



ECONOMIC DEVELOPMENT ADVISORY COMMISSION AGENDA

Wednesday, January 14, 2026

3:00 p.m.

This meeting includes in-person and virtual participation.

Periwinkle 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)
 - Airport Feasibility Study Feedback with ECONorthwest
6. Business from Staff (Verbal)
 - Data Report January 2026 [Pages 5-7]
7. Business from the Committee (Verbal)
8. Next Meeting Date: April 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.



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.*



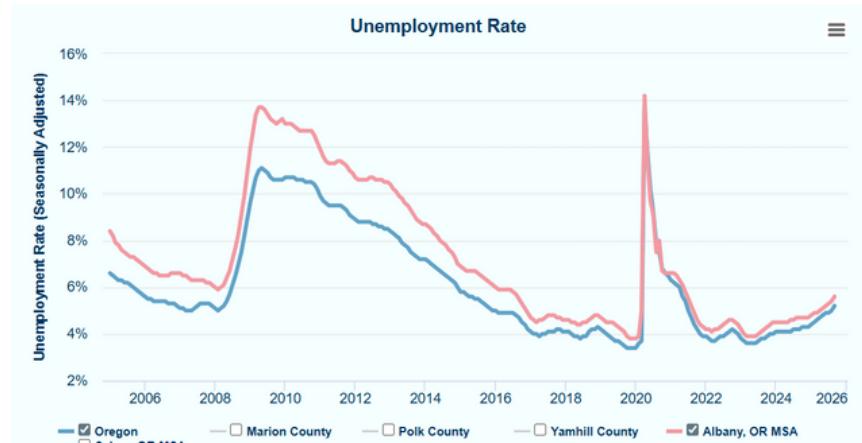
EDAC Data Report January 2026

Local Employment Data and Trends:

Most recent numbers (Sept 2025):

- Albany 5.6% (+.9% since Sept 2024)
- Linn Cty (5.6%)
- Oregon 5.2% Nov (4.3% November 2024)
- US 4.6% Nov '25 (highest level since Sept '21)

In 2024, the Albany UGB area had an average employment of around 24,000 jobs and \$1.3 billion in wages, averaging \$54,000. Health care had the largest employment in Albany.



OREGON ECONOMIC INDICATORS

Albany, OR MSA

Unemployment Rate - September 2025

5.6%

Seasonally Adjusted



0.2%

Total Unemployed - September 2025

3,554

Seasonally Adjusted



-168

Nonfarm Employment - September 2025

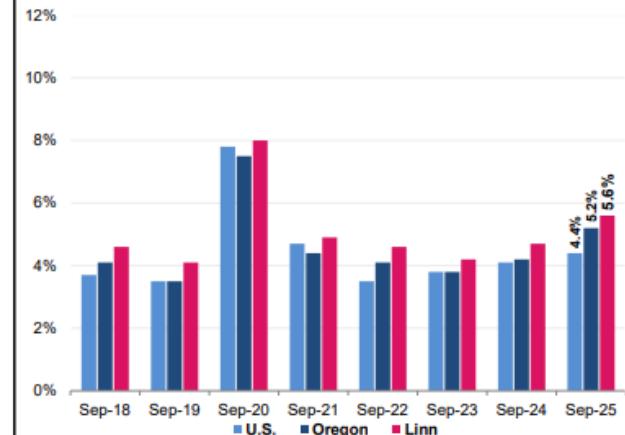
47,520

Seasonally Adjusted



-120

Unemployment Rate Over-the-Year Comparison



Source: Oregon Employment Department (OED), Local Area Unemployment Statistics (LAUS)

Changes in Jobs per Industry

Linn County, September 2024 to September 2025

Private education and health services (1.5%)

Information (16.7%)

Leisure and hospitality (1.0%)

Other services (1.4%)

Government (0.3%)

Construction (-0.3%)

Financial activities (-3.2%)

Mining and logging (-16.3%)

Manufacturing (-1.0%)

Professional and business services (-7.6%)

Trade, transportation, and utilities (-3.3%)

Total nonfarm employment (-1.2%)

