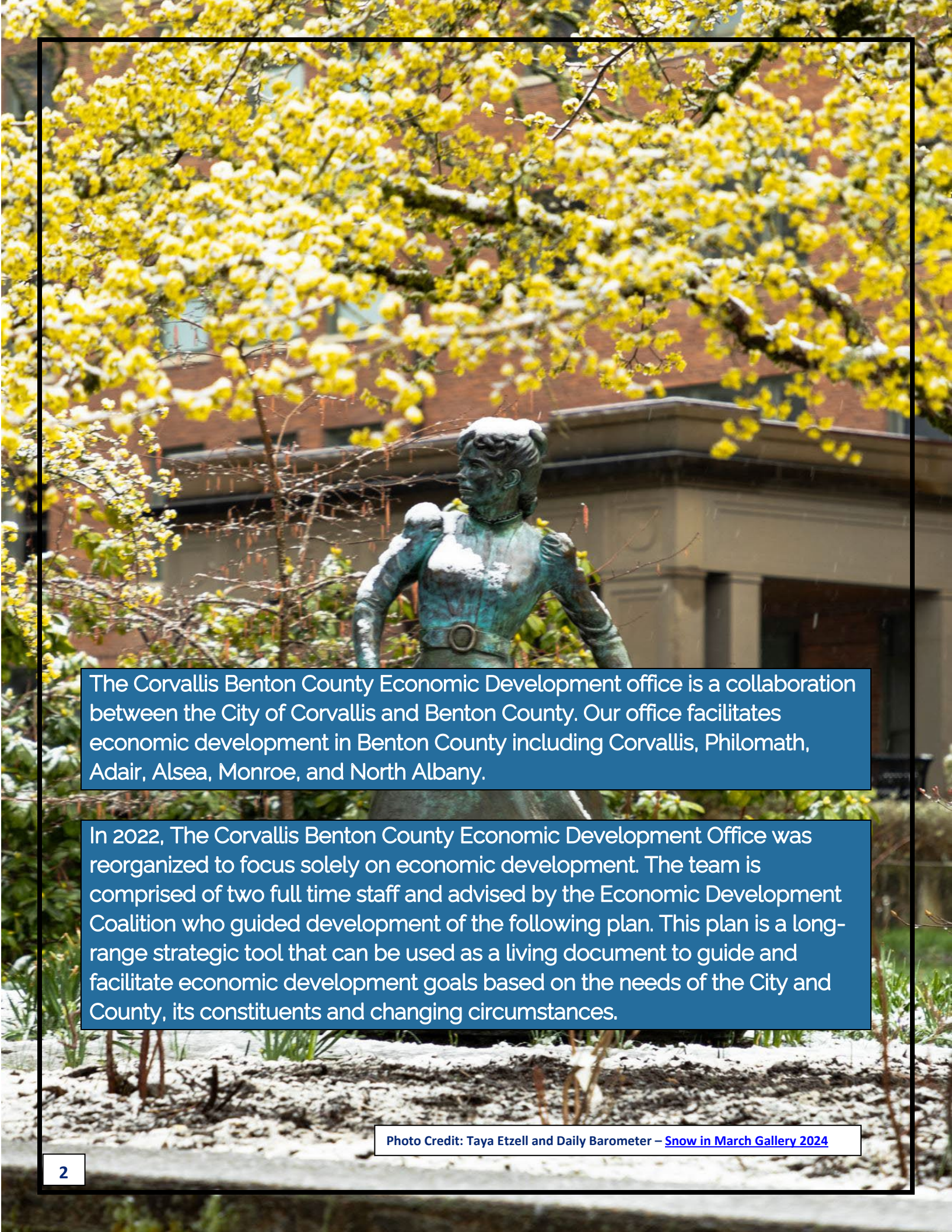


Corvallis Benton County Economic Development Strategic Plan

Updated January 2025



CORVALLIS
BENTON COUNTY
ECONOMIC DEVELOPMENT OFFICE



The Corvallis Benton County Economic Development office is a collaboration between the City of Corvallis and Benton County. Our office facilitates economic development in Benton County including Corvallis, Philomath, Adair, Alsea, Monroe, and North Albany.

In 2022, The Corvallis Benton County Economic Development Office was reorganized to focus solely on economic development. The team is comprised of two full time staff and advised by the Economic Development Coalition who guided development of the following plan. This plan is a long-range strategic tool that can be used as a living document to guide and facilitate economic development goals based on the needs of the City and County, its constituents and changing circumstances.

Photo Credit: Taya Ezell and Daily Barometer – [Snow in March Gallery 2024](#)

Strengths

- University research and business incubation
- Skilled labor
- Major employers – Oregon State University/Samaritan/Hewlett Packard
- Fareless transit system in Corvallis
- Good private and public school system
- Great walkability and community emphasis on sustainability
- Proximity and access to railways for moving products.
- Available commercial and industrial land for development
- Strong local and regional partners
- Vibrant natural and built environments.
- Tools available for encouraging development.
- Support from elected officials and public for economic development as a priority

Weaknesses

- Lack of vacant industrial property.
- Environmental conditions such as contamination or wetlands that make some property difficult to develop.
- Lack of a comprehensive business registry and employment lands inventory/ analysis.
- Lack of “shovel-ready” industrial land.
- Access to affordable and reliable childcare.
- Lack of data to inform decision-making.
- Housing unaffordability.
- Fragmented communication.

