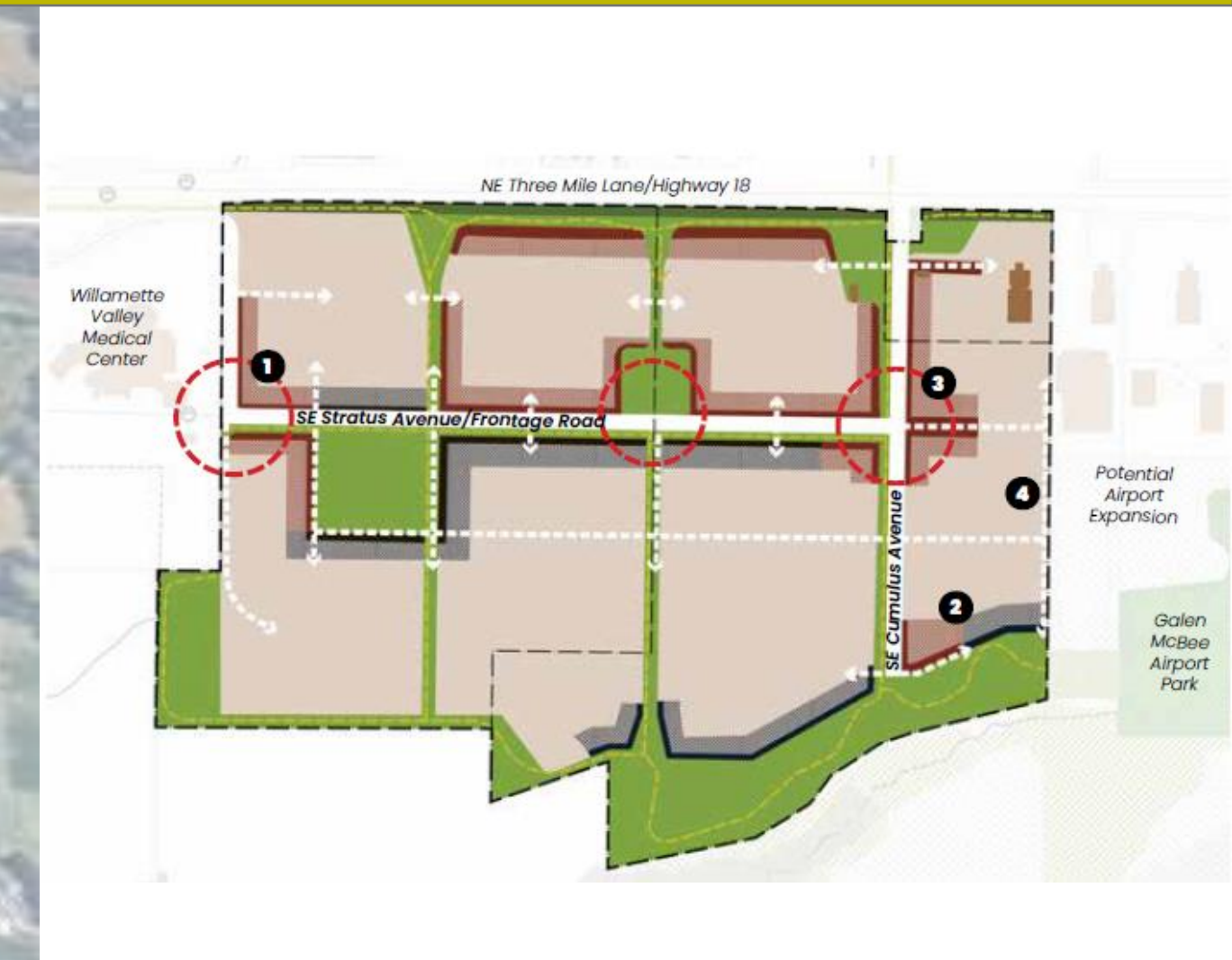
ATTRACTION: The McMinnville Landing



**190 acres
commercial & industrial**

**START UP. SCALE UP.
MAKE IT HERE.**

Business & Property Inquiries
info@mcminnvillebusiness.com



**3310 SE Three Mile Lane
McMinnville, OR 97128**



SITE OPPORTUNITIES

McMinnville Municipal Airport



**Colvin Court
Potential Rail Spur**



6k sf Facility and Acreage



County Block



**Barnes Holdings Part Two,
10-20k sf**



MIP 26 Acres



Rivergate 28 Acres



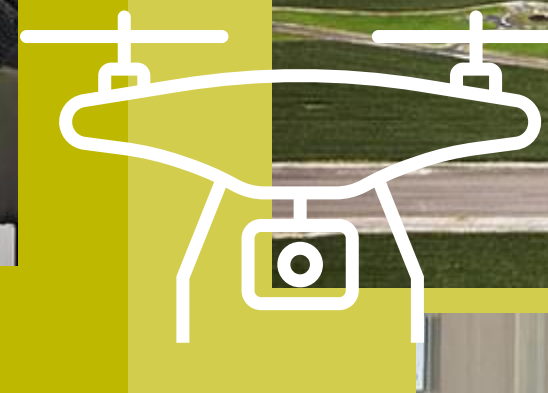
ATTRACTION EVENTS

246 connections made

SUSTAINABILITY



AVIATION & AEROSPACE



PNA
PACIFIC NORTHWEST
AEROSPACE ALLIANCE



INNOVATION & ENTREPRENEURSHIP



2024–25 Results

37 events
777 attendees
38 clients advised
\$3M investment leveraged
9 Coffee Clubs for Startups

Launch Mid Valley Innovation Hub

Oregon Regional Innovation Hub Grant (2025–2027)

The grants are part of Oregon’s 10-Year Innovation Plan and aim to strengthen coordination and resources for high-growth, scalable, technology- and science-centered businesses statewide.

