



ECONOMIC DEVELOPMENT ADVISORY COMMISSION

AGENDA

Thursday, October 8, 2026

2:00 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 Minutes (Chair)
 - July 28, 2026 [Pages 2 – 4]
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. Business from the Committee
6. Scheduled Business: (Adams)
 - General Project Updates
 - Quarterly Data Overview [Pages 5 – 7]
 - Business Oregon Presentation: Heather Stevens, Regional Development Officer
7. Business from Staff
8. Next Meeting Date: TBD
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 28, 2026

3:00 p.m.

Hybrid – Periwinkle Room

Approved: **DRAFT**

Call to Order

Chair called the meeting to order at 3:02 p.m.

Roll Call

Members present: Chris Hanson, Brent Stutzman

Virtual attendees: Tim Weber

Members excused: Lisa Avery (excused)

Recruitment for vacant position – Sophie Adams, Economic Development Manager, updated the group that Sherrie Payne has resigned from her commission position. Two applications have been passed onto the mayor for review and then will be placed before the City Council to make the decision and then be ratified at their next meeting in August.

Approval of Minutes for January 14, 2026

3:04 p.m.

Motion: Commissioner Stutzman motioned to approve the minutes as presented. Commissioner Weber seconded the motion which passed 3-0.

Public Comment

None.

Scheduled Business

- Business Oregon Presentation
Heather Stevens, Regional Officer at Business Oregon, was unable to attend this meeting. She plans to come to the next meeting to speak about their organization.

Business from Staff

- Data Report and Project Updates – Adams shared that they have had a request for a letter of support from OSU for Economic Development Administration's Disaster Funding Program, regarding a Disaster Recovery Grant Program. OSU has applied for funding for a stand-alone deep tech incubator at the Corvallis Industrial Airport Park. It would provide a pipeline of companies that could allow for expansion in the region. Economic Development provided a letter of support for that funding. She will keep the group updated on the status of that grant.

Stutzman asked questions about what the grant program would be focused on. Hanson asked how the grant would be distributed. Weber asked on the size of the grant.

- Albany Airport Project – Adams let the group know that consultants on this project have submitted their report. Adams recommended the group look at the information on the Airport Advisory Commission site, and she offered to send it out to the commissioners if needed. There are no plans to close Albany Airport, but instead to optimize its usage. Paul Trombino, the new Public Works Director, has been working with the Airport Advisory Commission to put together what the next steps should look like. Adams walked through those steps, with the focus being on business and marketing of the current structures, reviewing costs/leases, reviewing and updating the master plan and design standards for future hangers. There is a key component of historic hanger physical improvements as

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a potential opportunity for events. They are looking at potential partnerships, leases and other opportunities with the historic hanger.

Weber asked about the 5-acre parcel within the Airport property and if it could have other uses in the master plan. Adams acknowledged that it is part of the evaluation to see what it could be used for.

- Industrial Land and Site Readiness – There is a program called Regionally Significant Industrial Sites, which is a certification that qualifies industrial sites with forgivable loans to be used for site readiness. Adams explained the process and would like to apply for two sites, Kempf and Pepsi. If the group was amenable to this, she asked for a motion to support Albany’s application to the program. Hanson asked if the dollar amount was enough to do something as large as the Pepsi. Adams confirmed that the amount was significant. She did say that owners of sites such as these would encourage this type of program to make an industrial site more shovel ready and attractive to develop. Stutzman brought up the potential tax incentive to an investor, which Adams concurred that these sites would have multiple layers of incentives.

Motion: Commissioner Weber motioned to provide support to the City’s application to the Regionally Significant Industrial Sites program. Commissioner Stutzman seconded the motion. The motion passed 3-0

The commissioners asked some questions about the details of the program, referring to timeline, scope and process.

- Lands Inventory – Adams followed up on a previous discussion on an inventory of Industrial lands within Albany city limits. Jennifer Wehr, Economic Development Program Coordinator, shared the amount of vacant acreage and developable lands with the group. Hanson asked about the possibility of expanding the spreadsheet to include additional information.

Wetlands update – David Martineau, Planning Manager, is leading a project to update the city’s wetlands inventory. This is for a state funded grant project and at the state’s mercy on contracting with the state’s consultant. They will provide an update at the next meeting.

- Southern Willamette Valley Innovation Corridor – Adams shared their website and shared information about the initiative. This initiative focuses on the innovation between Oregon State University and University of Oregon along with the different cities in the southern Willamette Valley.

