



ECONOMIC DEVELOPMENT ADVISORY COMMISSION

AGENDA

Thursday, October 30, 2025
12:30 p.m.

This meeting includes in-person and virtual participation.
Santiam Room

<https://council.albanyoregon.gov/groups/edc/zoom>

Call: 1-253-215-8782 (long distance charges may apply)

Meeting ID: 813-8771-7764 Passcode: 372603

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to order (Chair)
2. Roll call (Staff)
3. Approval of July 24, 2025, Minutes [Pages 2-4] (Chair)
4. Public Comment: (Chair)
Persons wanting to provide comments may: email written comments or register to speak by emailing cdaa@albanyoregon.gov, or appear in person to speak at the meeting.
5. Scheduled Business: (Adams)
 - Small Business Grant Program Development [Pages 5-6]
 - Department Updates [Pages 7-9]
6. Business from Staff (Verbal)
7. Business from the Committee (Verbal)
8. Next Meeting Date: January 2026
9. Adjournment (Chair)

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: sophie.adams@albanyoregon.gov or call 541-917-7550.

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City's website.

albanyoregon.gov





ECONOMIC DEVELOPMENT ADVISORY COMMITTEE

MINUTES

July 24, 2025

10:30 a.m.

Hybrid-Santiam Room

Approved: DRAFT

Call to Order

Chair Hanson called the meeting to order at 10:31 a.m.

Roll Call

Members present: Chris Hanson, Brent Stutzman, Tim Weber (virtual), Sherrie Payne.

Members absent: Lisa Avery (excused)

Approval of April 22, 2025, Minutes

10:31 a.m.

Motion: Commissioner Stutzman moved to approve the minutes from April 22, 2025. Commissioner Weber seconded the motion, which passed 4-0.

Public Comment

10:32 a.m.

None.

Scheduled Business

10:32 a.m.

- Department Updates

Economic Development Manager, Sophie Adams, opened by adding an additional item under scheduled business distributing a handout* outlining a grant request from Valliscor (chemical manufacturing company) which will create a lot of new jobs in Albany. Valliscor has applied for a grant from Albany's water and sewer fund. These funds are earmarked for large economic development projects to help offset the costs of water and sewer infrastructure related to large investment projects.

Commissioners further discussed these water and sewer grants and whether they benefit infrastructure in the area to spur additional development or are only beneficial to the project applying for the grant. Adams replied that it is not a requirement, and Chair Hanson added some of the additional benefits Valliscor will bring with this development.

Commissioner Weber inquired about the timeframe for enterprise zones, Adams replied that the standard is three years, and the extended abatement (years four and five) requires city council and Linn County Commissioner approval.

Sophie noted that she would like to work with the Economic Development Advisory Commission to develop criteria to review these water and sewer grant requests in the future to create an equitable process.

Motion: Commissioner Weber moved that the Economic Development Advisory Commission support that the City Council approve the water and sewer grant proposal and enterprise zone request, as well support creating a process for evaluating and advertising future grant requests. Commissioner Stutzman seconded motion which passed 4-0.

Adams shared that staff have been providing regular updates to stakeholders and city council via city managers report to keep informed of economic development updates.

Adams discussed snapshots of local employment data and trends and real estate comings and goings and businesses coming and going and will continue to provide current updates for each meeting.

- SWOT and Strategy Review

10:51a.m.

Adams reviewed the strengths, weaknesses, opportunity and strengths (SWAT) analysis for Business in Albany and opened the floor to commissioners to discuss and add items that they see missing.

Commissioner Stutzman asked about the population age and workforce working age and how this compares to state. Adams added that she will look into it.

Commissioner Weber noted that there has been a lot of talk about bringing cost-effective manufacturing back, and this falls into opportunities coming up. Commissioner Hanson added nationwide trends/public policy/specific industries.

Commissioners further discussed funding initiatives, limited land availability in Albany, as well as recruitment efforts.

Commissioner Hanson said that Albany is highlighted often as having a Building/Planning Department that is not as cumbersome or restrictive as some cities, and this could be worth noting as a competitive advantage.

Commissioners discussed Albany's location to Interstate 5 and location in state as a strength as HUB city aspect and talked about development potentials in Millersburg as a neighboring town. They also discussed potential long-term strategies for business growth.

Commissioners briefly discussed Opportunity Zones based on census tracts (based on incomes). Adams noted that there is a map on city website that shows layers.

Commissioner Weber added that not having access to an international airport can be limiting. Commissioners further discussed airport importance and whether Albany's Historic Airport could be expanded.

