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Economic Development Commission MEETING

September 8, 2022

McMenamin's Grand Lodge

Alice Inkley Room

For help with Zoom: <https://support.zoom.us/hc/en-us/articles/115004954946>

During the pandemic, all public meetings are held in a "hybrid" format allowing the public to attend meetings both virtual and in-person. The Community Auditorium is open and has limited availability and social distancing measures. The public can observe the meetings **LIVE on Zoom Webinar**. Written comments may be submitted by 9:00 a.m. the day of the meeting by e-mail to: bfulks@forestgrove-or.gov.

Tim Budelman, Chair
Steve Krautscheid, Vice-Chair
Brad Bafaro
Tom Raabe
Jill Craig
Mara Rico
Rick Lafave
Jessica Harrington
Mathea Zietz

Kevin Emerick
Mark Nakajima
Juanita Lint
Jim Langstraat
Guy Storms
Timothy Watts
Timothy Rippe, Council Liaison
Brenna Fulks, Staff Liaison
Michelle Davis, Meeting Recorder

All regular meetings may be televised live and open to the public and persons are permitted to attend any meeting except as otherwise provided by ORS 192. **Accommodations:** In accordance with the Americans with Disabilities Act, the City of Forest Grove will make reasonable accommodations for participation in the meeting. Request for assistance can be made by contacting City Recorder's Office, aruggles@forestgrove-or.gov, 503-992-3235, at least 48-hours advance notice of the meeting.

A G E N D A

- 12:00 1. **CALL TO ORDER:**
a. Guest introductions
2. **CITIZEN COMMUNICATIONS:** Anyone wishing to speak on an item not on the agenda or on the agenda may be heard at this time. In the interest of time, please limit comments to two minutes.
- 12:05 3. **CONSENT AGENDA:**
a) Approve Meeting Minutes of July 14, 2022
4. **ADDITIONS/DELETIONS:**
- 12:07 5. **DISCUSSION/DECISION ITEMS:**
a) EDSP Annual Report – Brenna

b) City E-Newsletter: Business Highlight

- 1:00 6. **B/C COMMUNICATIONS:**
 a) Chamber of Commerce – Tourism Update
- 1:20 7. **STAFF COMMUNICATIONS:**
 • Clackamas County BRE program
 • Downtown Task Force
 • FGEDC Priorities and future meetings
- 1:30 8. **COUNCIL LIAISON REPORT:**
- 1:35 9. **ANNOUNCEMENT OF NEXT MEETING:**
 a) October 14, 2022
10. **ADJOURNMENT**

1. CALL TO ORDER:

The meeting was called to order at 12:10 p.m. by EDC Chairman Tim Budelman via Zoom.

ROLL CALL: EDC MEMBERS PRESENT: Jill Craig; Kevin Emerick; Jessica Harrington; Steve Krautscheid; Juanita Lint; Tom Raabe; Mara Rico; Guy Storms; Timothy Watts

EDC MEMBERS ABSENT: Brad Bafaro; Rick Lafave; Jim Langstaat; Mark Nakajima; Mathea Zietz

OTHERS PRESENT: Sheri Stuart, OPRD; Rachel Thomas, OPRD; John Southgate, Consultant; Willow Oelke, Wauna Credit Union;

COUNCIL LIAISON: Melinda Wenzl

STAFF PRESENT: Brenna Fulks, Economic Development Coordinator; Shannon Reynolds, Permit Coordinator; Paul Downey, Asst. City Manager; Bryan Pohl, Economic Development Director

- a) Guest introductions – Brenna introduced and welcomed new members Timothy Watts from TTM and Jessica Harrington of Chaucer Foods Inc.

2. CITIZEN COMMUNICATIONS:

None

3. CONSENT AGENDA:

- a) A quorum was met. Kevin Emerick moved a motion to approve the EDC Minutes from June 9, 2022. Guy Storms seconded and the motion passed unanimously.

4. ADDITIONS/DELETIONS:

None

5. DISCUSSION/DECISION ITEMS:

- a) Oregon Main Street Program Presentation – Sheri Stuart, OPRD
Sheri Stuart provided a presentation on the Oregon Main Street Program. A program designed to assist with the revitalization of traditional downtowns and historic commercial districts, promote economic development, and encourage historic preservation. Sheri responded to various questions from EDC members.
- b) Main Street Task Force Next Steps
Brenna reported that staff would develop a Main Street Task Force that would be community led and report to staff only. If you are interested, please let Brenna know.

6. B/C COMMUNICATIONS:

- a) Chamber of Commerce – Juanita Lint
Juanita provided a Chamber of Commerce update. The Forest Grove Annual Corn Roast and parade will be held on September 17th & 18th. She is still in need of sponsors,

vendors and volunteers. Plans for a downtown gingerbread pop up store for art vendors during the holidays is in the works as well as a “Chocolate Walk”. A “Sip & Stroll” is planned for March/April 2023. The “State of the Chamber” lunch will be held in the City Auditorium on July 25th. The Forest Grove city map is being updated with a publishing date of October.

7. STAFF COMMUNICATIONS:

Brenna reported on her Industrial Lands Tour with Business Oregon and three state representatives, she has follow-up meetings as well. Co-working spaces are in development for later this year. The Meriwether data center project in Forest Grove is still in the works.

8. COUNCIL LIAISON REPORT:

~~Melinda Wenzl~~ provided a City Council update. The pre-application meeting for the new grocery store looks good. There will be a required neighborhood meeting. The Council was in consensus along with MIG Consultants on the Festival Street Plan to keep 21st Ave. as a two-way street. A resolution was passed to clean up the B St. area houseless camp. Forest Grove School Board re-instated the Resource Officer position. A Youth Summit will be held on July 23rd in the Community Auditorium from 12-2 p.m., followed by a “Celebration of Life” service for Ralph Brown at 5 p.m. Forest Grove Park and Recreation received a grant for a fitness court at Bard Park.

9. ANNOUNCEMENT OF NEXT MEETING:

- a) Vice Chairman Steve Krautscheid announced the next in-person meeting on September 8, 2022 from noon-1:30pm at McMinnamin’s Grand Lodge.

10. ADJOURNMENT:

~~Vice Chairman~~ Steve Krautscheid adjourned the meeting at 1:30pm by consensus.

Respectfully submitted by:
Shannon Reynolds
Administrative Specialist
City of Forest Grove

Approved by the Forest Grove EDC:

Date: _____

FOREST GROVE STRATEGIC PLAN

2021 ANNUAL REPORT

ECONOMIC DEVELOPMENT 9/26

DRAFT

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The FGEDC held meetings via zoom for the entirety of 2021 and similar to 2020, meetings focused on issues relating to the pandemic and preparing for the city's unprecedented growth. The FGEDC was instrumental in vetting and supporting the City's COVID relief small business grants and programs. Additional 2021 highlights include:

- Prepared economic development marketing plan and budget
- Developed communications and disbursed pandemic recovery materials and resources to local businesses
- Provided support for the City's Festival Street project
- Received presentation on workforce Training and Development
- Received regular updates on commercial real estate
- Identified regional trends and their relevance to the Economic Development Strategic Plan

In October, longtime and well respected Economic Development Coordinator Jeff King retired from the City of Forest Grove. Following Jeff's departure, the Economic Development Division was brought under the Community Development Umbrella and in December, Brenna Fulks was hired as the department's Economic Development Coordinator and staff liaison to the FGEDC.

Moving forward, the FGEDC will continue to focus on pandemic recovery and lay the ground work for a post-COVID landscape that will continue to prioritize the economic well being and quality of life that residents are accustomed to.

OUR MISSION

We foster a vibrant economic climate that encourages and attracts sustainable and equitable business development through strategically focused policies and programs, collaboration and partnerships.

Located in Washington County, the City of Forest Grove is a rapidly growing college community 25 miles west of downtown Portland. The city encompasses 5.973 square miles and has a population of 24,487 at the 2020 census. The City of Forest Grove is a full service city and one of the oldest municipal electric utilities in the State of Oregon.

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Population

Forest Grove's population rose 11.3% in five years.



Top Employment Sectors

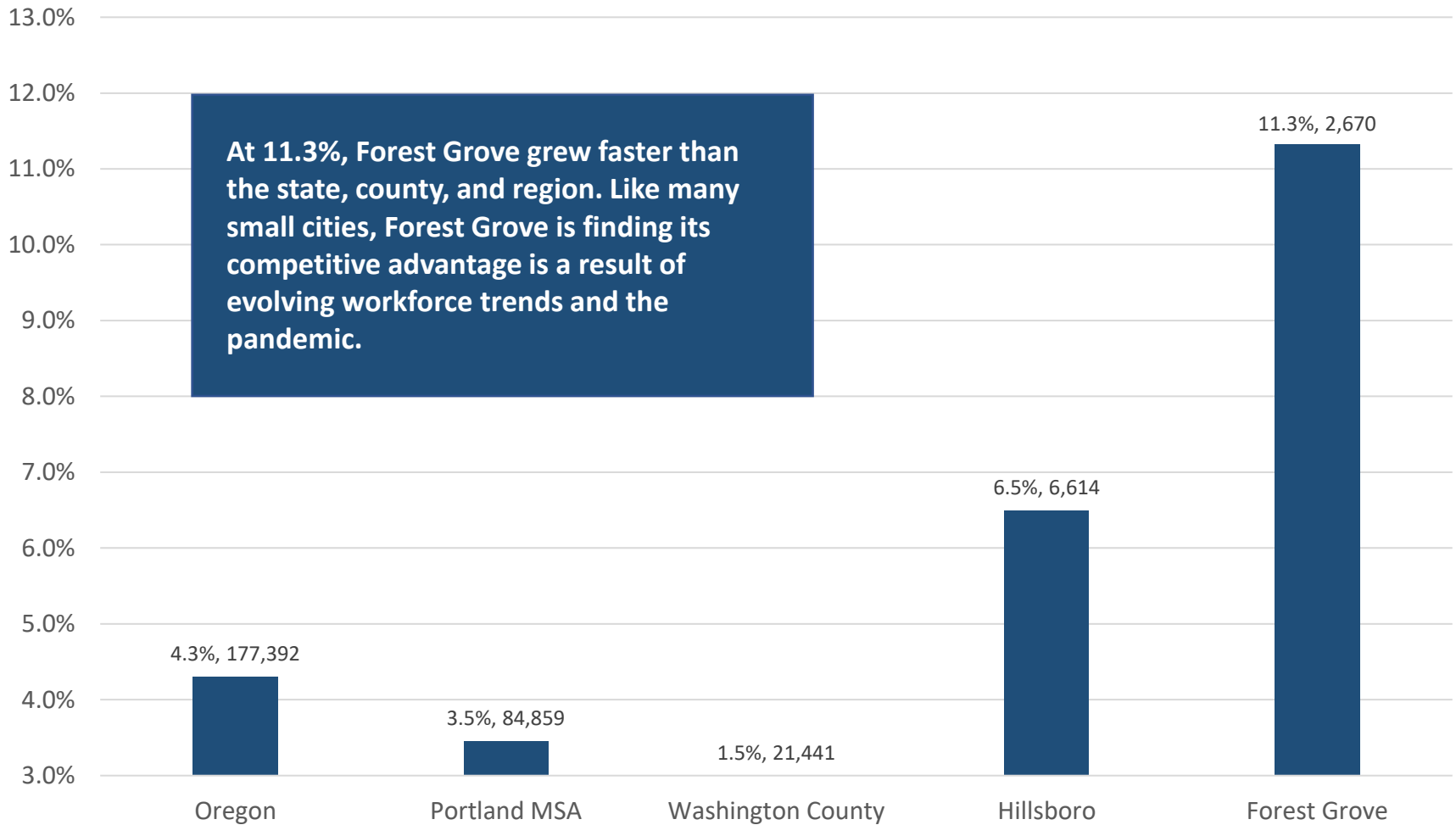
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Median Household Income

