

Corvallis Benton County Economic Development Strategic Plan

Updated July 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. 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.



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 “shovel-ready” industrial land.
- Access to affordable and reliable childcare.
- 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
- Inflation
- Samaritan Restructuring
- Workforce housing unaffordability
- Corvallis Clinic merger and consolidation of healthcare industry
- Tariff Policies
- Loss of Federally funded jobs
- Pac 12 dissolution
- Declining school enrollment
- Challenging budget environment

Opportunities

Threats

5 Core Strategies for Corvallis-Benton EDO



Grow.

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, Natural Point, Inc.

Table 1: Commercial and Industrial Taxable Assessed Values 2019-2024

Fiscal Year	Taxable Assessed Value Commercial & Industrial Land Only	Taxable Assessed Value Commercial & Industrial Improved Real Property	Total Tax and Fees Imposed on Commercial & Industrial	Percentage Change of Total Tax and Fees from Prior Year
2024	\$28,443,941	\$1,078,736,720	\$20,629,853	4.16%
2023	\$28,254,381	\$1,033,586,478	\$19,804,318	3.04%
2022	\$28,134,865	\$1,001,129,854	\$19,218,314	3.72%
2021	\$28,367,183	\$965,083,049	\$18,527,846	2.71%
2020	\$27,865,307	\$939,370,483	\$18,038,947	1.43%
2019	\$27,929,173	\$925,654,174	\$17,784,329	

Source: <https://assessment.bentoncountyor.gov/wp-content/uploads/2024/10/7A-1.pdf>



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
Benton/Corvallis Enterprise Zone (HP, Sunset, and South Corvallis)
South Corvallis Urban Renewal District
Main Street Revitalization Grant Program
Corvallis MUPTE Program
Downtown Corvallis Revolving Loan Fund Program
Countywide CPACE Program

Toolkit Utilization:

2 active Enterprise Zone tax exemptions – Uncommon Cabinetry and Natural Point
\$500,000 Commercial Incentive Program Applications Open in South Corvallis
1 active Multi Unit Property Tax Exemption – OBIE Companies
\$325,000 Main Street Revitalization Grant awarded to DCO/The Plaza
Downtown Revolving Loan Fund – 7 outstanding loans totaling \$44,086.46.
1 CPACE Inquiry – No Active Loans

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

Survey and title work is complete in the Airport and Airport Industrial Park. Staff is working to complete the application for annexation of 1,500 acres. This will allow us to begin actively marketing priority redevelopment sites in the AIP by Fiscal Year 25/26. Staff met with the Governors Regional Solutions Team to discuss barriers and opportunities for development in this area on June 17 and during this time we toured the 2 Towns manufacturing and distribution facility.



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.

According to the Bureau of Economic Analysis and US Department of Commerce, a location quotient (LQ) is a statistical measure used to determine the concentration of a specific industry, occupation, or demographic feature within a region compared to a larger reference area, typically a nation. It helps identify whether a region has a higher or lower concentration of something compared to the overall average. An LQ greater than 1 indicates a higher concentration in the region, while an LQ less than 1 indicates a lower concentration. These can be used to understand regional strengths and weaknesses, potentially guiding economic development strategies. Another way to think about this is that industries with less than a $LQ > 1$ are exporting and industries with a $LQ < 1$ are importing goods and services. Given Benton County's highly concentrated employment within the Government Sector (37.16%), primarily OSU, there are few private industries that the region is statistically notable for:

Table 1 : 2015 and 2024 Q4 Map Series: Location Quotient

Industry	Location Quotient 2015	Location Quotient 2024	Statewide Rank 2025
Natural Resources and Mining	2.37	2.14	28/35
Construction	.54	.63	31/34
Manufacturing	.87	.79	26/33
Trade, Transportation, and Utilities	.64	.63	33/36
Information	.81	.92	8/32
Financial Activities	.51	.53	14/34
Professional and Business Services	.84	.77	6/32
Education and Health	1.11	1.12	9/36
Leisure and Hospitality	1.01	1.02	14/36
<u>Other Services</u>	1.44	1.31	5/36

Source: 2024 [US Bureau of Labor and Statistics](#). 2015 [US Bureau of Labor and Statistics](#)

Additionally, BLS data shows Manufacturing and Leisure and Hospitality show the largest percentage declines over the last 12-month period at -3.8% and -2.3% respectively, representing about 200 jobs lost in these sectors year over year. Manufacturing employment has hovered around an all-time low of 2,500 jobs since November 2024, before briefly recovering and reaching that low once more in

January 2025 and again in May 2025. The 10-year high water mark for Manufacturing employment was July 2022, peaking at 3,200 jobs.