Commissioner Hanson asked if Albany's proximity to Oregon State University should be called out specifically, and whether this should be an opportunity or a strength. Adams added that the city has not targeted this from a strategic standpoint, but that this is a strength.

Commissioner Weber asked what unfunded mandates are listed under threats. Adams replied that they are mandates from state that the city must comply with and must implement.

Commissioners discussed identifying competitive edges (with Corvallis/Millersburg/Salem etc.) and that this could be added under opportunities.

Adams noted that she would like to revisit the SWOT analysis every so often with the Economic Development Advisory Commission to discuss with any strategy revisions, the commission was in support.

Adams provided an overview of the Economic Development Citywide Strategy, emphasizing its role in establishing clear goals for the upcoming year. She welcomes feedback from the commission and expressed hope for their support to move the initiative forward, noting that the strategy will be revisited periodically.

Development for the next strategic plan is scheduled to begin next year. Commissioners further discussed the strategy.

Adams mentioned that council approved a small business grant in this biennium which is in addition to the water/sewer grant. Commissioner Hanson mentioned that not currently having this small business grant could be a weakness and could lose businesses to communities that do have these grants available.

Motion: Commissioner Payne moved that the EDAC support the draft of the Economic Development Citywide Strategy and SWOT analysis. Commissioner Stutzman seconded the motion which passed 4-0.

Business from the Staff

11:47 a.m.

None.

Business from the Commission

11:48 a.m.

Commissioner Weber expressed his appreciation for the meeting discussion and conveyed strong support for a comprehensive review of a business recruitment and retention package when it is ready to be presented.

Next Meeting Date

The next scheduled meeting date October 2025 to be determined.

Adjournment

Hearing no further business, Chair Hanson adjourned the meeting at 11:49 p.m.

Respectfully submitted,

Reviewed by,

Kaitlin Martin
Administrative Services Coordinator

Sophie Adams
Economic Development Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*



TO: Economic Development Advisory Commission (EDAC)

FROM: Sophie Adams, Economic Development Manager

DATE: October 22, 2025, for the October 30, 2025, EDAC Meeting

SUBJECT: Small Business Grant Program Development Discussion

Purpose:

Develop a small business grant program.

Background/Discussion:

The City of Albany's Economic Development Department is launching a Small Business Grant Program to support local businesses in expanding operations, improving productivity, and strengthening long-term stability. This program is designed to help both new and existing small businesses invest in key areas that drive economic growth, job creation, and community vitality.

Draft program objectives:

- Stimulate local economic growth and job creation.
- Support business retention, expansion, and reinvestment in Albany.
- Encourage investment in workforce development and facility improvements.
- Promote long-term sustainability and competitiveness of small businesses.

Draft Eligible Uses of Funds:

- Equipment Purchase
- Workforce Training
- Property Acquisition Assistance
- Building Renovation Directly tied to Business Development

At the October meeting, the EDAC will review, discuss, and amend (as necessary) the draft program materials.

Strategic Plan Impact:

This group helps achieve the foals of “Healthy Economy” in the Council’s adopted strategic plan by local and regional coordination and collaboration on economic development planning and projects to strengthen the area’s role as a leading economic center.

Budget/Staff Impact:

\$300,000 funding for this program was approved in the 2025-2027 Biennial Budget.

Action:

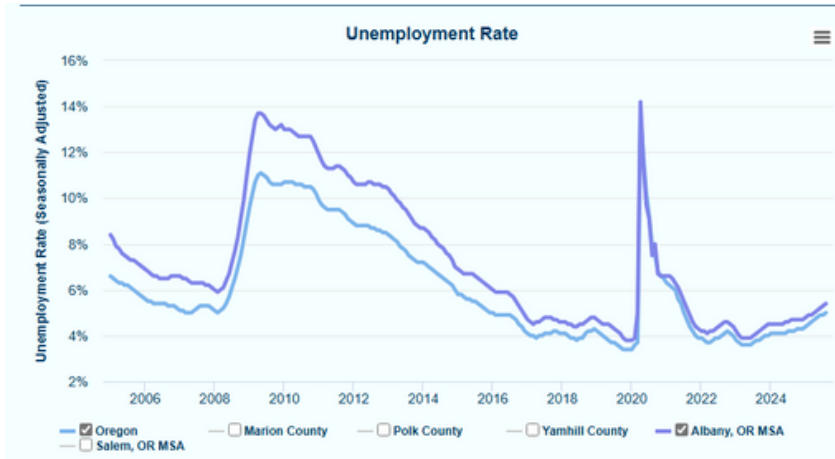
Recommend the small business grant program (with changes) for City Council Adoption.