120

50

40

20

20

-10

-50

-70

-80

-270

-350

-580

Source: Oregon Employment Department (OED), Unadjusted Current Employment Statistics

Employment Change in Oregon's Metro Areas

September 2024 to September 2025, Seasonally Adjusted

Salem, OR MSA

Bend, OR MSA

Eugene-Springfield, OR MSA

Medford, OR MSA

Albany, OR MSA

Employment Growth: -1.0 %

Portland-Vancouver-Hillsboro, OR-WA MSA

Grants Pass, OR MSA

Corvallis, OR MSA

-2% -1% 0% 1% 2% 3%

Oregon Employment Department, Current Employment Statistics



EDAC Data Report October 2025

Downtown Real Estate Vacancies, Comings and Goings:

Downtown Commercial Spaces available:

- Capital Pawn Building - 6,285 SF available
- Two Rivers Market - multiple spaces available for lease
- 309 1st Ave W, 2 Storefront tenants, studio above. 4500 sf- \$650,000
- 305 Washington (Bill's Flower Tree) - 3608 SF \$395,000

Comings:

- Now Open:
 - Bodhi Cafe'
 - Spice Cantina
 - The Chapter House book store - Two River's Market
- Blacksmith Coffee Co (date TBD) - 456 2nd Av SW (in former Urban Ag site)
- New goldsmith to occupy Sid Stevens jeweler space
- Greyhound - new owner. Looking for tenant to occupy

Goings:

- Sawmill Furniture (date unknown)

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
- 4505 Marion St SE - 1562 SF Industrial Space (Crane, Truck Lift)
- 2729 Pacific Blvd SW - 57,000 SF (Albany Box Co)

For Sale:

- 500 Queen Ave SW - 2,548 SF Industrial Building
- 1852 Fescue St SE - 29,379 SF Office Building
- 1913-1957 Fescue St - 24,260 SF Industrial Building
- Pacific Blvd SW (5 Properties on 6.84 ac) - Portfolio



Economic Development Staff Updates

October 26-28: Oregon Economic Development Association Annual Conference

November 4: Business Mixer

November 5: Presented MUPTE and IGA with Linn County to Council (passed)

November 7: Completed vacant industrial lands inventory

November 10: Assisted Oregon Business Council with industrial land readiness project

November 17: Presented MUPTE to GAPS (passed)

November 18: Timberlab Topping Out Celebration

November 18: Presented MUPTE to Linn County Commissioners (passed)

November 18: Ampere Scientific Site Visit with Business Oregon and Regional Solutions

November 19: Completed CARA Financial Analysis and Sunsetting Plan

November 29: Operation Christmas Tree

December 1: Met with Willamette Workforce Partnership

December 2: South Willamette Valley Innovation Corridor briefing session with OSU President

December 3: Business Oregon and Regional Solutions Opportunity Zone process kick off

December 3: Economic Improvement District renewal kick off

December 8: Strategy meeting for Farmer's Market and Artisan Fair move to Water Ave Plaza Street

December 11: Cascades West Economic Development District (CWEDD) Board

December 16: Site Visit for Industrial Recruitment

December 18: ECO NW Airport Analysis Phase 1 presentation

December 19: High Performance Leadership Academy Graduation

Ongoing:

- Committee and Board Meetings with Albany Visitors Association and Albany Downtown Association
 - Economic Vitality Committee
 - Operation Christmas Tree
 - Parkwise Committee
- Albany Chamber of Commerce Events and Membership

Upcoming SBDB Offerings at LBCC:

<https://oregonsbdc.org/>

January 13: Real Estate Broker Pre-License

January 20: Property Manager Pre-License

January 29: Launch Your Business in 6 weeks (6 sessions)

February 2: CCB Pre-Licensure Training and Exam (4 sessions) Hybrid

February 3: Quickbooks Online Level 1

February 5: Intro to Going Into Business (FREE)

February 10: Quickbooks Online Level 2

February 12: Planning Your Business Transition

February 17: Quickbooks Online Level 3

February 25: Fund Your Small Business: Panel & Pizza