Valliscor – Adams shared the recent event at ATAMI, that Valliscor led recently and Economic Development’s participation in it. They are looking forward to similar events in the future. Hanson shared some information about Valliscor construction. Hanson also shared other recent events centered around innovative organizations.

- Strategic Plan update – Adams shared that the City Council has adopted the strategic plan and the website with the details of the plan. This plan includes a page that shows the different objectives and what departments are leading to that objective, which is different from the past strategic plan. It also includes the status of each objective.
- Linn County Intermodal Center update – The facility has been leased in July by a company named Omni Energy. This company focuses on distribution of renewable energy, namely diesel, from California. The first railcar was processed through the site in mid-July. They will also be handling solid waste.
- Downtown – Downtown Economic Improvement District – This is part of the funding for the Albany Downtown Association (ADA). The funding has been granted for another three years to support part of ADA’s program funding. The ADA needs a new Executive Director. The search will start in the next

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few months and encourage the group to recommend the position to those that they think might be interested and send them to Sophie.

- Urban Renewal – Adams updated the group on those that were awarded funds through the CARA grant, how much for each awardee and the timeline to have their projects completed. ED will be developing an impact statement on how these projects utilizing the CARA funding will have a positive impact on downtown Albany.
- Data Report – Wehr went over the report in the group’s agenda packet, which breaks down the demographics of business opening/closing, job growth, and worker demographics. It also includes available commercial and industrial spaces. The report covers the whole of Linn County and allows the group to compare the growth of Linn County to the state information.
- Small Business Development Center – No longer housed at LBCC. Instead, it will evolve into a consultant model, still located in Albany, but not affiliated with LBCC, which will change the feel of the experience and not have standard office hours. Instead, it will be by appointment with business advisors, located in Albany. They are still recruiting for the Lead Business Advisor position to take the role. Adams encouraged the group to refer potential candidates for the position to the website for position details and to apply. There are other offices that can assist with current needs, but they are not in Albany yet.
- Adams referenced a list of upcoming meetings and events focused on Economic Development involvement, within their agenda packet.
- Tourism – CTP Grant, awarded through the Tourism Advisory Commission. The grant application closes September 1, 2026. Awards will be awarded at their September meeting. The grant is focused on new events, new elements of an event or a new marketing campaign, to bring people outside of Albany into Albany.
- Hanson asked about the Obie Company. The company is still working through the design process, due diligence process and have asked questions about the city on the MUPTE Program. Adams will update the group when she receives word back from them.

Business from the Commission

None.

Next meeting date is planned to be in late September to early October. A meeting request will be sent to the group soon.

Adjournment

Chair Hanson adjourned the meeting at 3:52 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant

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.*



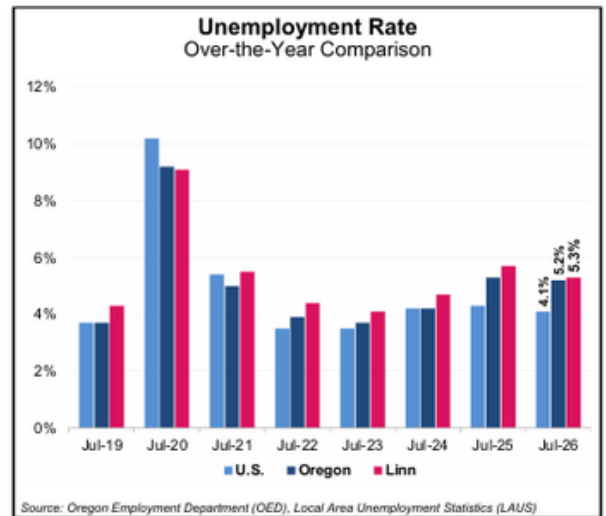
EDAC Data Report October 2026

Local Employment Data and Trends (qualityinfo.org):

Most recent unemployment numbers (August 2026):

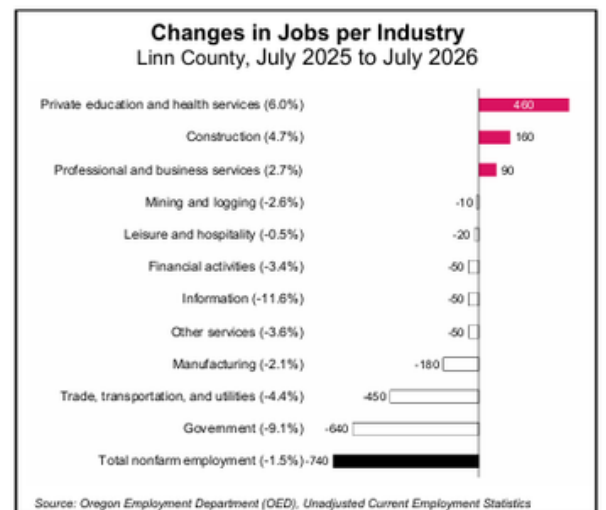
- Albany 5.3% (-.1% since June 2026)
- Linn Cty (5.3%) (-.1% since May 2026)
- Oregon 5.1% (was steady at 5.2% Jan-July 2026)
- US 4.1% (-.2% since May 2026)

*Unemployment rate is calculated by dividing unemployed by civilian labor force.