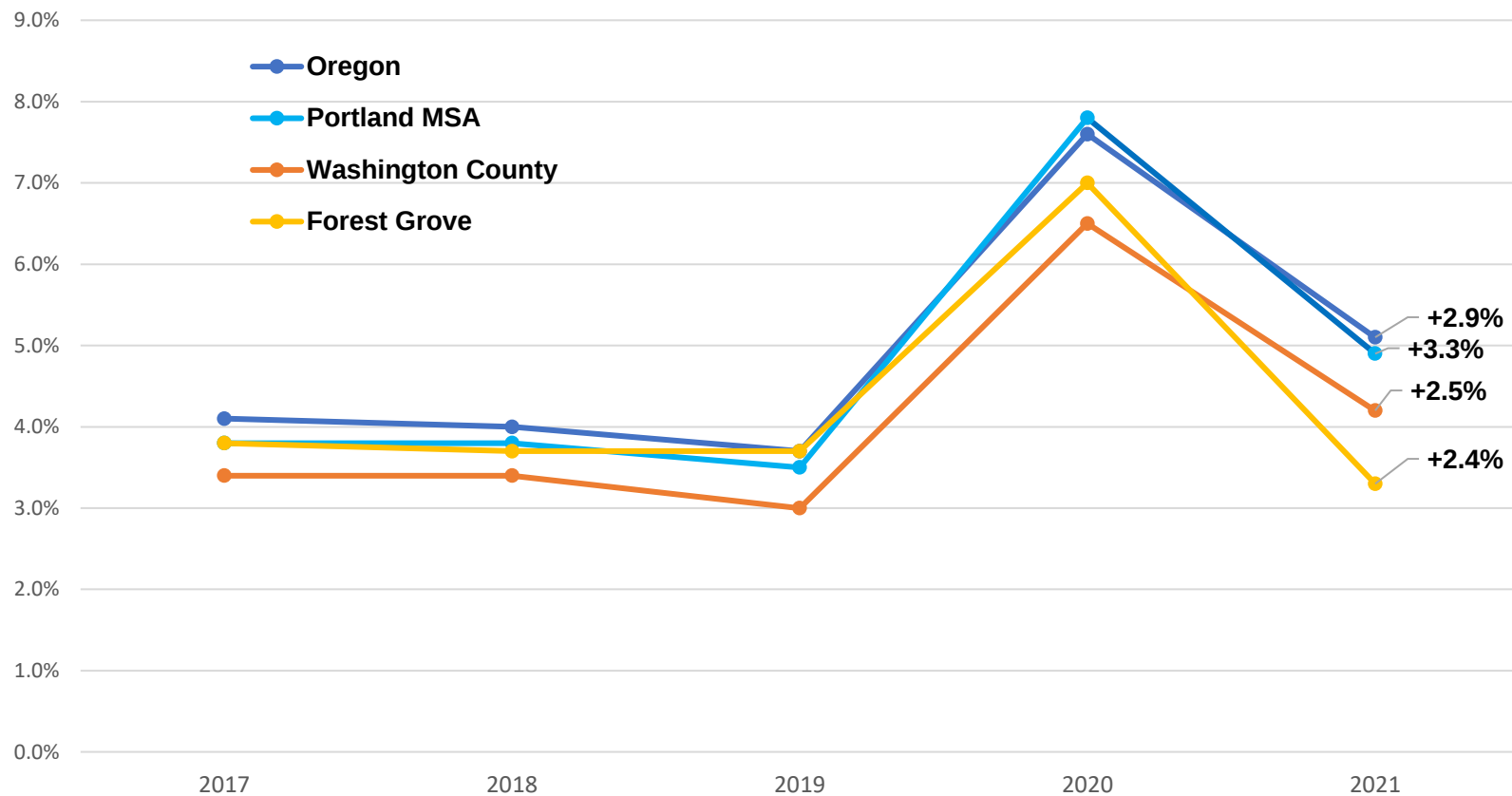
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Population Growth, 2017 - 2021