NO Quorum



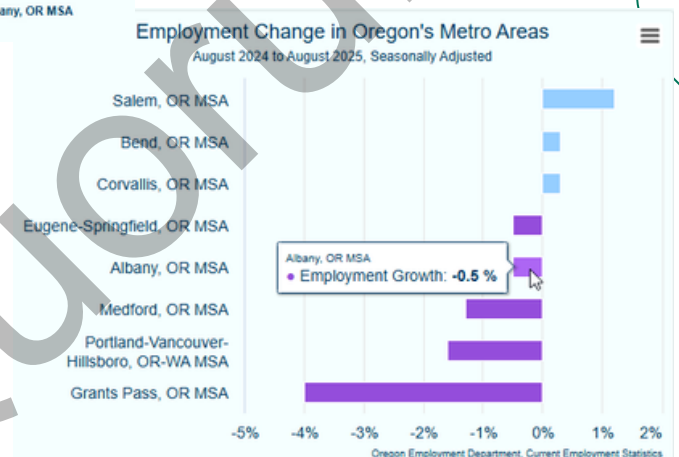
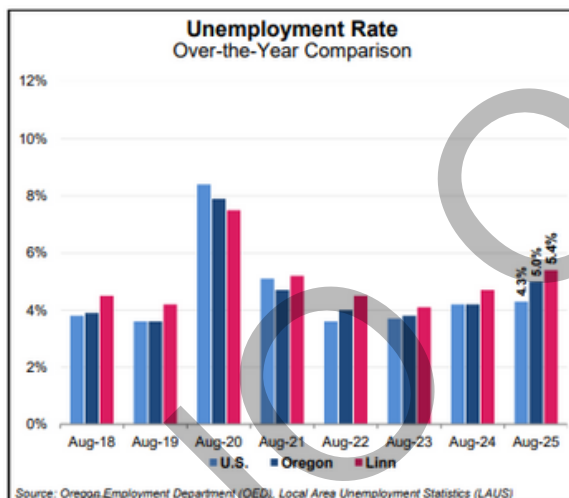
EDAC Data Report October 2025

Local Employment Data and Trends:



As of August 2025:

- Albany 5.4% (+.3% since May 2025)
- Linn Cty (5.4%)
- Oregon 5% (4.8% May 2025)
- US 4.3% (4.0% May 2024)



State of Oregon
Employment Department

NEWS

FOR IMMEDIATE RELEASE: October 21, 2025

CONTACT INFORMATION:

Patrick O'Connor, Regional Economist

Patrick.oconnor@employ.oregon.gov

(503) 400-4374

Employment in Albany MSA (Linn County): September 2025

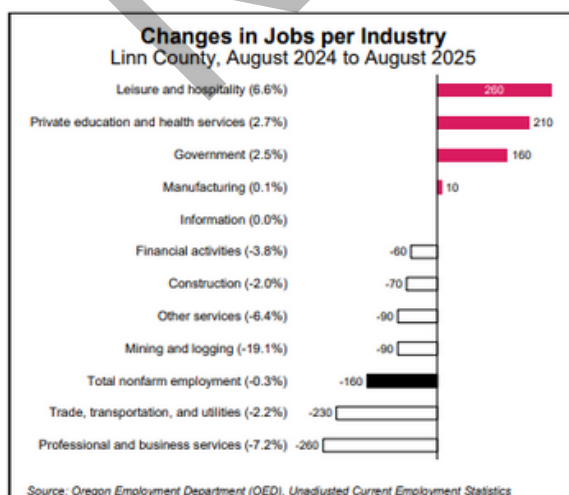
Federal Government Shutdown Pauses Employment Reports

The U.S. Bureau of Labor Statistics (BLS) suspended the monthly employment and unemployment reports for the nation, states, and metropolitan areas as of Oct. 1, 2025. Oregon's monthly jobs and unemployment rate for September are unavailable at this time. In the meantime, we will highlight data that we continue to produce and share as it becomes available. One such topic is federal government employment.

Federal Government Jobs in Linn County

Linn County had an average of 382 federal government jobs covered by unemployment benefits during the first half of 2025. That accounted for about 0.8% of all jobs in Linn County. Federal employment comprises 1.5% of Oregon total employment. The federal government share of all jobs was much higher in some rural counties. The top 10 counties by share of all jobs in federal government were rural areas. More than 15% of all jobs in Sherman County were in federal government. The next-largest shares were in Grant (9%), Harney (8%), and Lake (8%) counties.