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

Business Retention and Expansion Service Metrics:
FY 24/25 - Q1: 49, Q2: 48, Q3: 47, Q4: 58 – 202 Total

Table 2: BRE Service Metrics Q4 24/25

Grant or Loan Application	39.72%
Business Recruitment	18.96%
Grant Administration	8.62%
MUPTE	6.89%
Regulatory Assistance	5.17%
AIP Lease	3.44%
Other	3.44%
BROW	1.72%
CPACE	1.72%
Seeking Tenants	1.72%
MFU	1.72%
Site Selection	1.72%
Enterprise Zone	1.72%
Business Expansion	1.72%
Business Check-in	1.72%

Source: Internal Tracking Data

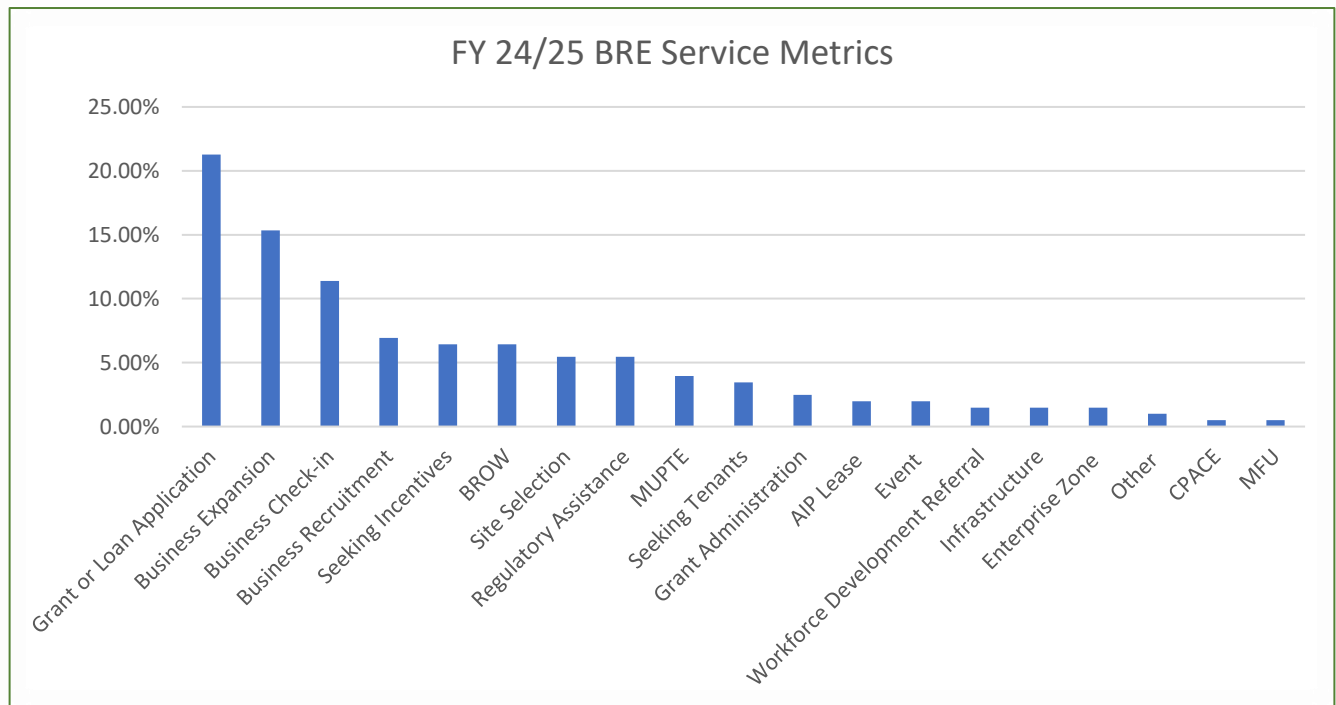


Table 3: BRE Service Metrics FY 24/25 Totals

Grant or Loan Application	43
Business Expansion	31
Business Check-in	23
Business Recruitment	14
Seeking Incentives	13
BROW	13
Regulatory Assistance	13
Site Selection	11
MUPTE	8
Seeking Tenants	7
Grant Administration	5
AIP Lease	4
Event	4
Enterprise Zone	3
Workforce Development Referral	3
Infrastructure	3
Other	2
CPACE	1
MFU	1

Source: Internal Tracking Data

Table 4: BRE Service Metrics FY 24/25 Totals Bar Chart



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.