Source: Portland State University Research Center, 2020-2021

Unemployment, 2017-2021

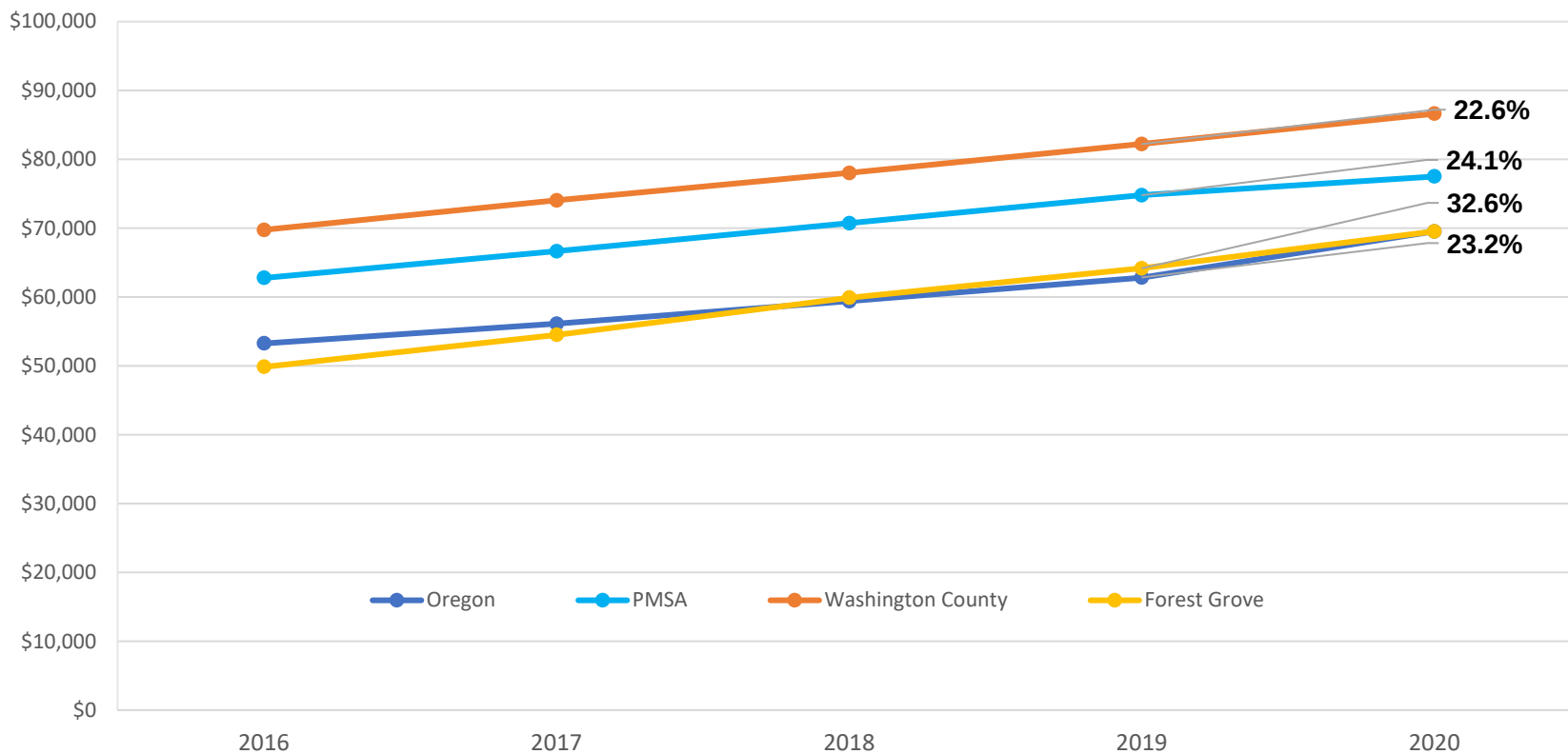


Source: Oregon Employment Department, Local Area Unemployment Statistics



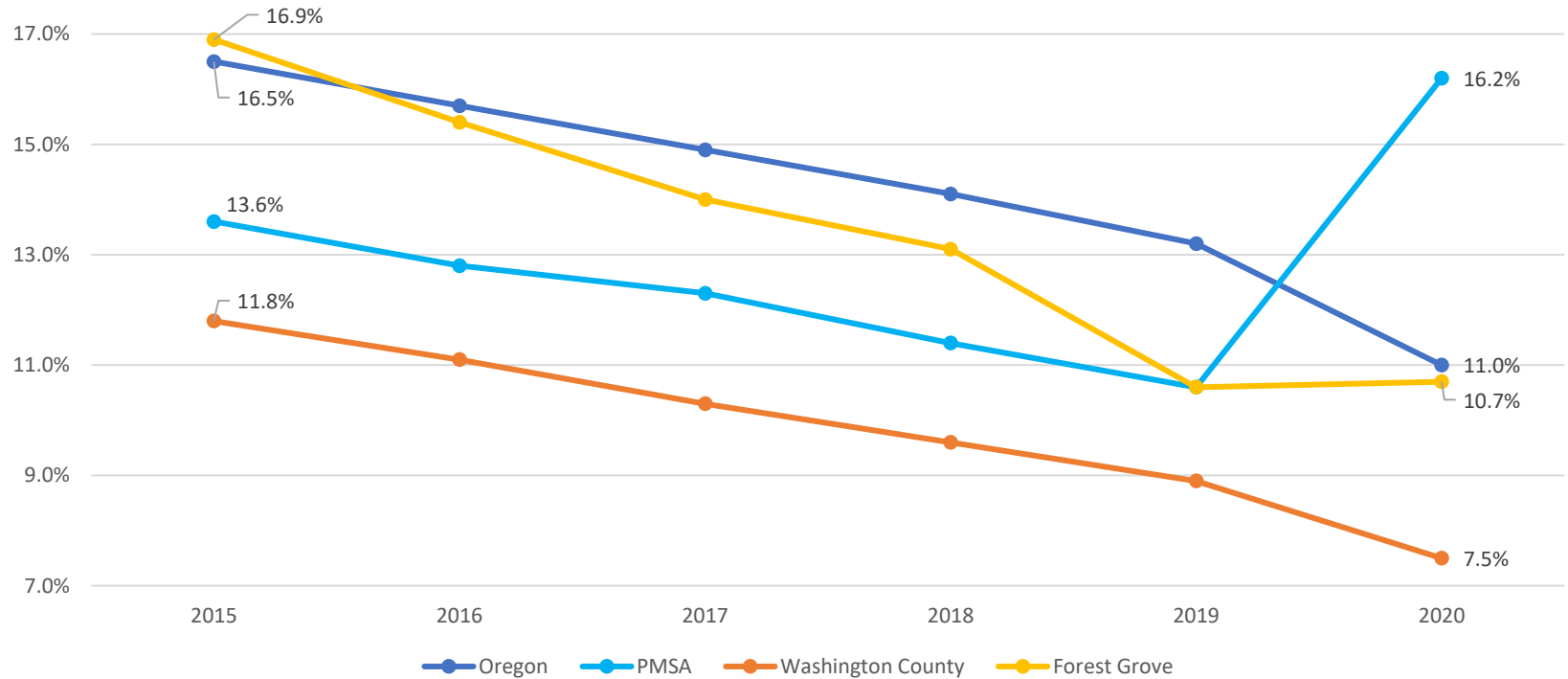
Forest Grove's unemployment rate rose at a lower level compared to the state, county, and region (Census, 2020).

Median Household Income (MHI), 2016 - 2021



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Poverty Rate, 2015-2020

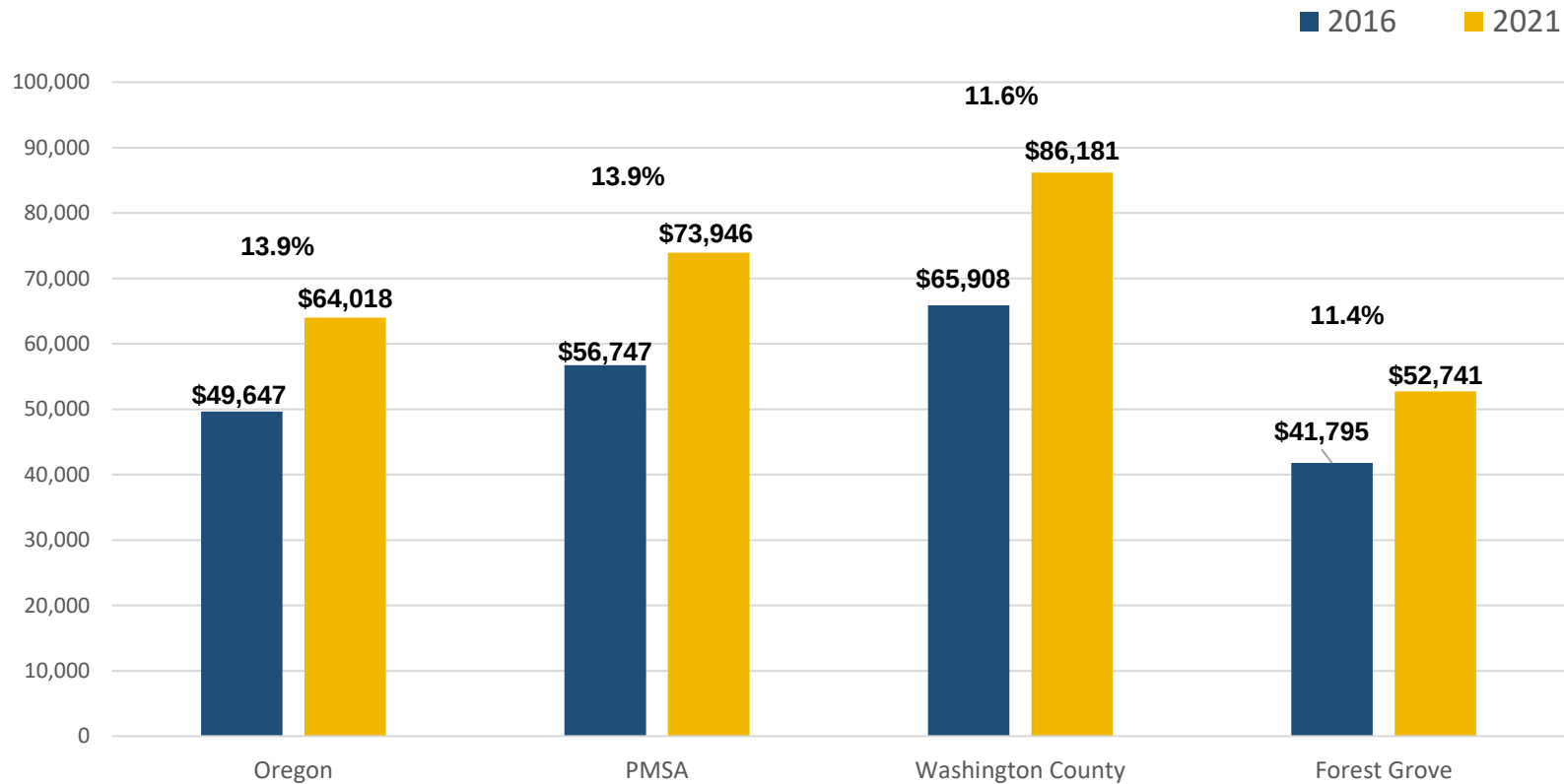


Source: American Census Survey 5 Year Estimates, 2015-2020



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Wage Growth 2016 - 2021

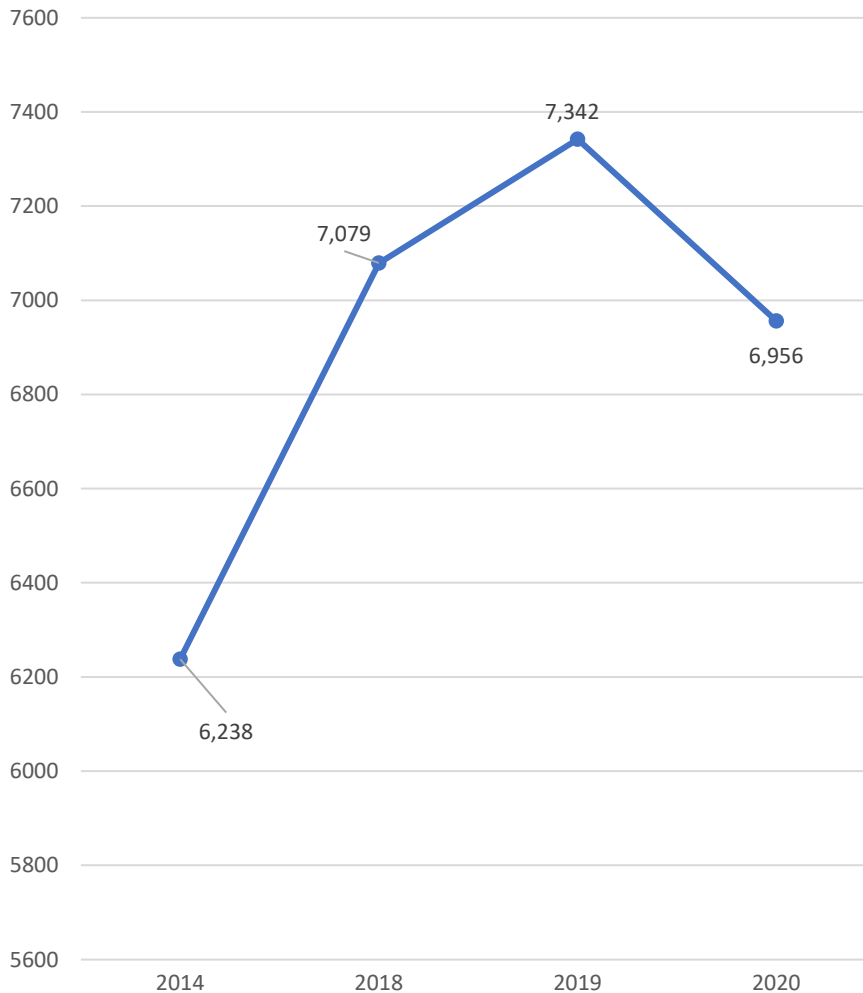


Source: State of Oregon Quality Info Employment Department, Employment and Wages by Industry



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COVID-19 DATA DISCLOSURE:

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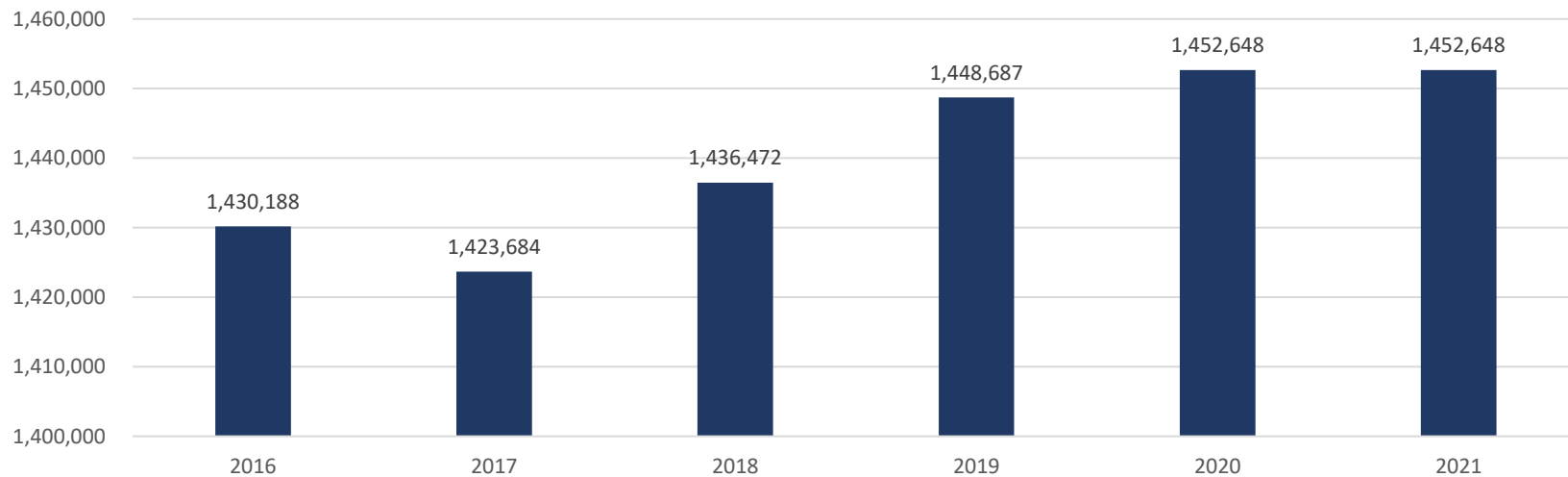
***2014 included as a reference point.**

GOAL I: Support Industrial and Commercial Business Growth and Retention

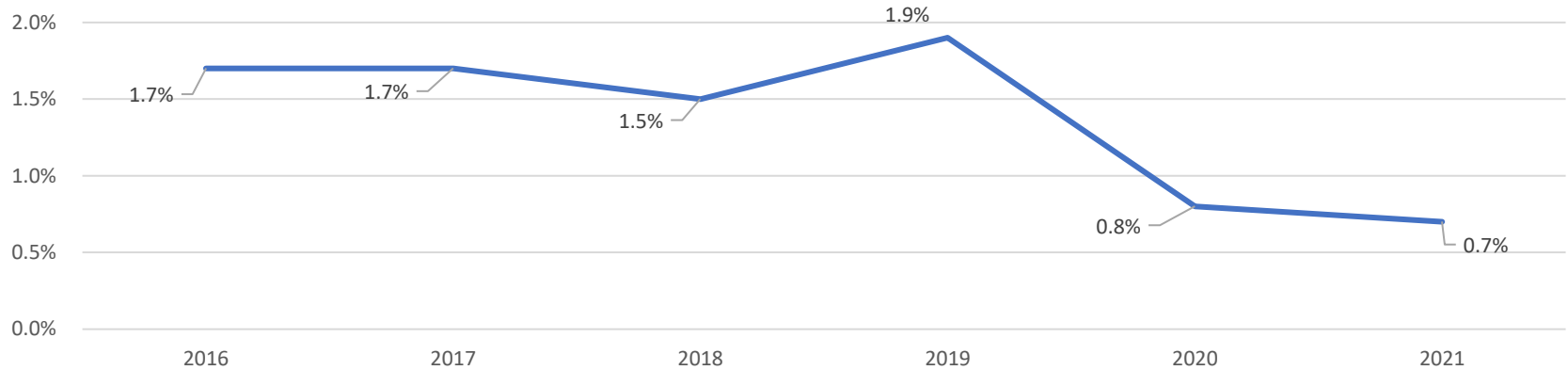
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Enterprise Zone Year	New Applications	On-going Projects
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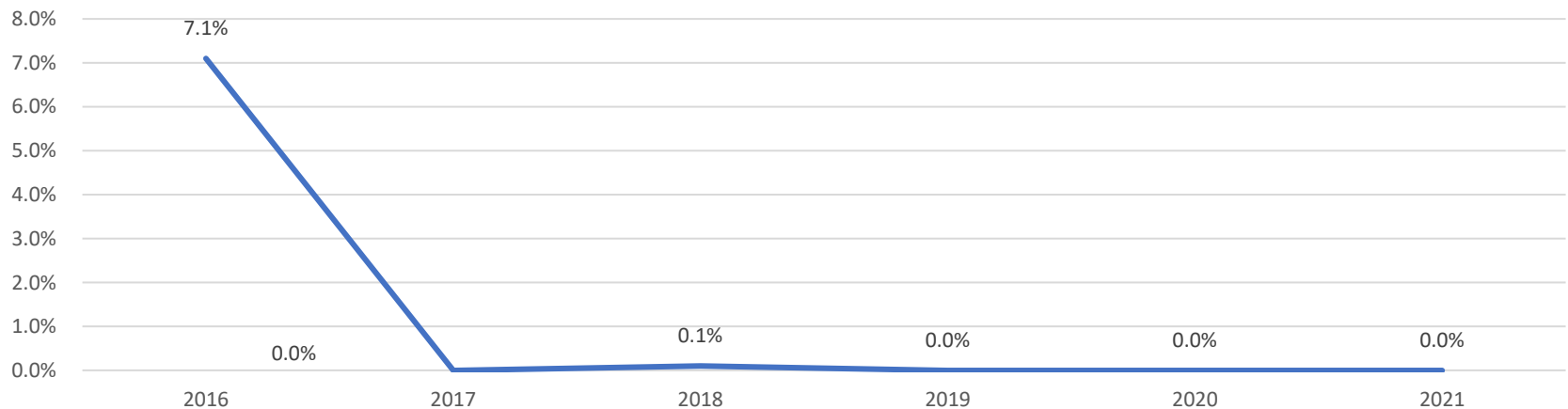
Commercial Real Estate Inventory - Total Square Footage



Source: CoStar. Prepared by: Greater Portland Inc

GOAL I: Support Industrial and Commercial Business Growth and Retention**Commercial Real Estate Vacancy Rate**

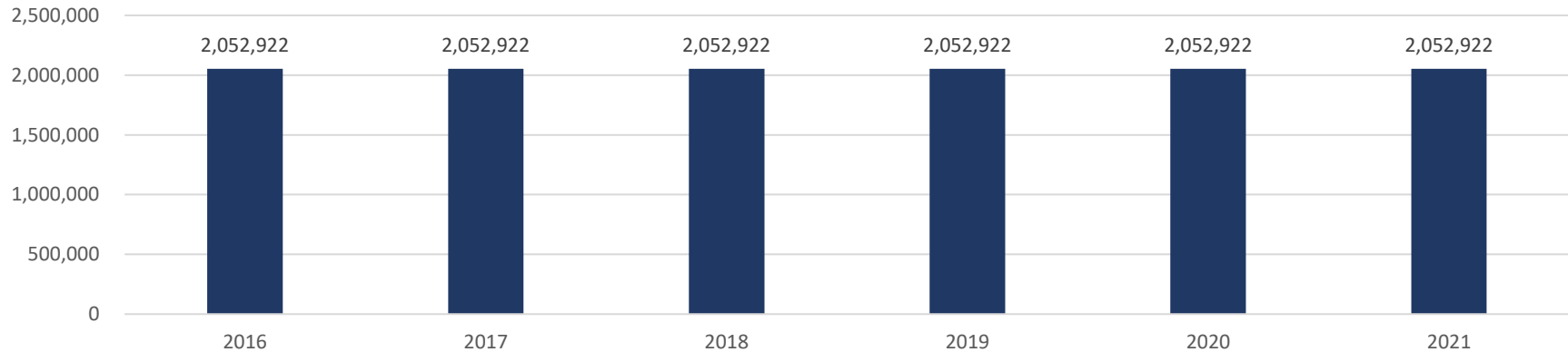
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GOAL 2: Expand Opportunities for Entrepreneurship and Innovation

In 2019, research and planning commenced to determine the potential feasibility of developing an entrepreneurial ecosystem in Forest Grove. The ecosystem as envisioned at the time, would provide support for startups and emerging businesses in the form of business advising, access to broadband, and share working spaces (coworking). Eight partners were identified: Clean Water Services, Pacific University, Oregon Technology Business Center, Chehalem Valley Innovation Accelerator, PCC Small Business Development Center, Venture Catalyst- Washington County, Adelante Mujeres, and HillHUB.