Federal government jobs also tend to pay relatively high wages. Looking at annual average wages, jobs on federal government payrolls in Oregon paid nearly \$98,500 in 2024. That was 38% higher than the average annual wage for all jobs in Oregon. In Benton the average annual wage for federal government was \$93,033 in 2024. That was 62% higher than the average annual wage for all jobs in Linn County. Linn County's federal government average annual wage was roughly \$5,500 or 5.5% less than the statewide average wage in federal government.





EDAC Data Report October 2025

Downtown Real Estate Vacancies, Comings and Goings:

Downtown Commercial Spaces available:

- Bike-n-Hike Building - Sales price still \$649K
- Capital Pawn Building - 6,285 sq ft available
- Two Rivers Market - multiple spaces available for lease
- Washington Federal - has broker to assist with leasing space

Comings:

- Bodhi Bakery opening Nov 1 (in former Camille's Bistro space)
- Blacksmith Coffee Co (date TBD) - 456 2nd Av SW (in former Urban Ag site)
- Spice Cantina replacing Sweet Easy on 1st (owners of Sweet Red Bistro)
- Oak Creek Collection - Flinn Block Hall (former Red's Boutique space) – 222 W 1st Av.
- SK Realty - 120 SW Ellsworth (former Connected Real Estate location)
- The Chapter House book store - Two River's Market
- Yarrow Beauty - next to Loafer's Station (owner Candace Johnston)
- Sybaris - New location at Electric Railroad building to open soon (date TBD), current location available to follow move
- Siegner Project (Calapooia/4th): 1st floor commercial, 8 residential units above – avail Q4 2025

Industrial Available Properties:

For Lease:

- 30645-30661 Hwy 34 - 6,000 SF (5000 SF warehouse, 1000 SF office)
- 600 Goldfish Farm Road - 11,700 SF Industrial Building on 4.61 acres
- 3650 Marion Street SE - 11,000 SF Industrial Building on 2.16 acres
- 2200 Three Lakes Road SE - 3,000-6,653 SF Industrial Spaces
- 1210 Jackson Street SE - 10,137 SF Industrial Warehouse

For Sale:

- 500 Queen Ave SW - 2,548 SF Industrial Building
- 1913-1957 Fescue St - 24,260 SF Industrial Building
- 2910 Three Lakes Road - Industrial site on 68 acres
- 1131 S Commercial Way SE - 7,250 SF Industrial Building

Upcoming SBDB Offerings at LBCC:



BUSINESS SBDC OREGON

NEW!

Make Money Series: Sales, Tax Advice, & Forecasting

Description: Hear from local companies like **2 Towns Ciderhouse, Peoria Gardens, Brass Jacks**, and others with top advice about sales, taxes, making and managing money. Hear from expert salespeople, CPAs, and bookkeepers!

Three Wednesdays, Nov 5 - 19
5:00 - 6:30 PM

LBCC Corvallis: Chinook Hall, 212

Instructor: Britt Hoskins & Expert Speakers

CRN 29156, \$275 \$175

Register: linnbenton.edu/sbdc

20% off for Albany Chamber members

*Price Reduced!



SBA SBDC Oregon Linn-Benton Community College
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Economic Development Staff Updates

August 6: Hosted new Director of Department of State Lands onsite in multiple locations to discuss barriers to development

August 13: Provided \$500,000 economic development grant to Valliscor for water and sewer infrastructure

August 12: Linn County-wide tourism stakeholder group

August 18: Valliscor Groundbreaking

August 19: CorrQuest BRE Site Visit

August 20: Oregon Main Street Grant Award Reception for Albany Civic Theater

August 25: Local Oregon Main Street Awards

August 26: Meeting with Genesee and Wyoming Railroad

August 29: Joint TA Grant with SBDC Submitted to Business Oregon

September 2: Benton County Commissioners Meeting – MUPTE Approval

September 3: Innovation and Entrepreneurship panel hosted by Cascades West Innovation Hub

September 6: Oregon Business and Industry Road Show ATI visit

September 8-9: Moderator at Oregon Infrastructure Summit

September 16: Oregon Cascades West Regional Wetlands Consortium

September 16: Deluxe BRE Site Visit

September 18: Tourism Advisory Committee Meeting

September 23: Business Oregon Incentives Regional Workshop

September 24: Business Extravaganza

September 24: LBCC Board of Directors- MUPTE Approval

September 25: SBDC Advisory Council

October 3: Cascades West Innovation Hub

October 7: Quarterly Check in with ATAMI, ONAMI, OSU Advantage Accelerator

October 8-10: Hosted Oregon Mainstreet Conference, Panelist, Tour leader

October 16: Project Oak Tree Industrial Recruitment Site Visit

October 21: Lacamas BRE Site Visit

October 20/22: MUPTE to Council