May 15, 2025 – OSU Microfluidic Tech Hub award canceled by US Commerce Department. All six tech hubs nationwide received notification that funding has been rescinded. No updates have been provided about the status of \$53 million award to HP through the Federal CHIPS Act. OSU has received a Notice of Funding Opportunity (NOFO) to apply for a new funding round with preference given to previously funded hubs. The expected funding cap for this EDA NOFO is 50 million, which will require reducing the scope of the next proposal to focus on facilities and equipment. Workforce development and accelerator support will likely need to be deprioritized or funded through other mechanisms.

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.

Q4 was a busy period for regional collaboration as the EDO participated in and organized a number of regional meetings. Economic Development Officer, Lily Bender participated in a two-day conference in Portland called the Oregon Innovation Showcase on May 19 and May 20. This was a great opportunity to recruit businesses in the tech and bioscience industries and learn more about the cutting-edge businesses that are seeking to expand in Oregon. There were also venture capital representatives and industry partners like Business Oregon in attendance at this tabled event.

EDO staff met with the Oregon Entrepreneurship Network on June 3 to discuss better cross promotion of events between Lane and Benton County. The Willamette Innovators Network annual strategy session was held on June 18 at the Barn in Albany to discuss plans for a series of events aimed at supporting the entrepreneurial ecosystem. The EDO had a quarterly check in with our partners at ATAMI and HP on May 22 followed by updates with the Corvallis Microfluidic Tech Hub working group on June 23.



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.

The EDO is planning to conduct a survey of Downtown Corvallis in partnership with the DCO in the fall of 2025 and will organize a survey of traded sector companies shortly thereafter.

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 in the process on onboarding a new CRM Platform that can assist with Business Retention and Expansion and Business Registry efforts. Website updates have been made to YesCorvallis.org to help guide businesses through available incentives in the region and help them navigate the development review process.



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.

The Downtown Corvallis Organization was successful in their Main Street Revitalization Grant Application to support The Plaza and the project was awarded \$324,779. This massive

downtown revitalization project will activate 23,000 sq. ft. of space with: 5 new restaurants, 22 retail + creative studios, 12 professional offices and A lower-level Creative Collective for artists, musicians, and entrepreneurs. EDO staff worked closely with the property owners and DCO to refine the successful application.

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 organized a Food Business Incubation kickoff meeting at Benton County Fairgrounds on June 23, 2025 with our county partners, the SBDC, and RAIN to help facilitate more utilization of the commercial kitchen space. A plan is being developed to actively market the facility for rentals and wraparound support services in collaboration with these partners.

The first of three grant workshops was held at the Tunison Community Meeting Room in South Corvallis on June 26, 2025 with two more upcoming on July 10th, and July 24th at the same location. These grant workshops are aimed at marketing the South Corvallis Urban Renewal Agency programs which can provide \$250,000 in low interest loans and \$250,000 in grants for eligible businesses and property owners in the district.

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

Provided below is an update from each grant recipient in accordance with the grant reporting submitted for calendar year Q1. Calendar year Q2 reporting is due July 31.

1. Benton County Food Forum - \$669.46 expended with \$4,330.54 unobligated as of 3/31/25. A bicycle trailer was acquired for produce delivery and the program was soft launched to deliver kiwis from a local farm. Did you know we can get fresh local kiwis in the winter in Oregon? 34 bags were delivered to all 25 customers that signed up.