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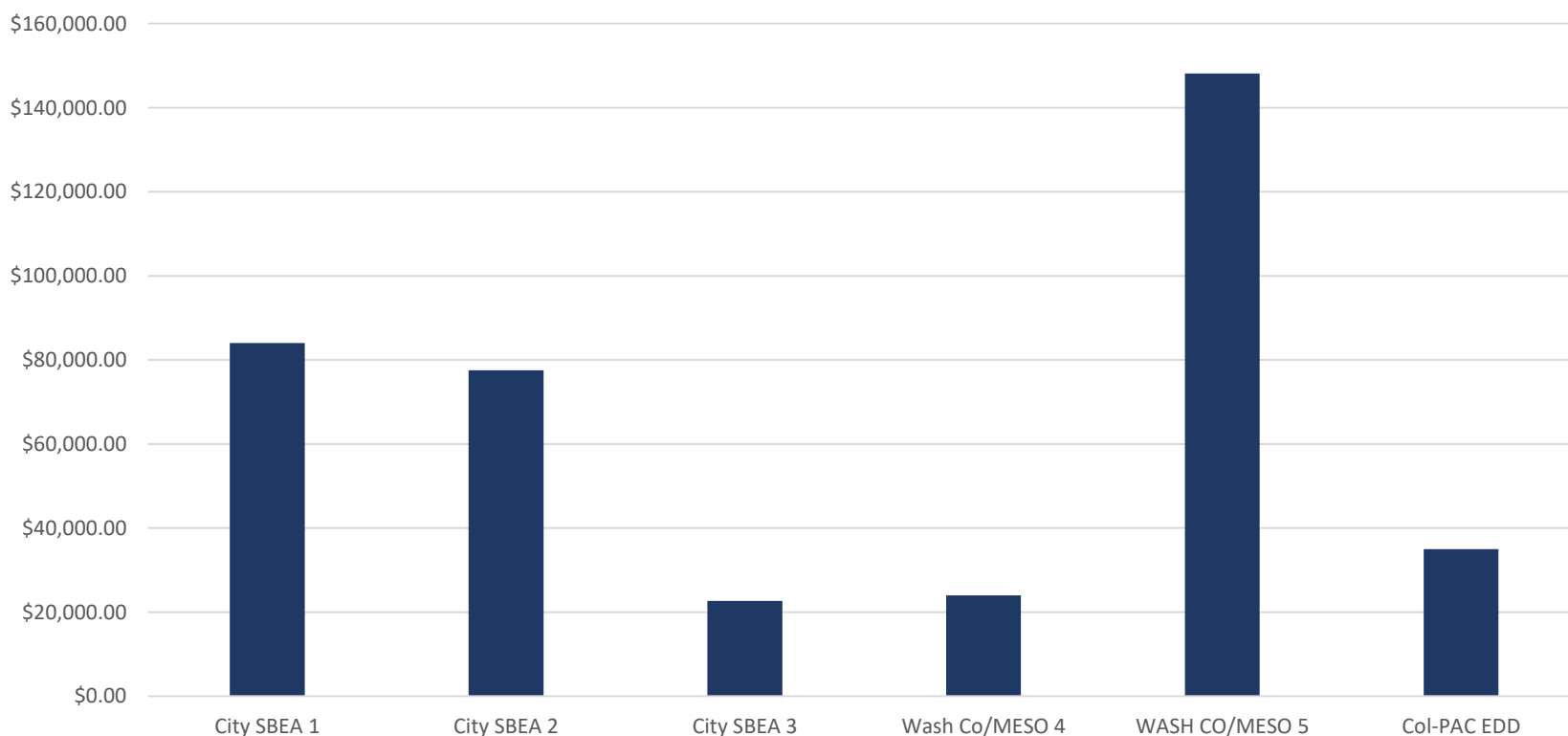
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- FGEDC maintained partnership with the eight partners.
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GOAL 3: Support Small Business Development and Retention

In the wake of the pandemic and over the course of 2020 – 2021, the City of Forest Grove directly administered three Small Business Grant programs and coordinated with Washington County, MESO, and Col-PAC EDD on three additional programs that collectively provided over \$391 thousand to Forest Grove businesses. Eligible uses of funds included rent payments, lost inventory, and employee wages.

Non-COVID small business assistance was provided in the form of the City's Business Incentive Program, Enterprise Zone, MarketLink studies, Storefront Improvement Program, and Travel Oregon and Washington County Visitors Association.

2020-2021 Small Business Grants (Does not include PPP)



GOAL 4: Assist in the Development of a Prosperous Downtown

Main Street Program: Main Street program priorities and launch were again put on hold in 2021 as a result of the pandemic. Staff attended webinars as offered and coordinated by the State's Main Street program. Webinars centered on providing support to downtown businesses, state health compliance, and regular COVID briefings. Staff also attended "Mornings on Main" calls that served as a virtual venue and think-tank for resource sharing for staff and volunteers of Main Street communities.

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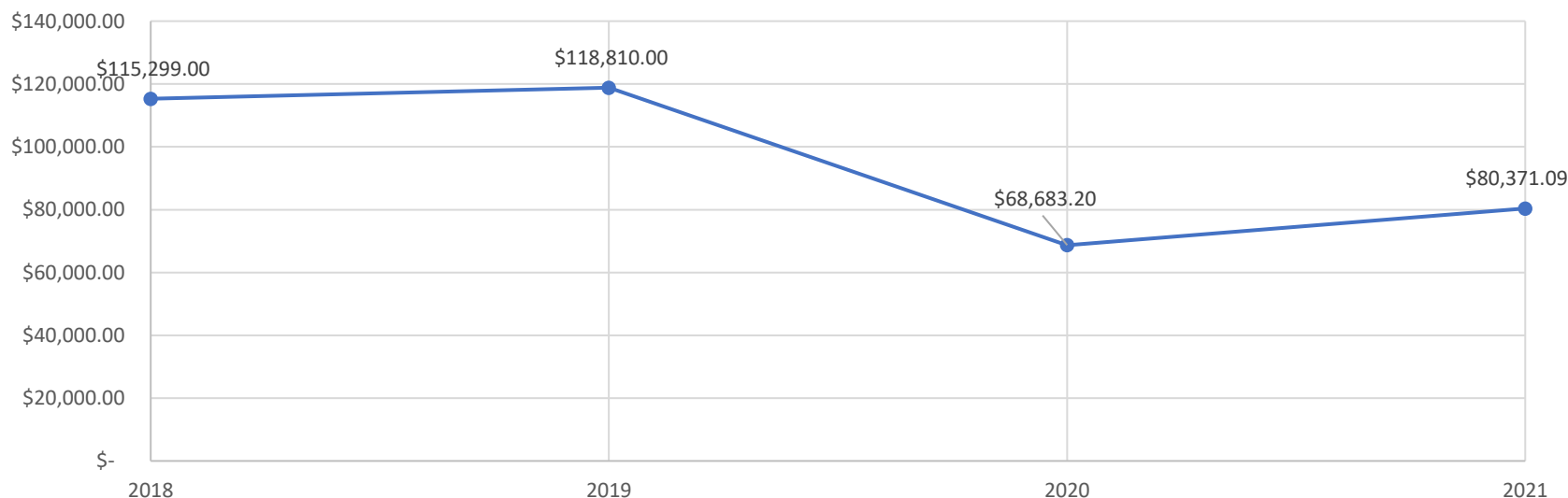
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GOAL 5: Expand the Economic Impact of Tourism

Transient Lodging Tax Revenue (2.5%)