Total Funding: \$3.77M (8 Hubs statewide)

Administered by: Business Oregon & Oregon Innovation Council (Oregon InC)

Awarded To: SEDCOR Hub Leader

Funded Amount: Up to \$385,000 (August 12, 2025)

Requested: \$522,500

Purpose: Support innovation-driven, traded-sector businesses through: Technical Assistance • Access to Capital • Mentorship • Networking • Talent Development

Emphasize **traded-sector innovation businesses**

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)

MCMINNOVATION AT WORK



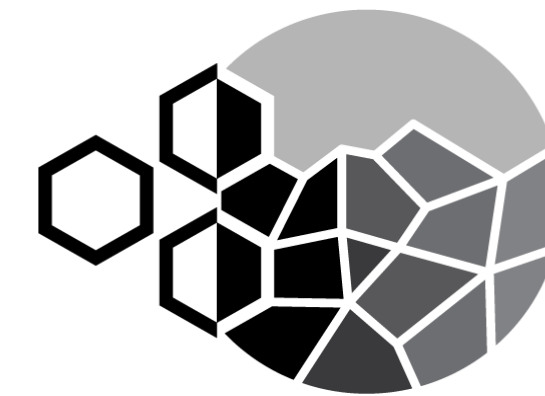
Oregon Recircle

Acquired a 45,000-square-foot facility in McMinnville designed to process about **15,000 tons** of food waste annually and produce more than **2,000 tons** of feed and fertilizer. Construction estimated to begin in 2026, with full operations expected by Q4 2026, creating **approximately 25 local jobs**.



Ether Form

Ether Form received two grants from Business Oregon and the Oregon Innovation Council: a **\$150,000 award** to achieve CMMC Level 2 certification and a **\$100,000 SBIR/STTR Matching Grant** to advance radio frequency environment simulation technology and help bring cutting-edge research to market.



SOLID CARBON

Solid Carbon

A clean tech startup advancing carbon-negative concrete, received a **\$50,000 SBIR Matching Grant** from Business Oregon and Oregon InC for its BioAgg aggregate, along with funding from the **Intrepid Oregon Fund** to advance BioLock and BioPozz products. The company also secured an **ASU NSF Futures Engine Innovation Grant**.



PHENIX SOLUTIONS, Inc.

Phenix Solutions

Phenix Solutions completed over **100 successful flights** of its Ultra 2XL Heavy-Lift Uncrewed Aerial System (UAS) at the Pendleton UAS Test Range in Oregon. The aircraft demonstrated capabilities including automated engine control, precision launch and recovery, and **payloads exceeding 600 lbs.** Awarded a Business Oregon grant to attain CMMC Level 2 certification



LAUNCH MID VALLEY - MCMINNVILLE



Summer Series



Annual
Attendance at
Coffee Club

229

SUMMER
ROADTRIP



Startup Bootcamp



Coffee Club for Startups & Entrepreneurs



Oregon Startup Conference

MEDP EVENTS AND ACTIVITIES

Quarterly Business Leader Forums

Attraction: Industrial/Commercial Development
Retention & Expansion: Access to Capital
Sector Focus: Aerospace, Aviation, Airport Masterplan
Workforce: Company Culture, Employers of Choice



Annual Total
Event Attendance
816

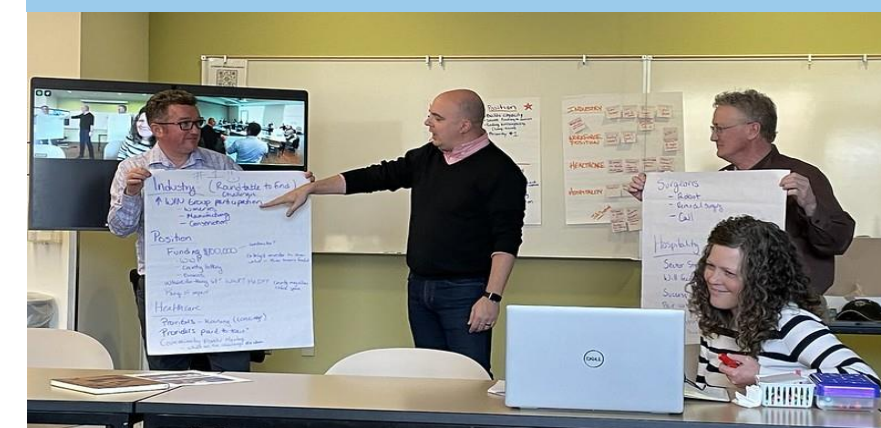
Annual Event & McMinnovation Awards



McMinnville | MADE



WIN Workforce Integration Network



Industry Tours

EMPWR
Freelin Wade
Northwest UAV
Northwest Rapid Mfg.
OC Orthodontics / World Class Technology
Parker Meggitt
Phenix Solutions
Precision Analytical
RP Advanced Mobile Systems
Skyline Homes