SWOT

- Support traded sector and target sector businesses new and existing grants, loans, and incentives.
- Seek state and federal grant fund opportunities to leverage private investment and partnership.
- Effective marketing.
- Many opportunities to support manufacturing sector.
- Abundant available land for development.
- Microfluidic and Mass Timber Tech Hubs at OSU.
- Community focus on economic development opportunities in Corvallis.
- Evaluate and make recommendations about land use policy and regulation reform that meets market demands.
- Strengthen partnerships aimed at supporting disadvantaged businesses and equity in access to resources.

- Climate change
- Access to competitive capital rates
- Inflation
- Interfor closure
- Workforce housing unaffordability
- Corvallis Clinic merger and consolidation of healthcare industry
- Pac 12 dissolution

Opportunities

Threats

5 Core Strategies for Corvallis-Benton EDO



Strategy 1: Utilize new and existing tools such as multi-unit property tax exemptions, enterprise zones, opportunity zones, TIF districts and public-private partnerships to grow the property tax base throughout Benton County.

Goal 1.a: Measure tax base growth in Benton County and report on how economic development programs are being utilized annually.

Active tax exemptions: Uncommon Cabinetry
 Approved tax exemptions: Natural Point, Inc.

Table 1: Commercial and Industrial Taxable Assessed Values 2019-2023

Fiscal Year	Commercial / Industrial Land Only	Commercial / Industrial Improved Property	Industrial Property	Totals	Percentage Change
2023	28,254,381	1,033,586,478	149,686,572	1,211,527,431	4.27%
2022	28,134,865	1,001,129,854	130,492,067	1,159,756,786	3.81%
2021	28,367,183	965,083,049	122,049,358	1,115,499,590	2.62%
2020	27,865,307	939,370,483	119,025,910	1,086,261,700	1.35%
2019	27,929,173	925,654,174	117,938,784	1,071,522,131	

Source: <https://assessment.bentoncountyor.gov/tax-reports/> (2019-2023 Table 7A)



Goal 1.b: Effectively manage and encourage adoption of tools aimed at mixed use development, industrial development, and housing and assist with marketing those development opportunities for vacant and underutilized property.

Current Economic Development Toolkit:

Philomath Enterprise Zone
Philomath Urban Renewal District
Benton/Corvallis Enterprise Zone (HP, Sunset, and South Corvallis)
South Corvallis Urban Renewal District
Corvallis MUPTÉ Program
Downtown Corvallis Revolving Loan Fund Program

Potential Tools:

Countywide Revolving Loan Fund Program
Downtown Corvallis Urban Renewal District
Philomath MUPTÉ Program
Adair Village Enterprise Zone
Adair Village Urban Renewal District
Adair Village MUPTÉ Program
Countywide CPACE Program

Goal 1.c: Effectively manage the Airport Industrial Park and market development opportunities to encourage new construction.

Work is underway to annex the Airport Industrial Park in Fiscal Year 24/25. EDO and Planning Staff meet at regular cadence to improve land development code for our industrial areas. Quotes have been secured for a survey needed to complete the annexation application in the current fiscal year and changes to industrial development code are anticipated in April 2025. This will allow us to begin actively marketing priority redevelopment sites in the AIP by Fiscal Year 25/26.



Strategy 2: Develop a modern business retention and expansion program to support and grow traded sector businesses.



Goal 2.a: Create a business registry for all commercial and industrial properties in Benton County and use this information to track key data points like vacancy rate or employment by sector and communicate more effectively.

Number of Businesses by Community and Aggregate

Table 2: 20 Most Common Countywide Businesses by NAICS Data

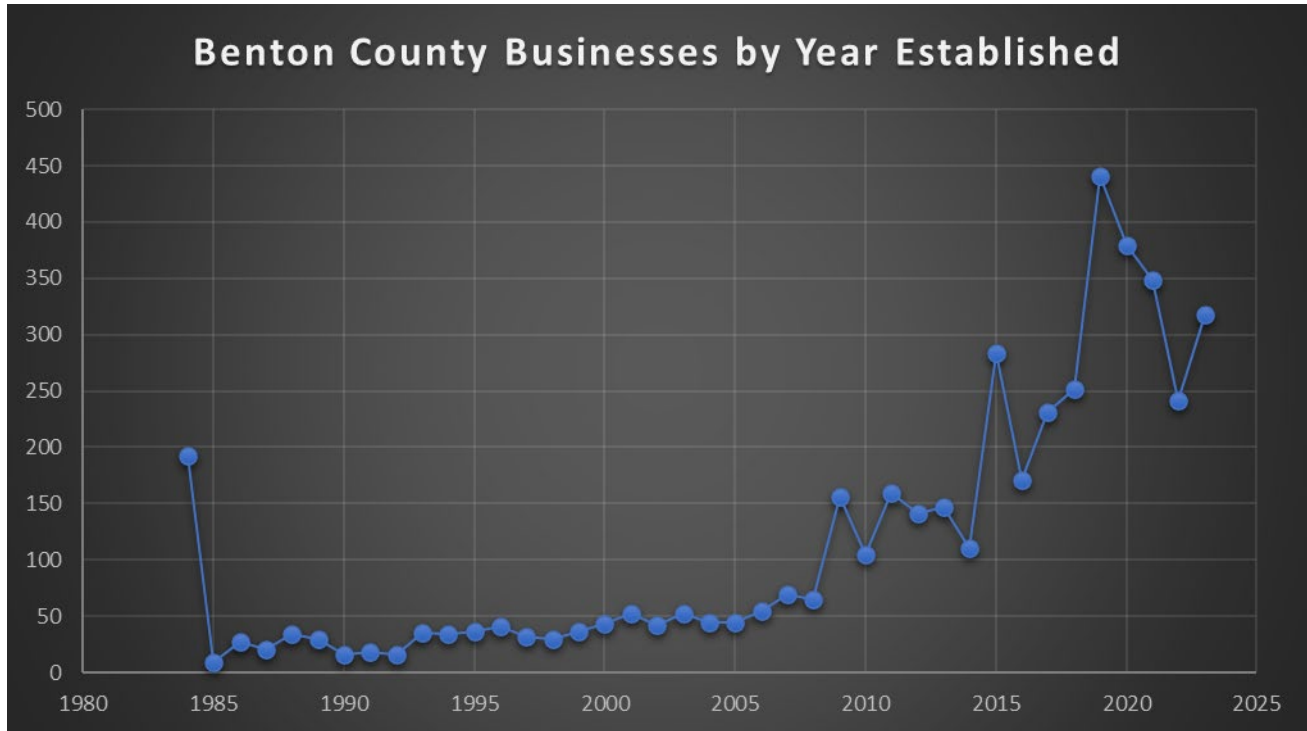
Physicians & Surgeons	594
Counseling Services / Counselors	390
Restaurants	149
Physicians' clinics	141
Nonclassified Establishments	140
Physical Therapists	131
Dentists	83
Nurses-Practitioners	81
Physicians Assistants	76
Social Workers	65
Attorney	50
Pharmacists	46
Psychologists	44
Apartments Rentals	40
Engineering Office, Consultants, Professional	40
Insurance	38
Real Estate	38
Beauty Salon	37
Marriage & Family Counselors	33
Automobile Repairing & Service	32