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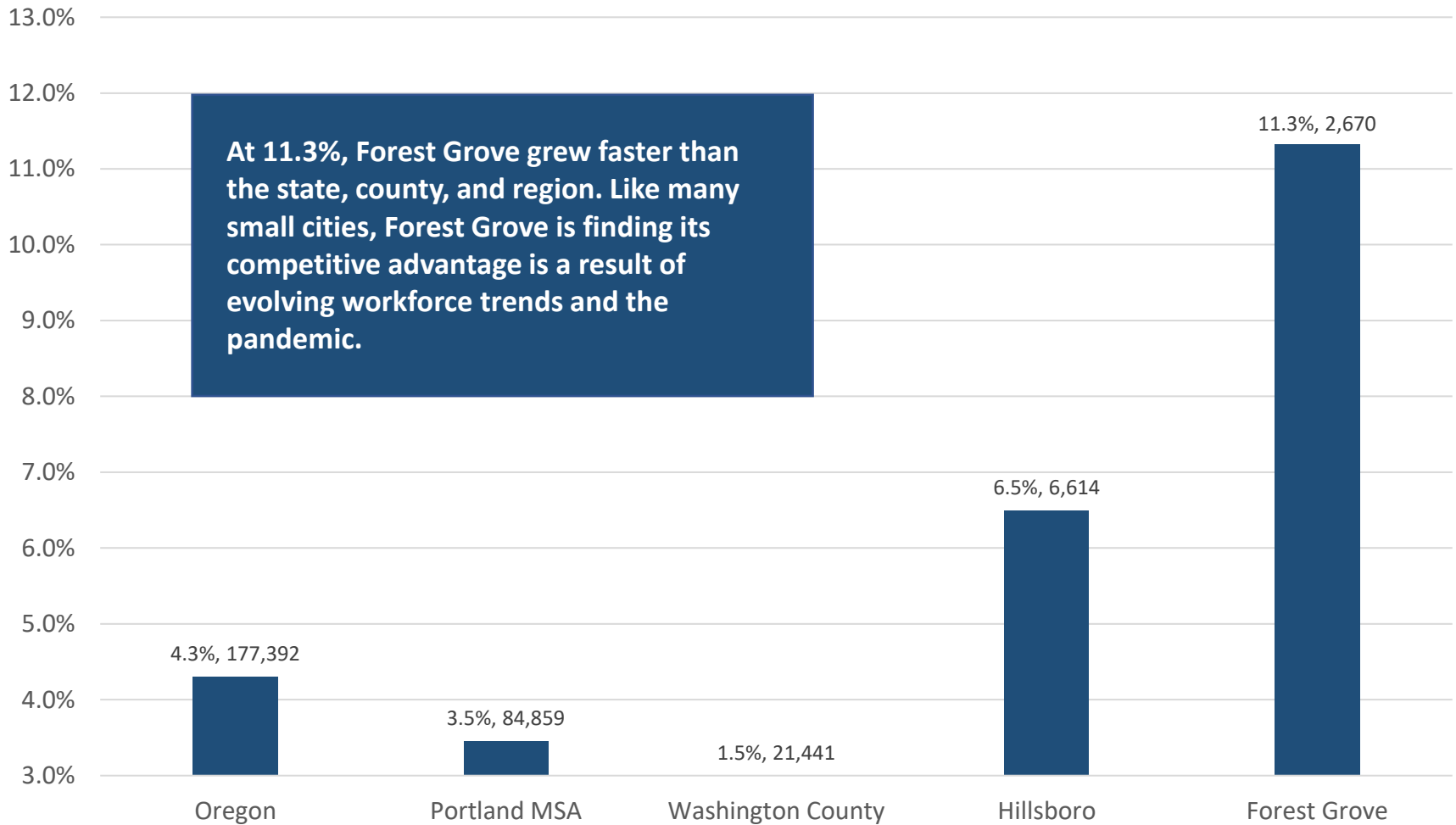
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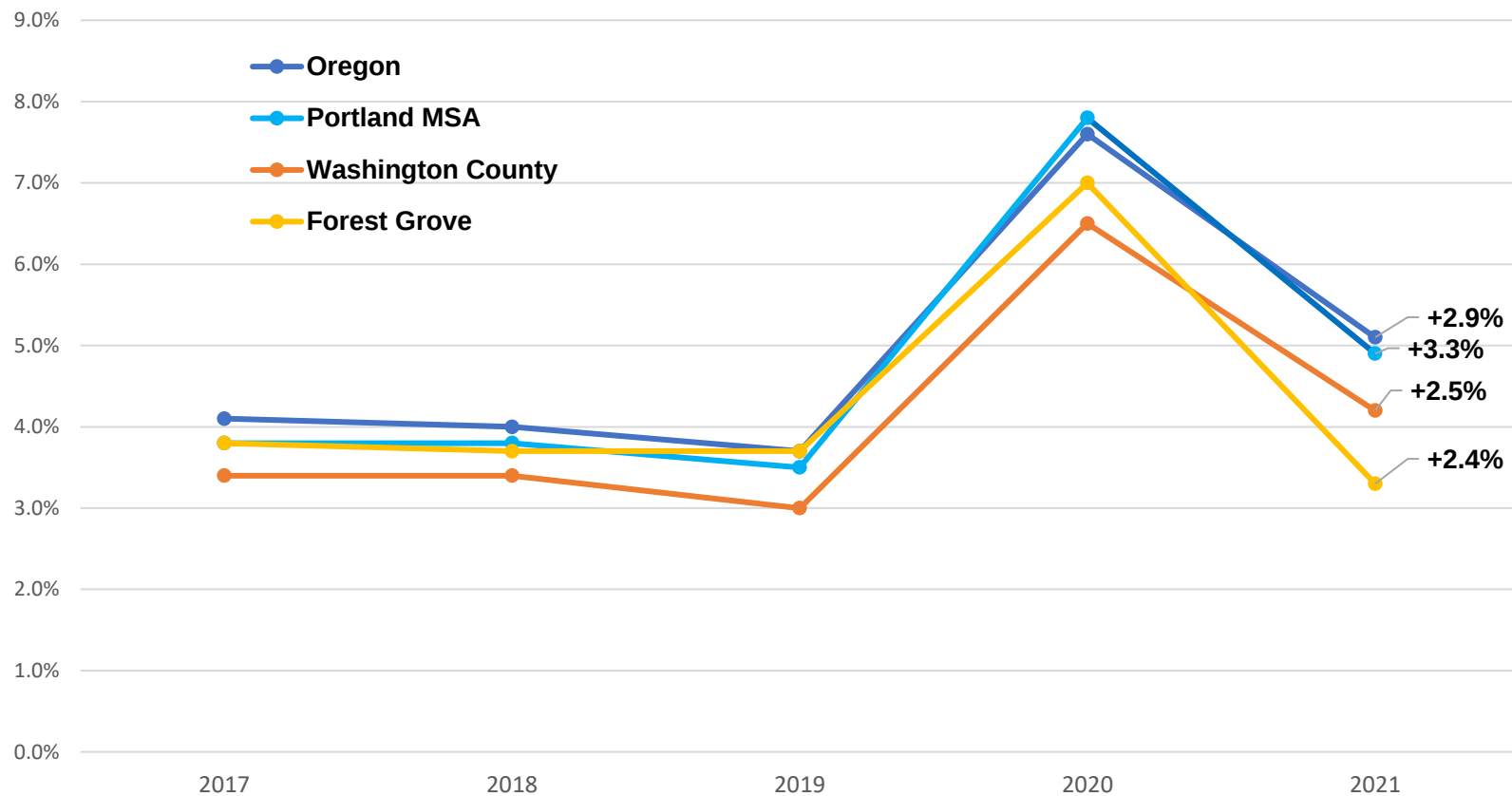
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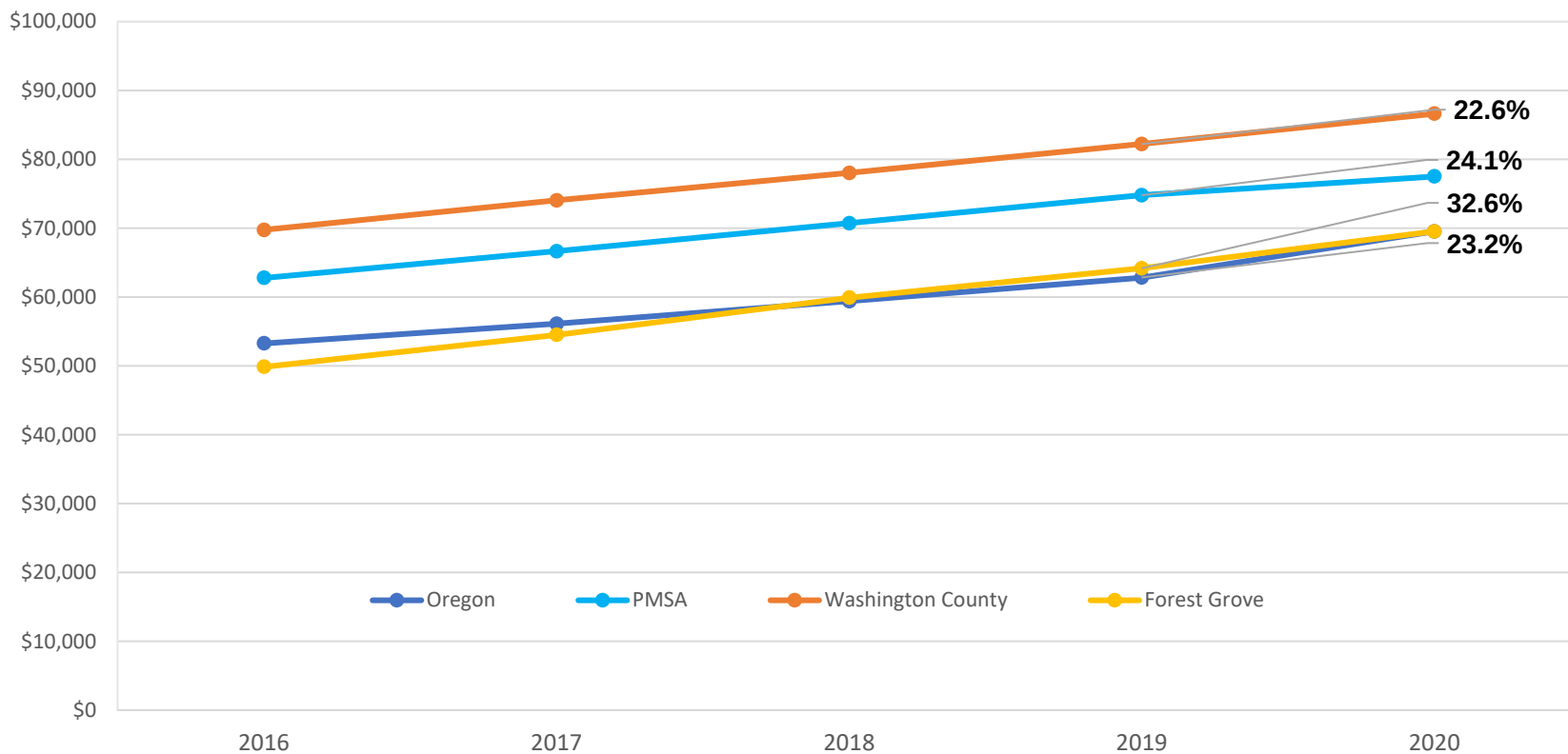


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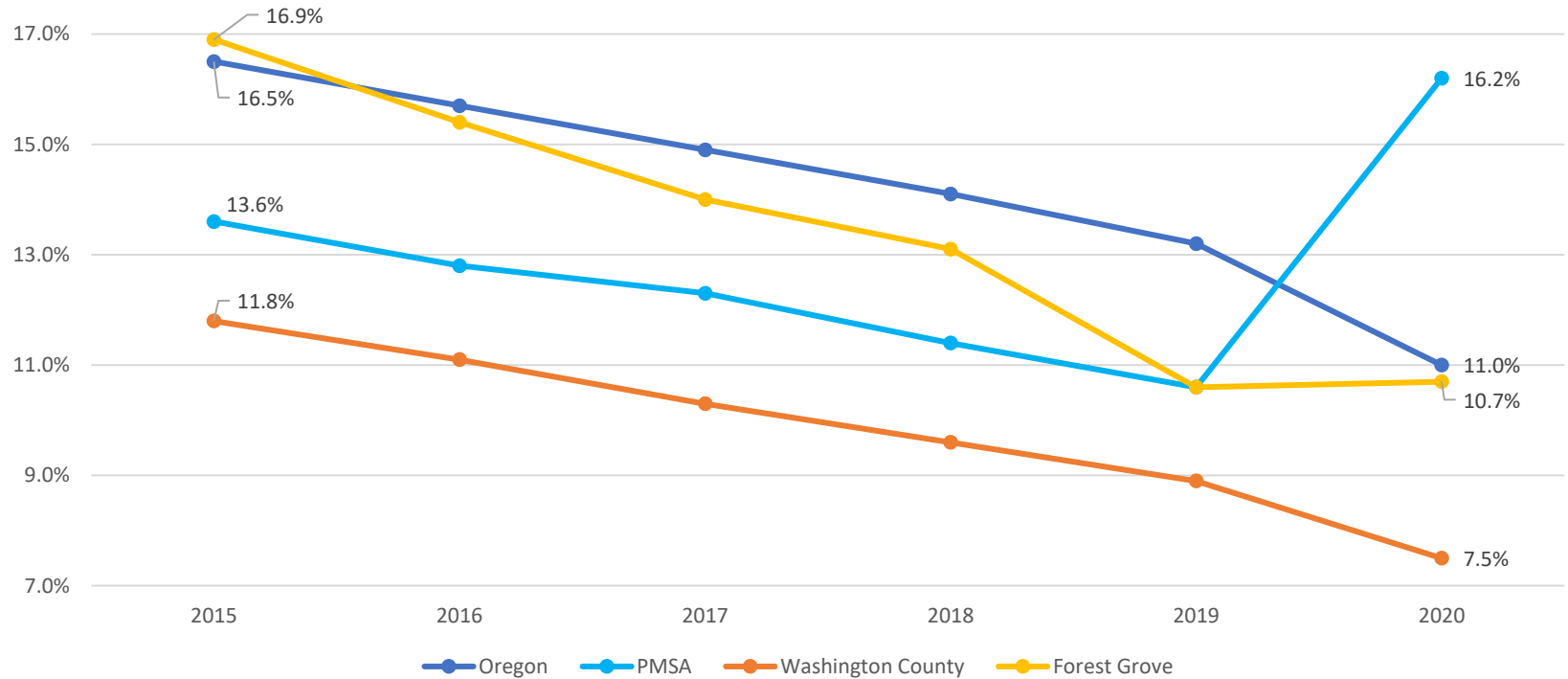