2. Flicker & Fir, LLC - \$12,924.73 expended with \$24,075.27 obligated as of 3/31/25. Two buildings installed for vendor Storage and sun/rain mitigation. One of these buildings is currently being enclosed to ensure its moisture and rodent proof. Secure vendor storage includes security cameras. Four bike racks were installed for market events. The market was also approved for SNAP benefits and Double Up Food Bucks. Educational Programs -partnering with LBCC to do the Spanish Food Biz Bootcamp. Some funding was reallocated to making storage areas more effective due to an increase in the number of food item donations. Online ordering system will begin by the end of July to connect customers with local food producers. For example, many small-scale backyard cherry growers in the community will be able to utilize their surplus harvest and connect with customers to avoid food waste typical during

this abundant time of year. Squash and Basil are other good examples of surplus vegetable crops where growers and customers can be connected through this system.

Farm to Table Pilot program begins in August, called “the art of compost” which teaches people how to minimize food waste and use food waste to compost. Food action team and soil scientists are leading the classes and artists will help foster a connection to food and sense of place. Scholarships are available because of the grant award.



3. Ten Rivers Food Web - \$8,203.76 expended with \$144,796.24 unobligated as of 3/31/25. Hired two part-time staff to establish the Mid Valley Food Hub (MVFH). Established a working relationship with Central Coast Food Web to lay the foundation for continued partnership and hub-to-hub sales. Identified and recruited local experts for the MVFH steering committee. Based on steering committee feedback, purchased Local Food Marketplace (3/20/25), a software platform designed specifically for the type of hub we are creating.

Conducted extensive outreach with potential local food producers and local food purchasers to create partnerships and secured 12 producers as early partners to list their products on the marketplace at launch (ongoing). Attempted to secure warehouse space for aggregation and storage of local food products: Asked all known contacts in the project area if they had extra space to co-locate (First Alternative Co-op, Two Towns, John Eveland, Gathering Together Farms, old Pacifica Seafood Location, Benton County Fairgrounds, Flicker & Fir, Oso Farms, Dev NW and others). Toured multiple potential locations and conversations continue.

Collaborated with Willamette Valley and Benton County Farm to School coordinators to determine how potential MVFH services could streamline and augment their operations

without duplicating efforts. Organized a gathering (scheduled for April 17) for producers and school nutrition directors to utilize current federal funding to procure local food for the 2025/26 school year. Collaborated with Flicker & Fir to determine an ideal timeline for MVFH launch to support the launch of their CSA. Initiated the development of the marketing plan, including logo design, outreach strategy, and marketing strategy for producers and buyers. Created a work plan and timeline for launch of operations in June 2025, with Local Food Marketplace, a refrigerated truck, and weekly pickup/delivery.

4. Growing Ancestral Roots - \$12,195.15 expended with \$37,804.85 unobligated as of 03/31/25. Provided access to shared kitchen facilities and storage spaces for 16 emerging food entrepreneurs, 90% of whom identify as Latina. Hired two kitchen managers, one who speaks Spanish paid through a local grant award for 1 year. The kitchen was permitted in January 2025 and was equipped with cultural cooking equipment, warmers, ice paddles, knives, storage containers, blender, pans to list a few. This access has enabled these entrepreneurs to produce large quantities of food and store their products safely and efficiently. Secured a storage unit for our outdoor vending equipment; this includes coolers, the large Ecoflow DELTA Pro Smart Whole-Home backup battery for electricity access, tables, commercial warmers, display units, tent, and canopy.

Growing Ancestral Roots delivered over 40 hours of comprehensive training to Culturas Unidas collective members, building critical skills in areas such as computer tools (Google Drive Suite, AI design-Midjourney and prompting, logo creation, spreadsheets, Zoom), business planning, marketing strategies, branding, business registration, budgeting, and navigating permitting processes. Hosted an all-day canning workshop, providing hands-on experience for members who were new to food preservation, helping open new revenue opportunities through value-added products. Supported 22 entrepreneurs in obtaining food handling licenses, 6



to register their business and necessary permits to formalize and grow their food businesses. Supported 16 businesses in developing professional marketing materials and created opportunities for them to participate in pop-up markets and online ordering platforms. By

offering these lower-risk avenues for business growth—compared to the high costs and risks of traditional brick-and-mortar models— participants gain valuable experience, build their customer base, and minimize potential losses, setting them up for greater long-term success.

With the remaining funds of \$37k, Growing Ancestral Roots is prioritizing the following top needs: van for hauling all the products and equipment (prefer refrigerated), fire rated large commercial tent to satisfy the Fire Department requirements for cooking during events, or refrigerator trailer.