Source: Statewide NAICS Data for Benton County

Last quarter, data was provided from the EDO local business directory that stands at 30% complete as of January 2025. Countywide Commercial Vacancy Rate stands at 4% while the Industrial Vacancy Rate remains at 3%. Data last quarter illustrated the most common businesses by type in Corvallis, while this new data set is provided based on Oregon Secretary of State business records for Benton County. SOS data is organized by the North American Industry Classification System (NAICS) and lists 4,625 businesses comprised of 864 unique classification types. Over half of these industry classification codes include just 1 business in the County, while the top 20 represent 48.6% of all businesses.

Notably, the Great Recession of 2008 can be visualized in this data of surviving businesses to this day. 1,077 (23.29) have been operating since 2008 or prior, while the other 3,548 (76.71) opened between 2009-2024.

Table 3: Benton County Businesses by Year Established



Source: Statewide NAICS Data for Benton County

Table 4: Businesses by community within Benton County

Corvallis	4142
Philomath	345
Monroe	85
Alsea	38
Adair Village	15

Source: Statewide NAICS Data for Benton County

Due to the limited size of commercial and industrial areas in Alsea and Adair Village, the vast majority of businesses in these communities are home based, representing a variety of industries that do not require a dedicated storefront or facility to conduct operations.

All 15 businesses in Adair Village have unique classification types with ServPro of Benton and Linn Counties comprising more than half the employment opportunities within city limits and 80% of the estimated sales volume among all companies in the same area. Businesses with a commercial footprint include the Village Food Mart, Spices and Slices Pizza, Good Grounds Coffee Shop, and McGinnis Restoration and Construction. Staff anticipates the number of commercial buildings to significantly increase over the next decade as plans for a Downtown in Adair Village take shape with new planning efforts and a potential urban renewal district on the horizon. This follows a period of

rapid growth in new housing opportunities over the last five years and investment in key infrastructure needed to facilitate development.

Businesses in Alsea are also primarily home-based and those working in personal/professional services and natural resources, including tree service, pet training, contractors, trucking, logging and forestry, farms and agricultural products, and bed and breakfast. Businesses located in the commercial area of Alsea include Debs Café and John Boys Mercantile. During several roundtable discussions with local leaders comprising the Alsea Community Action Coalition a number of recommended strategies have been identified to encourage private investment that could assist with revitalizing the core Downtown area. Some of these include establishing tax exemption programs, revolving loan fund opportunities, and leveraging public-private partnerships. Residents and community organizers have also suggested that land development code changes are desired to improve redevelopment feasibility.

Monroe has a considerable number of local businesses with a dozen or more employees that manufacture or grow farm and forest products, including lumber, wine, beer, milk, and fishing tackles. However, it is not just the top 10 largest employers that contribute to the economy in Monroe. The number of employees and businesses with a commercial/industrial footprint in Monroe is also above average on a per capita basis. Businesses with a commercial footprint include Wildwood Seed and Specialties, Longbranch Bar and Grill, Broadley Vineyards, Christmas Junction, Silos Coffee, Umpqua Bank, Long Timber Brewing, Benny's Pizza Joint, Monroe Resale Shop, Taqueria Solis, Dari Mart, Bellfountain Country Store, Alpine Tavern, Benton-Lane Winery, Bluebird Hill Cellars, and TeBri Vineyards among others.

Philomath features a well-diversified array of small businesses including Farm and Forestry, Construction, Wineries, Wholesale and Manufacturing, and Transportation, and Contractors of all varieties. Unlike some communities with a single major employer or handful of large companies, the vast majority of businesses in Philomath have a dozen or fewer employees. In fact, more than 75 of all companies in Philomath have 6 or fewer employees. The commercial vacancy rate in in Philomath is among the lowest countywide and the community has grown the second fastest in Benton County over the last 25 years, trailing only Adair Village. Philomath is also home to 12 of the largest 20 undeveloped industrially zoned properties in Benton County and has tremendous potential to leverage several economic tools to grow the tax base and create new jobs.