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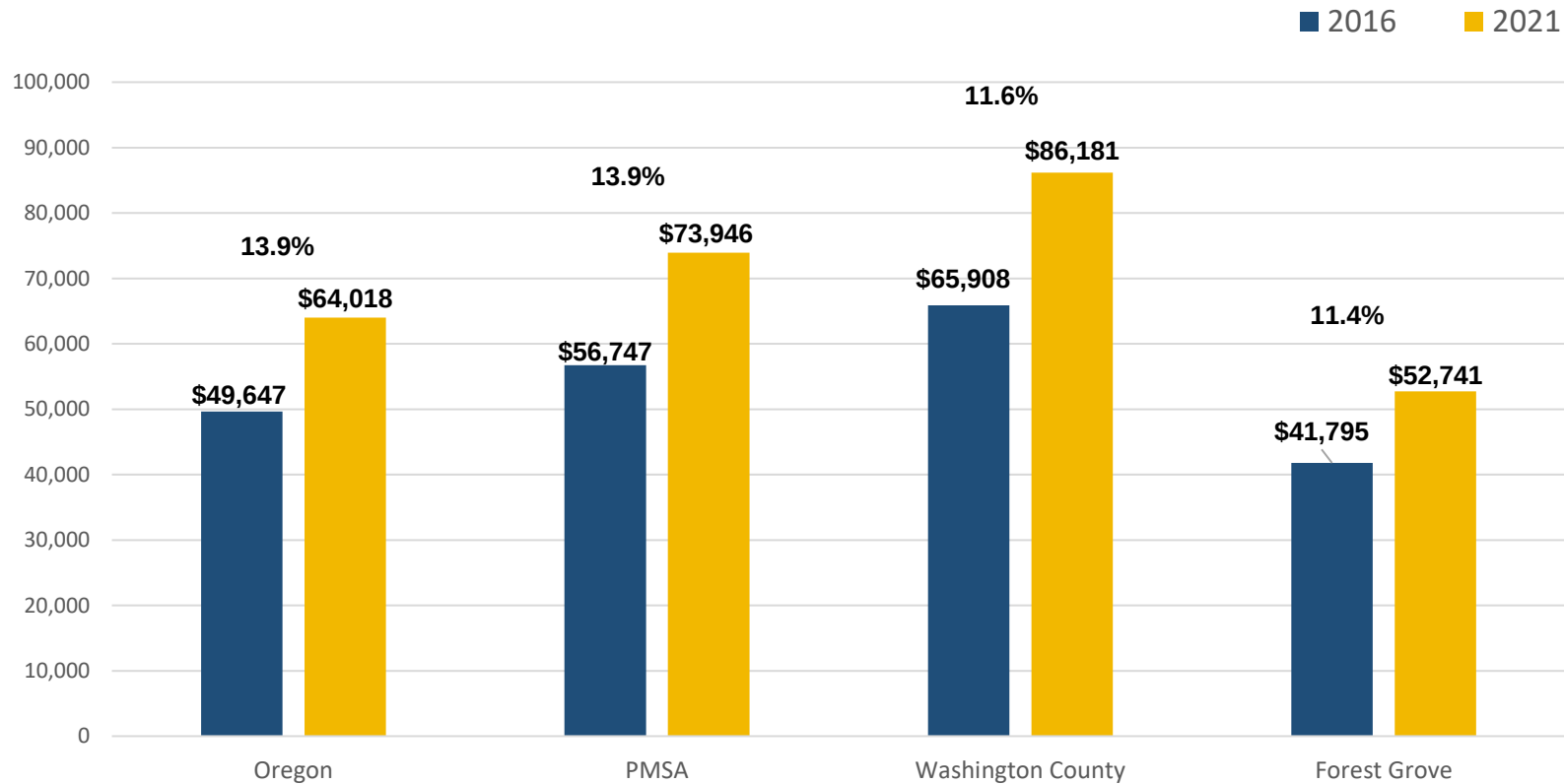


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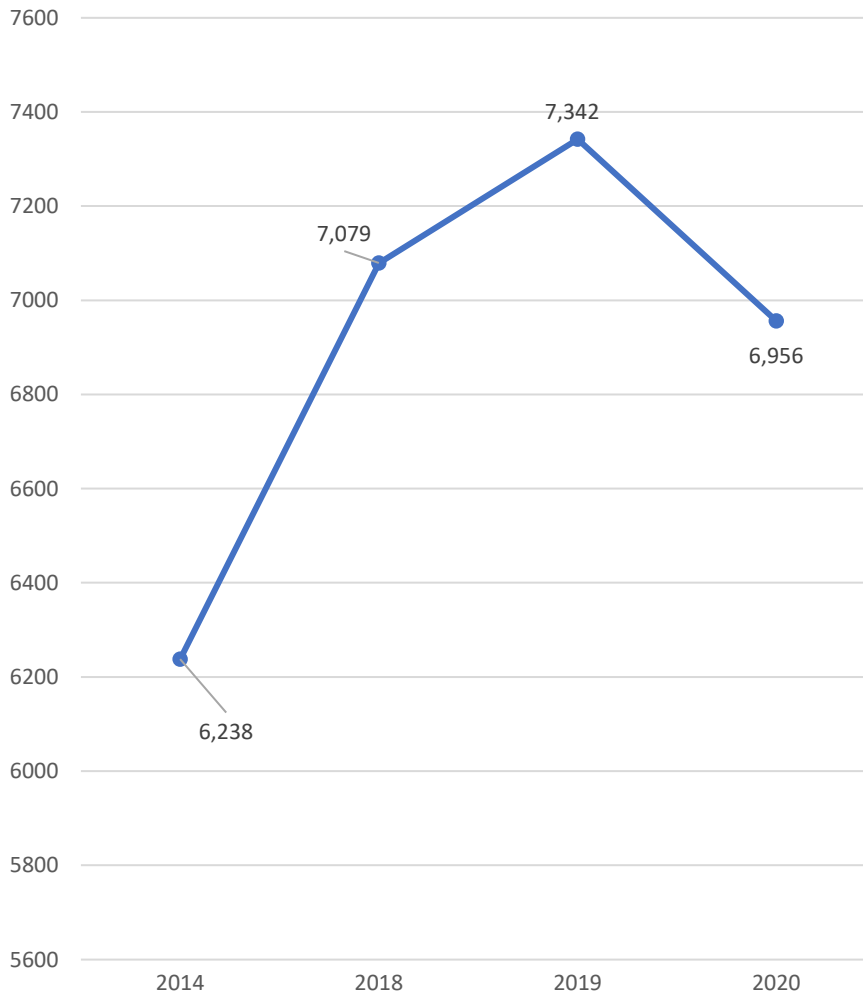