Mid-Valley Economic Indicators Linn County, July Data

Linn County's seasonally adjusted unemployment rate was 5.3% in July, essentially unchanged from June's revised unemployment rate of 5.4%. Linn County's unemployment rate has decreased from 5.7% to 5.3% over the past year. Oregon's statewide unadjusted unemployment rate in July was 5.2%. Employment in the county declined by 740 jobs (-1.5%) over the year. Employment increased in industries such as private education and health services (+460 jobs) and in construction (+160 jobs). Linn County saw declines in government with the summer break in local education (-640 jobs) and trade, transportation, and utilities (-450 jobs).



Points and Articles of Interest:

Per Capita Personal Income in Linn and Benton Counties

September 17, 2026

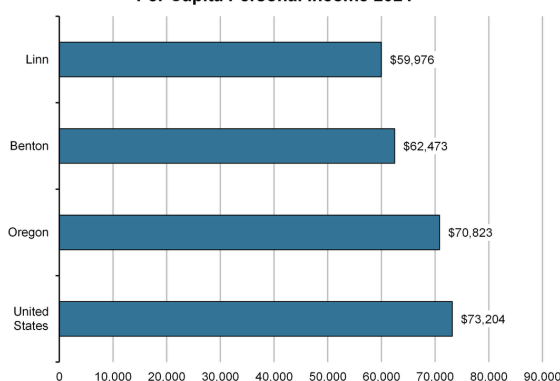
by Pat O'Connor

The U.S. Bureau of Economic Analysis (BEA) recently released new estimates of per capita personal income (PCPI) by county. Personal income data is not among the most current economic indicators – the "new" county estimates are for 2024. Despite the time lag in producing personal income data, they are still valuable for evaluating a county's economic health.

Personal income data includes wage and salary income, but it also includes other sources of income. One other source of income is transfer payments from the government. Transfer payments include social security income, food stamps, Medicare and Medicaid, welfare income, and student grants and loans received from the government. Personal income also includes interest, dividends, and capital gains that people receive. Farm income is another component captured in personal income data.

Graph 1 shows Benton and Linn counties compared with Oregon and the nation in terms of per capita personal income. Benton County's (\$62,473) per capita income level in 2024 exceeded Linn County but lags behind Oregon and the U.S. Linn County's (\$59,976) per capita income level was significantly less than both the state and the nation.

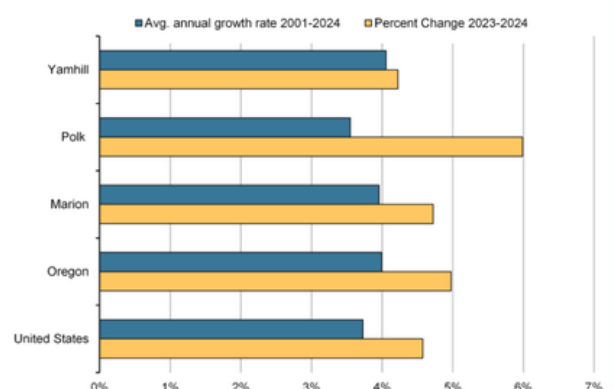
Per Capita Personal Income 2024



Source: Oregon Employment Department, Bureau of Economic Analysis

Graph 2 illustrates the short-term and long-term percentage change in per capita personal income in Polk, Marion and Yamhill counties, Oregon, and the United States. The short-term change is shown by looking at the over-the-year percent change from 2023 to 2024. All three counties had a gain in PCPI from 2023 to 2024. Polk County's PCPI grew 6.0% from 2023 to 2024, faster than Oregon (5.0%) and the U.S. (4.6%). Yamhill County's PCPI grew 4.2% and Marion County's PCPI grew 4.7%, slightly slower than Oregon. The long-term trend in PCPI is captured by looking at the annual average percent change from 2001 to 2024. Over that period, Polk County (3.5%) tracked slower long-term income growth compared to the U.S. (3.7%) and Oregon (4.0%). Marion (4.0%) and Yamhill (4.1%) counties have both shown long-term growth similar to Oregon.