Employment in Corvallis and Benton County

Corvallis is home to 90% of the businesses in Benton County and as of 2021 nearly 18,000 people traveled to Corvallis for work while living elsewhere. The demand for labor among companies in Corvallis has demonstrably led to the growth of other communities within Benton County as well as neighboring counties. Table 2 best represents the number and variety of companies in Corvallis due to the size of the economy relative to the whole of Benton County. The commercial landscape of Corvallis is abundant with locally owned shops, restaurants, and personal services while its population and purchasing power also attracts many national franchises.

CITY OF CORVALLIS, OREGON

PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO - UNAUDITED

<u>Employer</u>	<u>2023</u>			<u>2014</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Employment*</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Employment*</u>
Oregon State University	13,577	1	32.33 %	10,022	1	25.08 %
Samaritan Health Services	3,035	2	7.23	2,697	2	6.75
HP, Inc.	1,275	3	3.04	1,525	3	3.82
Corvallis School District 509J	872	4	2.08	552	5	1.38
Benton County	597	5	1.42	395	7	0.99
Corvallis Clinic	509	6	1.21	591	4	1.48
City of Corvallis	468	7	1.11	390	8	0.98
Jacobs (previously CH2M Hill)	250	8	0.60	400	6	1.00
Nuscale	238	9	0.57	-	-	-
Korvis	117	10	0.28	-	-	-
Fiserv	-	-	-	232	9	0.58
ATS Systems Oregon	-	-	-	190	10	0.48
Total	20,938		49.87 %	16,994		42.54 %

Sources:

Nine years ago employer / employee information is from the City of Corvallis 2014 ACFR.

Current year information:

Obtained from respective employers.

Notes:

* Total employment is for the Corvallis Metropolitan Statistical Area (MSA) which is Benton County.

The MSA information is from the Oregon Employment Department (OED) - Oregon Labor Market Information System.

Total non-farm MSA employment:

Current year: 41,990

Nine years ago: 39,960

While the data provided in Tables 2 and 3 illustrate the number and types of businesses in each community within Benton County, it does not provide a comprehensive look at labor within the Corvallis MSA. Fortunately, Table 4 provides data from the US Bureau of Labor and Statistics over the last six months of availability for Corvallis and Benton County as a whole that can help fill in the gaps and identify employment by sector. The largest employment sectors for the region are Government at 17,700, Education and Health Services at 7,500, Trade-Transportation-Utilities at 4,700, Professional and Business Services at 4,700, and Leisure and Hospitality at 4,200 among a total of 46,500 Total Nonfarm Workforce. These five sectors represent 83.4% of the total workforce. Education and Health Services have the largest gains of 4.2% over the last 12-month period and Financial Activities show the largest decline losing 6.7% over the same period followed by Manufacturing losses of 3.6%.

Table 5: Corvallis Labor Force Data June 2024-November 2024

Data Series	Back Data	June 2024	July 2024	Aug 2024	Sept 2024	Oct 2024	Nov 2024
Labor Force Data							
Civilian Labor Force ⁽¹⁾		51.3	49.1	49.1	49.8	51.4	(D) 51.4
Employment ⁽¹⁾		49.6	47.3	47.4	48.2	49.7	(D) 49.8
Unemployment ⁽¹⁾		1.7	1.8	1.7	1.7	1.7	(D) 1.6
Unemployment Rate ⁽²⁾		3.3	3.8	3.5	3.4	3.3	(D) 3.0
Nonfarm Wage and Salary Employment							
Total Nonfarm ⁽³⁾		46.5	43.3	43.0	44.4	46.6	(D) 46.5
12-month % change		2.0	2.4	1.4	1.4	1.7	(D) 1.1
Mining, Logging and Construction ⁽³⁾		1.5	1.5	1.5	1.5	1.5	(D) 1.5
12-month % change		0.0	-6.3	-6.3	0.0	0.0	(D) 0.0
Manufacturing ⁽³⁾		2.7	2.7	2.7	2.7	2.7	(D) 2.7
12-month % change		-3.6	-6.9	-6.9	-6.9	-6.9	(D) -3.6
Trade, Transportation, and Utilities ⁽³⁾		4.6	4.6	4.6	4.5	4.6	(D) 4.7
12-month % change		0.0	0.0	0.0	-4.3	-2.1	(D) 0.0
Information ⁽³⁾		0.7	0.7	0.7	0.7	0.7	(D) 0.7
12-month % change		-12.5	0.0	0.0	0.0	0.0	(D) 0.0
Financial Activities ⁽³⁾		1.5	1.5	1.5	1.5	1.5	(D) 1.4
12-month % change		0.0	0.0	0.0	0.0	0.0	(D) -6.7
Professional and Business Services ⁽³⁾		4.7	4.7	4.7	4.7	4.7	(D) 4.7
12-month % change		2.2	0.0	0.0	0.0	-2.1	(D) 0.0
Education and Health Services ⁽³⁾		7.3	7.4	7.5	7.4	7.5	(D) 7.5
12-month % change		4.3	2.8	4.2	4.2	4.2	(D) 4.2
Leisure and Hospitality ⁽³⁾		4.4	4.4	4.3	4.3	4.3	(D) 4.2
12-month % change		0.0	2.3	0.0	0.0	0.0	(D) -2.3
Other Services ⁽³⁾		1.4	1.4	1.4	1.4	1.5	(D) 1.4
12-month % change		0.0	0.0	0.0	0.0	7.1	(D) 0.0
Government ⁽³⁾		17.7	14.4	14.1	15.7	17.6	(D) 17.7
12-month % change		4.1	7.5	4.4	4.7	4.8	(D) 2.9

Footnotes

- (1) Number of persons, in thousands, not seasonally adjusted.
- (2) In percent, not seasonally adjusted.
- (3) Number of jobs, in thousands, not seasonally adjusted. See [about the data](#).
- (D) Preliminary

Source: [US Bureau of Labor and Statistics](#)

Goal 2.b: Support businesses navigating the development review process and seek to provide grant and loan opportunities.