5. Las Doñas del Sur - \$150 expended with \$245,850 unobligated as of 3/31/25. Secured meeting space and training agenda through SBDC. Established an on-going consulting relationship with Benton County Health Department. Started to work with the Lewis & Clark Small Business Legal Clinic and local CPA to register as a legal entity (co-op). Continue to partner with DevNW to develop a suitable site for the food truck pod.

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. A good example of this effort during FY 2024/2025 Q4 is the Experience Development Committee which EDO staff participates on. Visit Corvallis is in the process of putting together an RFP to identify a consultant that can help create a Destination Experience Development Plan. The plan seeks to provide a unifying vision, enhance communication and collaboration between stakeholders and foster economic growth, resilience, and vitality.



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

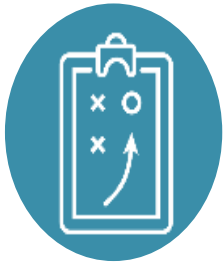
Staff has worked diligently with listing agents and property owners to update Prospector records over the last 12 months and reduced the number of inactive properties listed down to 27 of 111 total. Of those actively listed staff estimates 80% are complete with detailed information concerning wetlands,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

About a dozen staff from the Governors Regional Solutions Team visited Corvallis on June 17, 2025, and met with the City Manager, Community Development Director and EDO Staff. This was an important opportunity to share the recent economic development success and ongoing work in Downtown Corvallis and the Airport Industrial Park. The itinerary included a tour of The Plaza and discussion with Tony Papas and a visit to the site of the Gordon Hotel and Residencies to discuss the project with Seth Sherry. The City Manager provided leadership for a discussion around barriers to future development projects such as wetland mitigation, electric capacity, and a lack of vacant industrial properties to retain growing and innovative companies achieving scale in the university ecosystem. The visit culminated with a tour of the 2 Town Manufacturing facility in the Airport Industrial Park and a discussion with the company leadership about their history and plans for the future.



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.

Staff attended a Cascade West Innovation Hub Stakeholder Meeting on May 6 and learned that Rain Catalysts would be taking on a leadership role in the formation of the regional Innovation Hub. Planning continues around the direction and set of priorities for supporting traded sector entrepreneurs in the region. Staff also attended the Cascade West Economic Development District meeting in Newport on June 12. The working group has just finished their strategic plan document and are Cascade West Council of Governments will be looking to fill their Community and Economic Development Director position with the departure of Jaclyn Disney.

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.

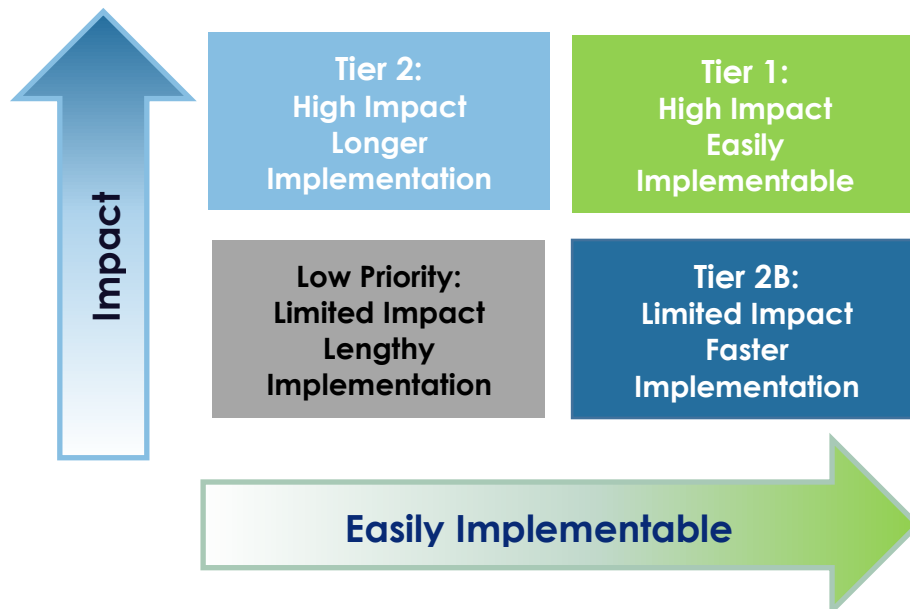


EDO Priority List: Based on the feedback from the Economic Development Coalition, Benton County Board of Commissioners, and Corvallis City Council.