THE WORK BEHIND THE SCENES

Much of our work happens behind the scenes — the kind that doesn't always make it into an annual report. Building partnerships, connecting businesses to resources, attracting new investment, and growing our workforce all take time, trust, and consistent effort to keep McMinnville moving forward.

We're proud of this everyday work that strengthens our community and creates opportunities for local businesses to thrive — now and for generations to come.





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

INNOVATOR - (\$5,000+) *You believe in business strategies that embrace innovation and collaboration.*

ENGINEER - (\$2,500+) *You trust in strategic partnerships that influence high performance solutions.*

FABRICATOR - (\$1,000+) *You believe in forging a network of relationships that support the bottom line.*

CONVEYOR - (\$500+) *You trust in progressive thinking and strong actions.*

COLLABORATOR - (\$150+) *You support and value our partnerships and goals.*

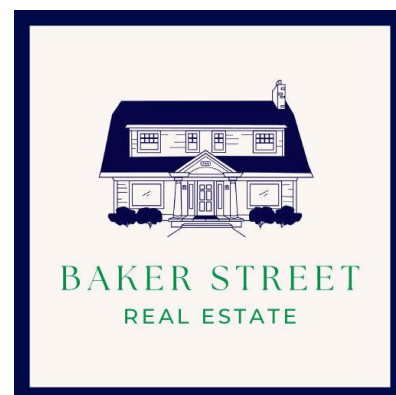
THANK YOU for your support!

LEARN MORE



McMinnvilleBusiness.com/
Investor-Circle

Thank you to our Investors



MCMINNVILLE
DEMOGRAPHICS

35K
POPULATION

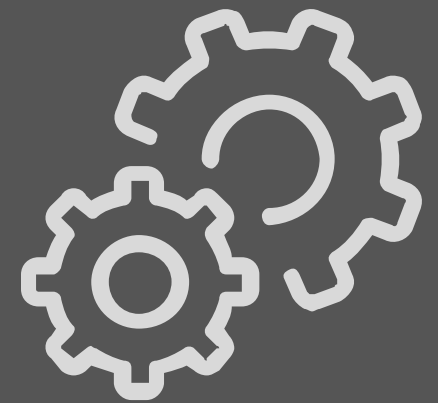


MEDIAN AGE

38

\$70K

MEDIAN HOUSEHOLD
INCOME



LABOR FORCE

16K

1,656

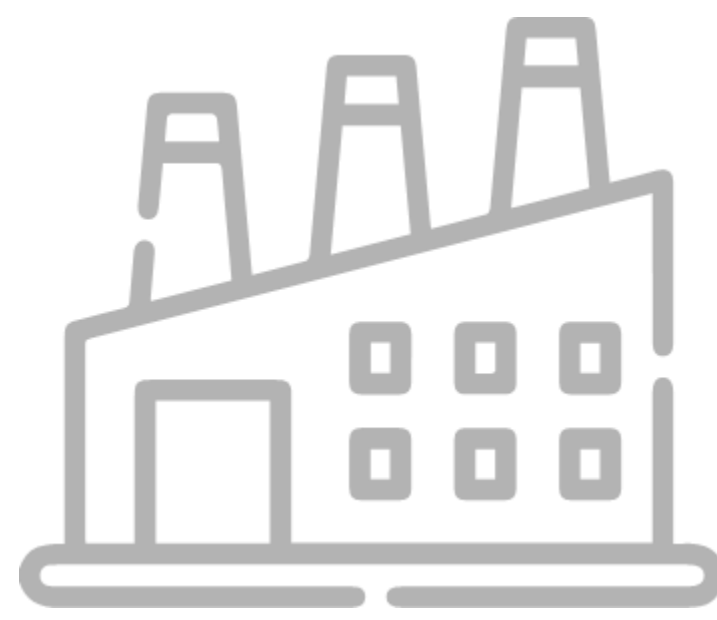
TOTAL BUSINESSES

68%

HAVE 1-4 EMPLOYEES

DEMOGRAPHICS and STATS

OUR LOCAL ECONOMY



MCMINNVILLE

1,656
BUSINESSES

\$1.7B
REVENUE

13,546 Employees

YAMHILL COUNTY

4,899
BUSINESSES

\$5.9B
REVENUE

34,961 Employees



McMinnville

ECONOMIC DEVELOPMENT
PARTNERSHIP



Supporting Business to Create Great Jobs



McMinnvilleBusiness.com | Info@McMinnvilleBusiness.com | 503.474.6814

McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP

ANNUAL REPORT

2024-2025



Scan the code for MEDP Annual Report