Table 6: BRE Touchpoints by Service in Q1 24/25

Business Expansion	36.73%
Incentives Request	16.33%
Seeking Tenants	8.16%
Ordinance Amendments	8.16%
Grant or Loan Application	8.16%
Workforce Development Referral	6.12%
Site Selection	6.12%
Event	6.12%
AIP Lease	4.08%

Source: Internal Tracking Data

Table 7: BRE Touchpoints by Service in Q2 24/25

Business Check In	37.50%
Grant or Loan Application	29.17%
Business Expansion	18.75%
Site Selection	4.17%
Ordinance Amendments	4.17%
Incentives Request	4.17%
Site Selection	6.12%
Seeking Tenants	2.08%

Source: Internal Tracking Data

Goal 2.c: Work closely with Oregon State University Tech Hub to incubate innovative technologies and foster research commercialization to capture the long-term economic benefits for the local community.

January 26, 2024 - HP received \$9.5 million through the Oregon CHIPS Act to help support companies applying for federal subsidies.

August 27, 2024 - HP will receive \$53 million through the Federal CHIPS Act. The federal CHIPS funding will help support HP's manufacturing of silicon devices used in life sciences lab equipment for medical research, according to the Biden Administration. The expansion could create 150 temporary construction jobs and more than 100 manufacturing positions.

January 14, 2025 - OSU Microfluidic Tech Hub awarded \$45 million to establish global leadership in the development, scaling, and commercialization of microfluidics technology for use in semiconductor cooling, continuous flow processing, and biotechnology. By creating a platform for high-performance computing, biotechnology, advanced energy, and advanced materials, this Tech Hub will enable manufacturing companies to collaboratively demonstrate microfluidics technologies

across a range of products, including semiconductor manufacturing and bioscience, which will mitigate supply chain risks and contribute to advancing a technology central to our national security.

Goal 2.d: Collaborate with ATAMI, the OSU Advantage Accelerator, the Foundry, Oregon RAIN, Willamette Valley Capital and the Willamette Innovators Network to support the entrepreneurship ecosystem.

The Economic Development Office dedicates considerable time towards meeting with the staff and companies at ATAMI to help support their growth and prepare sites for their future expansion in hopes of keeping those investments in Benton County. During Q2, 2024 staff participated in the first Willamette Innovators Network Expo since prior to the pandemic. This was a great opportunity to network with companies and other important partners within the entrepreneurship ecosystem.

In addition, the EDO hosted Economic Vitality Day on January 9, 2025. This was an opportunity organized by Leadership Corvallis to connect with 30 professionals who work locally at a wide variety of organizations and share the economic development efforts underway in Benton County. The day included a tour of ATAMI and learning about the history of Hewlett Packard in Corvallis, visiting Western Pulp in the Corvallis Airport Industrial Park to learn more about their sustainable manufacturing process, and a round table with representatives from the Downtown Corvallis Organization, RAIN Catalysts, Linn Benton Small Business Development Center, Visit Corvallis, and two companies undertaking new development projects in Corvallis.

Goal 2.e: Conduct a survey regarding potential incentives and barriers. This data will help us assess the business climate and identify business needs, barriers, and opportunities and will be shared with EDC and Benton County.

Work is underway to develop a countywide survey but without a complete business registry we are limited in our methods for distribution. We expect it may take 6-12 months after the business registry is operating and populated with contact information.

Goal 2.f: Develop and launch a centralized online portal that provides information for businesses to locate or expand in Benton County.

The EDO is seeking a budget add request in the coming fiscal year to support development of a CRM Platform that can assist with Business Retention and Expansion and Business Registry efforts. We will also explore the cost of developing a centralized online portal during this budget add request.



Strategy 3: Bolster locally owned business, traded sectors, and emerging sectors

Goal 3.a: Grow our Countywide participation in Oregon Main Street program and other initiatives aimed at placemaking and seeking grant opportunities that benefit local businesses.

On December 16, 2024 Corvallis City Council adopted a resolution endorsing and supporting the Downtown Corvallis Organization Affiliated Main Street Application. Downtown Corvallis is 1 of 63 cities currently holding a “Connected Communities” designation with the Oregon Main Street Program. On January 15 the Downtown Corvallis Organization submitted the application to become an “Affiliated Main Street” community. On January 22, 2025, the Downtown Corvallis Organization will hold a public meeting to announce the opportunity for business and property owners to submit Main Street Revitalization Grant applications for local consideration. The application selected locally by the Downtown Corvallis Organization will go on to compete statewide among projects from other communities for grant awards up to \$400,000. This grant opportunity requires a 30% match and is considered highly competitive. Eligible projects include the rehabilitation of properties including façade improvements, renovation of upper floors, structural repairs, code compliance, and energy efficiency improvements. During the past 12 months the Economic Development Office has supported three new Revolving Loan Fund Applications for Greenhouse Coffee and Plants, Munster Bookstore, and Cut4Cut totaling more than \$33,000.