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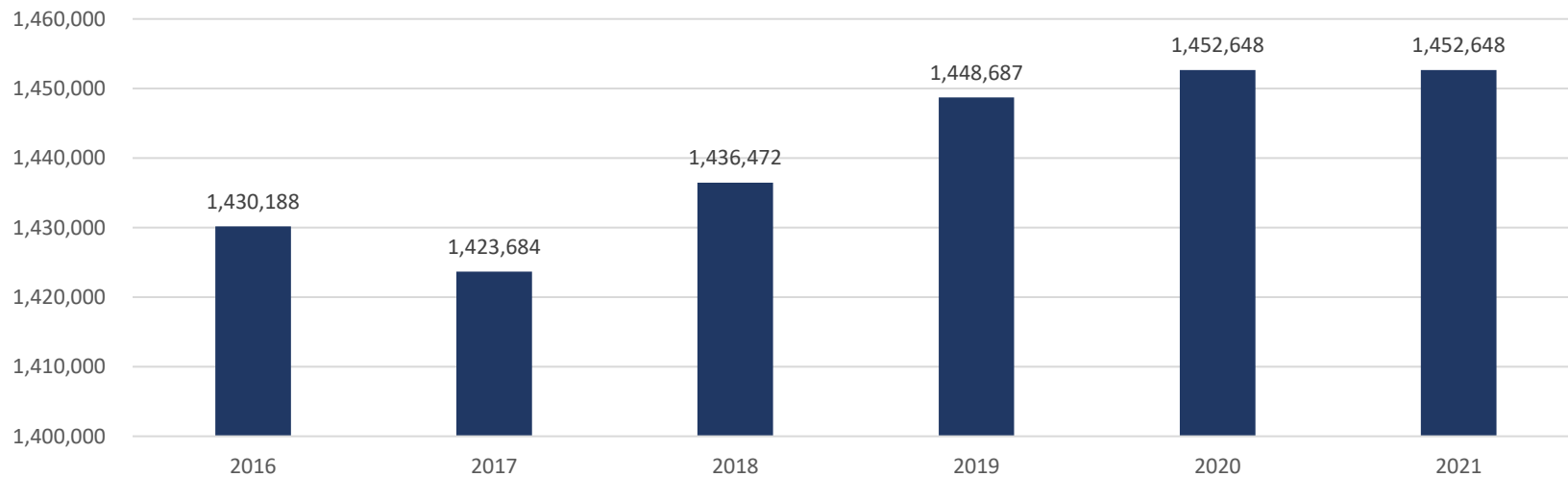
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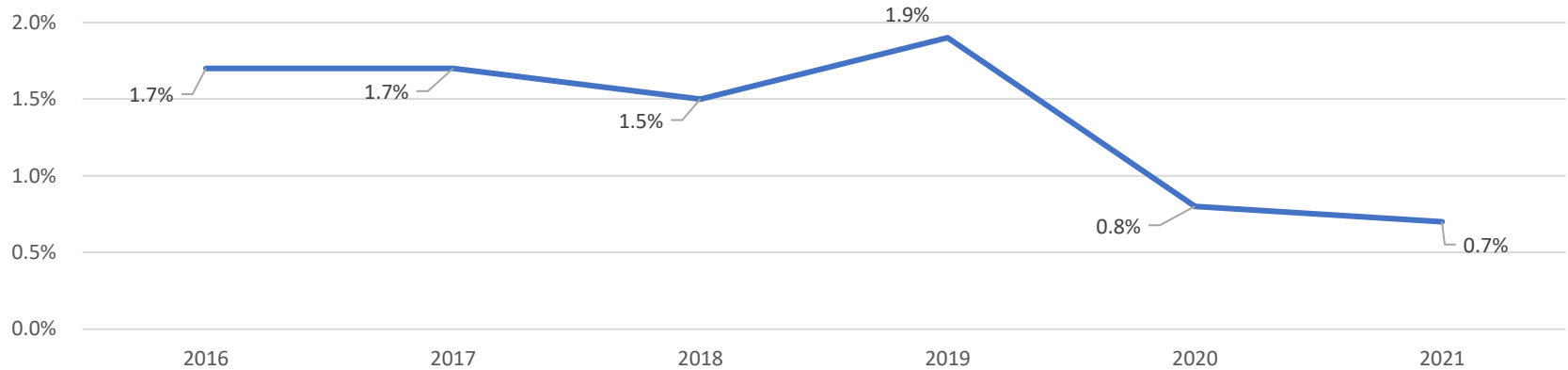
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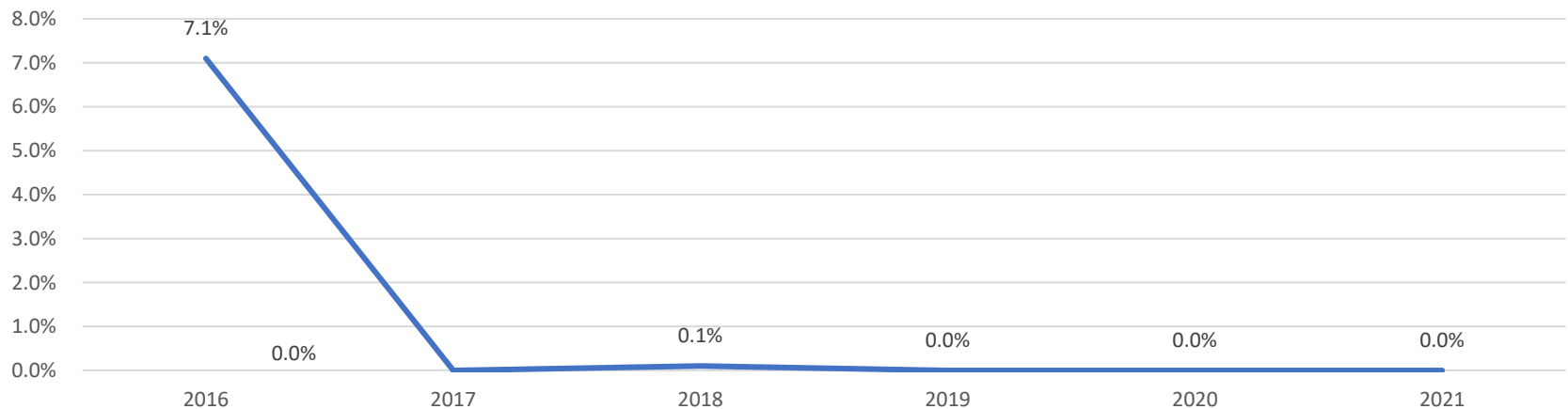
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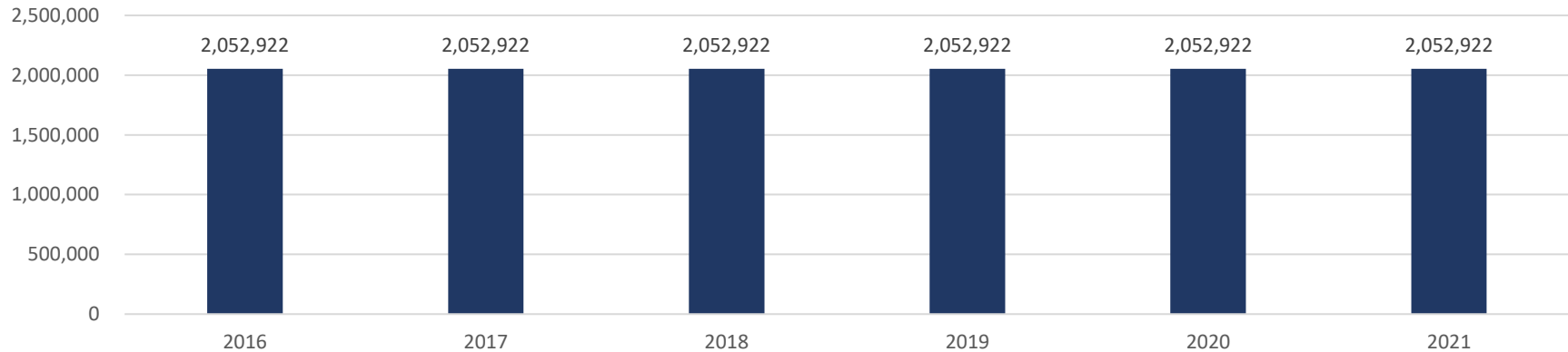
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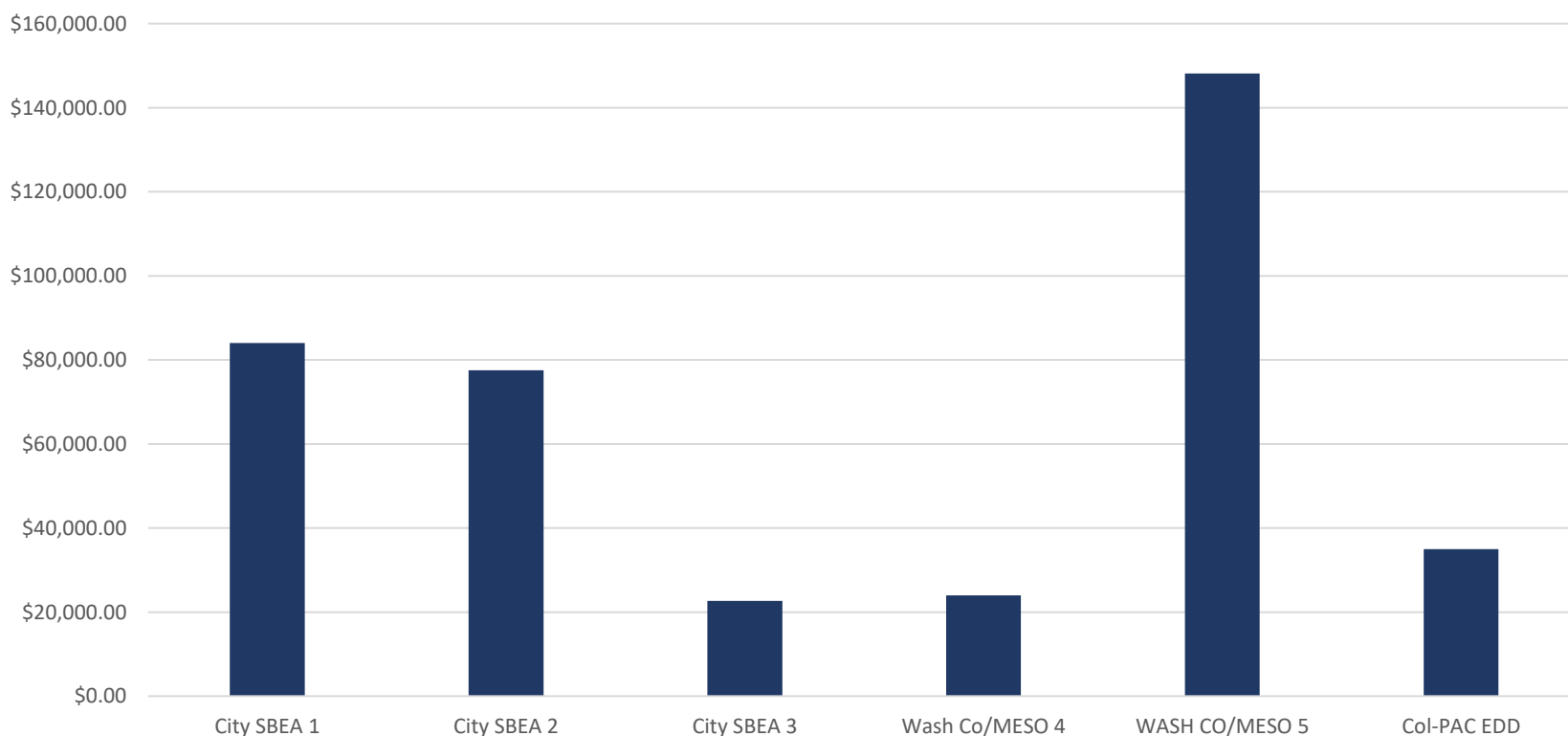
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