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	AIP Annexation Application Submittal	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	Survey of traded sector and Downtown Corvallis businesses
AIP Enterprise Fund	SC Food Hub Grant Closeout	Regionally Significant Industrial Sites Program
Corvallis Industrial Code Amendments	Downtown Corvallis Holiday Decorations	ED Marketing Plan

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.



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.

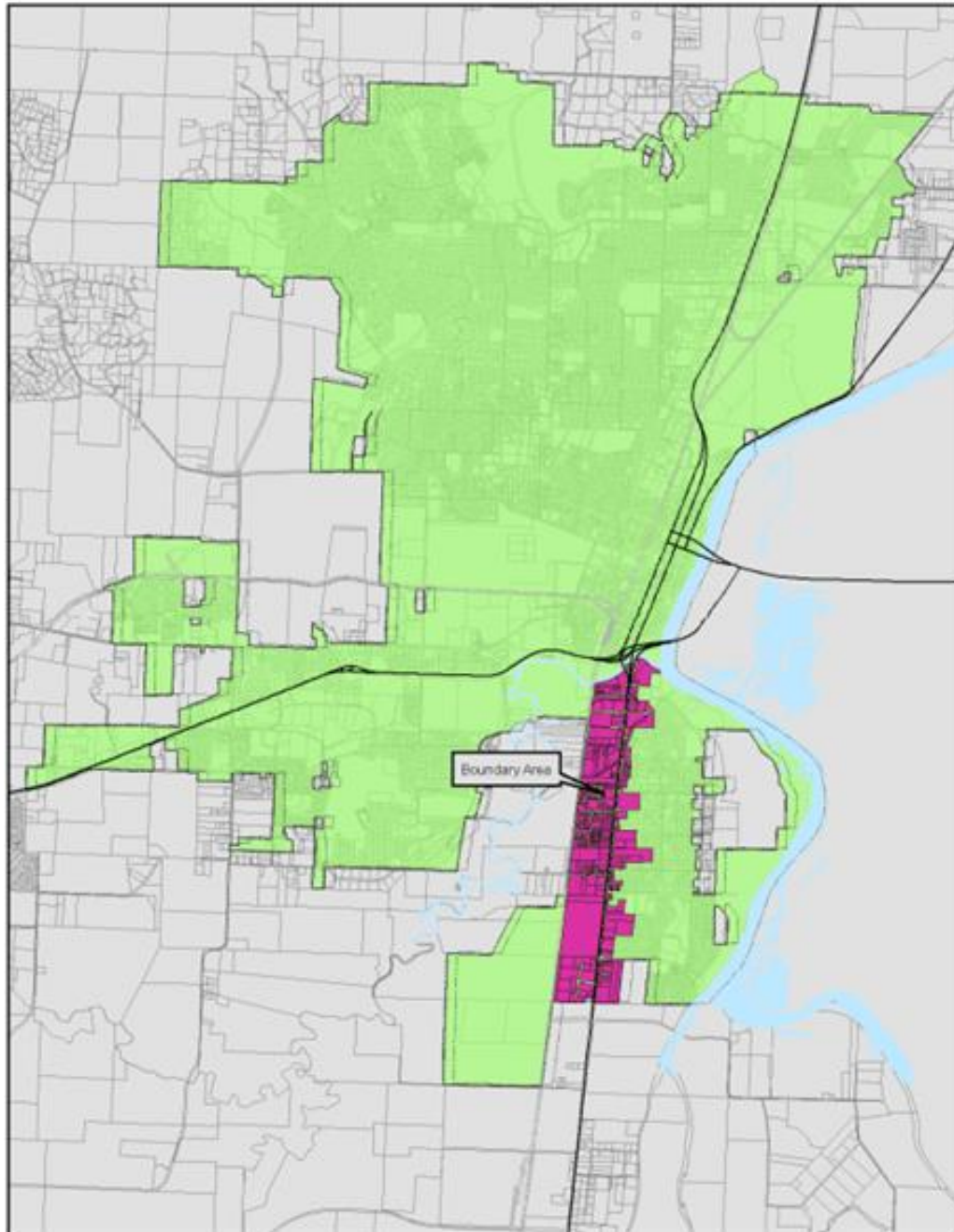
Airport Industrial Park

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.