Goal 3.b: Collaborate with partners such as the various Chambers of Commerce, Visit Corvallis, RAIN, and Small Business Development Center to provide services that support local businesses and entrepreneurs.

The EDO meets monthly with all of our Countywide partners for a roundtable discussion to share updates. We additionally meet with the Corvallis Chamber of Commerce and Visit Corvallis in person monthly. Every quarter we participate in meetings held by the Cascade West Council of Governments, Monroe Business Association, Philomath Chamber of Commerce, Tri County Chamber of Commerce, Linn Benton Small Business Development Center, RAIN, and the Black Business Association of Oregon. Notably, the EDO has participated

in the recruitment and selection process underway to identify a new Chamber of Commerce President and CEO in Q2 of Fiscal Year 2024-2025.

Goal 3.c: Cultivate local food hub with a focus on business development and creating new commercial opportunities within the food system.

The South Corvallis Food Hub project successfully obligated \$550,000 in ARPA grant funding ahead of the December 31, 2024, deadline by signing grant agreements with all awardees selected on August 27. In the coming months, awardees will request disbursements to undertake their projects and new offerings to support the food system in South Corvallis will begin to take shape. Grant award total and descriptions of each proposal are included below:

1. Benton County Food Forum - \$5,000 to fund delivery of produce and meals from the Southtown Stand and Farmers' Market using a combination of e-bikes, cargo bikes, and conventional bikes.
2. Flicker & Fir, LLC - \$37,000 to fund the launch of a farm-to-market pre-order pilot program Southtown Stand and Farmers' Market.
3. Ten Rivers Food Web - \$153,000 to fund operation of an on-site aggregation facility to receive, store, and distribute local food products to institutional purchasers and business owners through local delivery.
4. Growing Ancestral Roots - \$50,000 to provide access to shared kitchen space, storage, training and workshops, marketing support, pop-up market access, events, training, low barrier microgrants, and business incubation support.
5. Las Doñas del Sur - \$250,000 to fund the purchase and operations of food trucks for 10 entrepreneur groups to be operated at a co-located destination in South Corvallis.

The Urban Renewal Agency additionally approved \$500,000 in new commercial programs aimed at supporting business expansion and investment in South Corvallis. The first funding cycle is open and ends on May 2nd, 2025, at 5pm.



Goal 3.d: Work closely with beverage and agriculture sectors and partners, such as Visit Corvallis to implement projects such as the Mid-Willamette Food Trail and events that highlight agriculture businesses in Benton County.

The Economic Development Office regularly engages Visit Corvallis about developing programs and events that highlight agriculture businesses in Benton County. Additionally, staff serves on the Scenic Byway Management Plan Steering Committee which is a regional effort aimed at highlighting agritourism and developing the necessary infrastructure to support these efforts. A good example of this effort during FY 2024/2025 Q2 is the [Corvallis Hazelnut Trail](#). This guide offers ways for residents visitors to enjoy locally grown hazelnuts and other agricultural products that are featured in the menus of local businesses including Del Alma, Corazon, and Coffee Culture. It also features growers and sellers like Fiberts R Us, Peoria Road Farm Market, and First Alternative Natural Foods Co-Op.



Strategy 4: Competitive Benchmarking – The EDO will conduct an inventory of all commercial and industrial zoned properties and analyze land use policy to best meet market demands.

Goal 4.a: Oregon Prospector will be 100% accurate and updated to reflect current environmental conditions, available infrastructure, zoning, and property owner information in Benton County

Staff has worked diligently with listing agents and property owners to update Prospector records over the last 12 months and reduced the number of inactive properties listed down to 27 of 111 total. Of those actively listed staff estimates 80% are complete with detailed information concerning wetlands, environmental conditions, and available infrastructure.

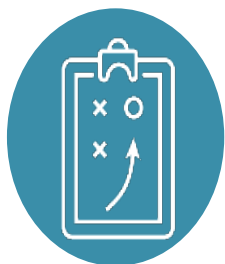
Goal 4.b: Leverage State and Regional partnerships with organizations such as Business Oregon that offer grant resources to document industrial land conditions and market those development opportunities.

Business Oregon continues to be a valuable partner to the Corvallis Benton EDO and staff routinely meets with the regional development officer to discuss active development projects that could benefit from the resources offered by the State. On October 30, 2024 EDO Staff provided a tour of Industrial properties in Benton County with state agency representatives to strategize on redevelopment efforts. During this time, we met with Pat Hare, City Manager of

Adair Village about the Seely Building priority redevelopment site and discussed state incentives for potential projects. In Q4, another site visit is planned for similar purposes and may include a broader delegation representing the governors regional solutions team, Business Oregon, DEQ, DLCD, ODOT, USDA, and elected officials. These relationships have been fruitful over the last 12 months, allowing staff to respond to several statewide site selection leads from national and international companies looking to locate in Oregon.

Goal 4.c: Study and identify best practices statewide to recommend land use reform and other policies that help provide a competitive advantage in Benton County.

EDO staff attends conferences and events to learn more about new and emerging best practices in communities statewide and nationally. One such example took place on October 7th and 8th when EDO Officer Lily Bender represented the EDO at the Annual OEDA Conference held in Klamath Falls. Some examples where identifying best practices has helped inform our recommendations for programs include the South Corvallis Food Hub, MUPTe, Mobile Food Units, Outdoor Markets, BROW, CPACE, and Urban Renewal.



Strategy 5: Support regional economic development planning and workforce development efforts with partners like Oregon Works and Oregon Cascade West Council of Governments.

Goal 5.a: Participate and support regional efforts such as Innovation Hub and Comprehensive Economic Development Strategy (CEDS).

Staff is deeply engaged with our regional partners at Oregon Works and the Cascade West Council of Governments. Staff participates on quarterly calls with DLCD to discuss state policy changes to wetland rules and make recommendations. We have helped establish a broadband strategic plan for the region and secure letters of support and will be heavily involved in efforts to create a regional innovation hub with a recently awarded “groundwork” grant. Staff has also deepened involvement in regional economic development efforts during the last quarter by joining the Cascades West Economic Development District Board and Loan Review Subcommittee. This involvement helped facilitate the first loan from OCWCOG to a business in Corvallis since 2019 to help expand operations.

Goal 5.b: Support initiatives and partnerships that benefit workforce development, childcare, and housing affordability.

We value of workforce development partners at Northwest Oregon Works and Worksource and support those organizations by providing referrals. Some of our most cutting-edge technology businesses in the region have very specific skill sets they seek in new employees and positions. These workforce development partners have a strong track record of helping support businesses seeking specific talent. Some businesses that are new to our region are unfamiliar with these services and we have been able to help bridge those connections.



EDO Priority List: Based on the feedback from the Economic Development Coalition, Benton County Board of Commissioners, and Corvallis City Council.

January 2025 – Mobile Food Unit Ordinance Amendments, Annexation Survey Contract Execution.

February 2025 – OBIE Companies MUPTTE Application, Commercial Use of Public Right of Way Ordinance Amendments, Benton County CPACE Adoption, EV Gaps Analysis Report.

March 2025 – AIP Lease Standards Update, Main Street Revitalization Grant Submittal.

April 2025 – Corvallis Industrial Code Amendments, Philomath ED Contacts.

May 2025 – AIP Annexation Application Submittal, South Corvallis URA Revolving Loan Fund Awards.

June 2025 – AIP Enterprise Fund, South Corvallis URA Commercial Incentives Planning, Downtown TIF and Financial Consultant RFP.

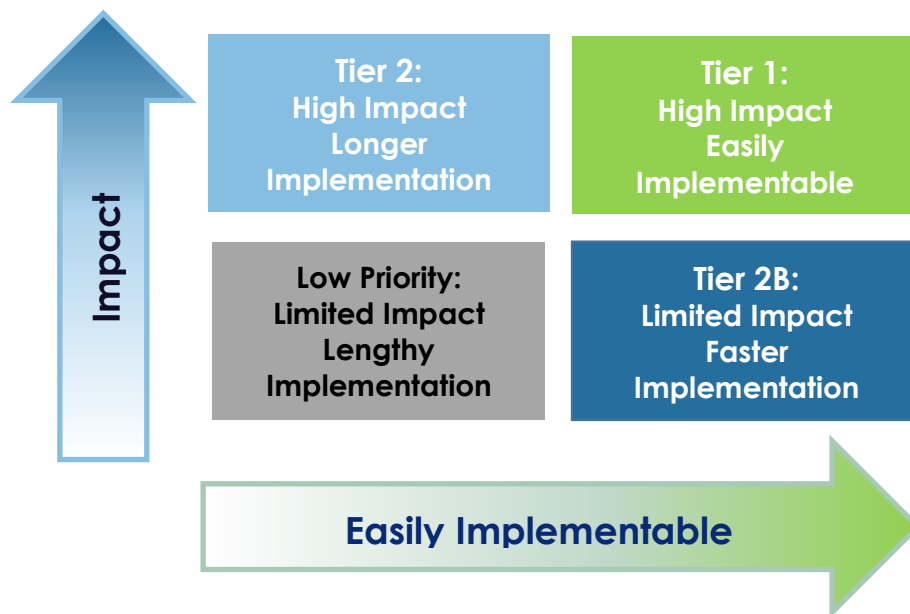
Future Items:

SC URA Strategic Purchases	ED Marketing Program	SC Food Hub Grant Closeout
Office Zone Code Amendments	Business Registry Completion	BRE Software
Legislative Relationship Building	Oregon Prospector Records 100%	Business Registry Software
Financial Analysis of Taxable Values and Incentives	Downtown Corvallis Holiday Decorations	Downtown Revolving Loan Fund Recapitalization
Corvallis Public Infrastructure Needs Assessment	Alsea Revitalization Needs Assessment	AIP Public Private Partnership Strategy
Home Occupation Code Amendments SC URA Infrastructure	Regionally Significant Industrial Sites Certification	Buildable Lands Inventory Economic Opportunities Analysis
AIP Wetlands and Infrastructure Plan	WSVA Contamination	Mary’s Peak to Pacific Scenic Byways

Summary of Implementation

Prioritization considerations:

- Impact – level and type of impact – long-term vs short-term, number of people affected, urgency, timeliness (current opportunity may not last), opportunity for synergy with other initiatives; from low to high.
- Timing/effort of implementation– Length and quantity of effort needed to implement; from longer-term to easily implementable.



The EDO is committed to creating a better, stronger community in partnership with local businesses and Benton County residents.

Diversity, Equity, Inclusion and Belonging (DEIB) The EDO is uniquely positioned to address this challenge in our local business communities. We will work to dismantle the systems, policies, and procedures that perpetuate structural racism, inequities, and different forms of discrimination based on power, privilege and accessibility. We will focus on inequities with a goal of establishing a sense of belonging, where community members will be respected, valued, and able to participate in power structures that affect them.

Priority Redevelopment Sites

The following sites are provided to indicate which projects could see prioritization in staff time but do not necessarily include all the opportunities we may pursue. This section can and will be regularly updated as priorities shift.

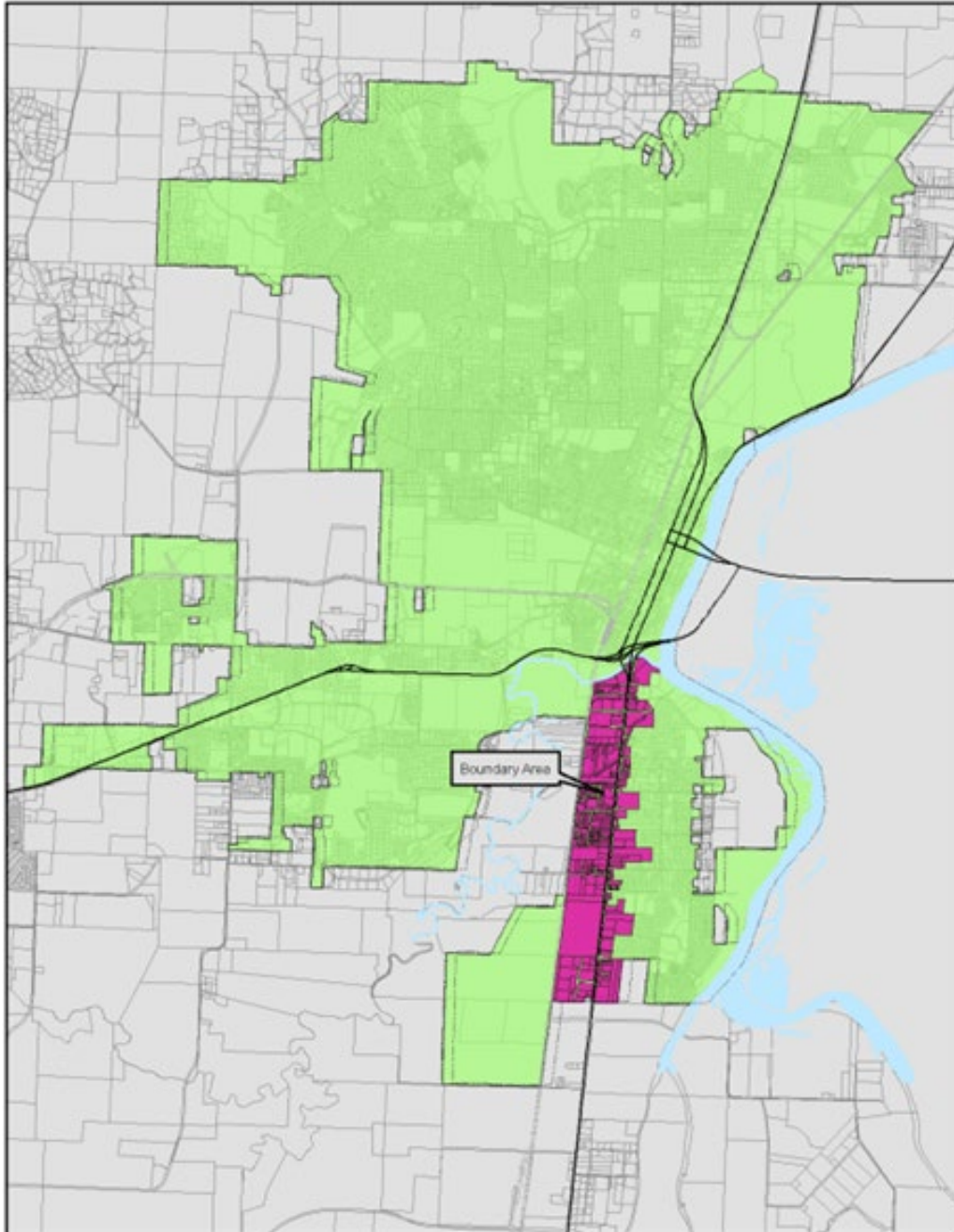
Airport Industrial Park

Area 1 consists of the Airport Ave frontage from HWY99 just past Ingalls where we are currently focusing a wetland delineation study and hope to apply advanced mitigation credits. Once this work is complete this area will be considered “shovel ready” and we can begin to actively market development opportunities.



South Corvallis Urban Renewal Area

The South Corvallis Urban Renewal Plan was adopted in 2018 and approved by voters in 2019. It was the first ever approved tax increment financing district in the City of Corvallis and followed many years of area planning and grassroots organizing. The tax increment financing district provides a funding mechanism to initiate a variety of improvements including but not limited to infrastructure, public-private partnerships, and non-motorized pedestrian improvements. There remains a significant number of vacant and underutilized commercial lots within this development area that could additionally benefit from the overlapping Enterprise Zone, which provides for up to five years of property tax exemption for new construction.



Seely Building – Adair Village

At more than 166,000 sq feet, the Seely Building in Adair Village is one of the largest industrial properties in Benton County and by far the largest vacant industrial property in the mid-Willamette valley. Known locally as “the Blockhouse”, this unique property has been home to a WWII barracks and later served as the Adair Air Force Station during the cold war. The property owner is willing to engage and negotiate price or discuss building renovations as needed. The property is zoned M-1 Limited Industrial and can accommodate a wide range of uses from light manufacturing, warehousing, wholesaling, assembly, processing, research and testing, so long as no emissions are potentially detrimental to public health or feature nuisance characteristics.