Change in Per Capita Personal Income



Source: Oregon Employment Department, Bureau of Economic Analysis



EDAC Data Report October 2026

Downtown Real Estate Updates:

Downtown Commercial Spaces available:

- JC Penney Building (317 W 1st Av) - 1788-6122 sf Multi Level Office Space build-to-suit ready Fall 2026
- 309 1st Ave W (Western Union Bldg) - 2 Storefront tenants, studio above. 4500 sf- \$599,900
- 305 Washington (Bill's Flower Tree) - 3608 SF \$395,000
- 300 Ellsworth St SW (WAFD building) total 19,497 SF, 1st floor tenant (4500 sf) will leaseback
- Capital Pawn Building - 6,285 SF available
- Two Rivers Market - multiple spaces available for lease
- 227 (&225) 2nd Av SW SW [Murphy Seed Co Building] - 2596 SF, .05 ac \$455,000

New or Moved:

- Blacksmith Coffee Co 456 2nd Av SW - Now Open
- Beloved Cheesecakes relocating to 220 2nd Ave SW (former Greyhound building) Grand Opening 10/16
- 425 W. 1st Av - Hole in the Wall - expanded space!
- 415 1st Av W - Ree+Rae's Gift Shop - moved to new space
- 424 1st Ave - Many Hands - Grand Opening 10/10

Industrial Available Properties:

For Lease:

- 2200 Three Lakes Road SE (Ste 2260-102) - 2199 SF Industrial Space
- 1128 S Commercial Way SE - 6288 SF Industrial Space
- 2300 Ferry St SW - 2 spaces available (820 SF and 1868 SF)
- 2989 Ferry St SW (Suite 101) - 4160 SF Industrial Space
- 3543 Steelhead Run Dr NE - 10,800 SF Industrial Space
- 148 41st Ave SE - 10,000 SF Warehouse/Industrial
- 1210 Jackson Street SE - 10,137 SF Industrial Warehouse
- 2910 Three Lakes Rd SE (68.68 ac) vacant land
- 3025 Kathryn Av NE - 23,000 SF Industrial Space
- 2794 Three Lakes Rd SE, Suite 150 (4140 SF) & 170 (5680 SF)

For Sale:

- 1852 Fescue St SE - 39,250 SF Office Building
- 802 Old Salem Rd NE - 7,500 SF Industrial Building
- 1100 Old Salem Rd NE - 9,840 SF Industrial Building
- 5236 Pacific Blvd SW (Buildings 1 & 4) - 17,952 SF Industrial Building
- 1624 Ferry St SW - 3030 SF, .35ac lot, light industrial



Economic Development Staff Updates

Business Retention and Expansion (BRE)

Business Site visits included Alyrica, Oregon Manufacturing Extension Partnership (OMEP), Willamette Workforce Partnership (WWP), Habitat for Humanity, Custom Needlepoint Creations.

BRE topics/issues this quarter included: regulations for home businesses, permit requirements, financing options, infrastructure issue, payment processing, Enterprise Zone, Business Oregon job creation tax credit, new potential workforce development initiative.

Recruitment and Site Readiness

Recruitment efforts in progress for “Kempf” Industrial site along I-5 and “Pepsi” site in south Albany.

Assessing utility capacity and solutions for barriers.

Preliminary work started to evaluate feasibility of a Sports complex

EPA/COG Brownfield Grant applications approved for an additional two sites

Placemaking and Tourism

Collaborative Tourism Promotion Grant Awards made by Tourism Advisory Commission to eight recipients, totaling \$50,000 investment in Albany tourism.

Downtown and Central Albany Revitalization Area

Ongoing projects: former Wells Fargo site development agreement, Old City Hall/Post Office renovation, St. Francis Hotel renovation, 2026 CARA Grant projects, CARA sunseting process and reporting, Obie development design and due diligence.

Programs and Incentives

New/in-progress: Economic Development Grant funded by CDBG and administered by Oregon Cascades West Council of Governments, new enterprise zone application in process, Business Oregon job creation tax credit program, Opportunity Zone nominations, one or two MUPTE applications expected this fall.

Strategy, Collaboration, Administration

Meetings and events included: Facilitated Oregon Economic Development Association’s (OEDA) Tax Increment Financing Committee Best Practices rollout and webinar, OEDA Government Affairs, Policy Council, and Professional Development Committees, Oregon Cascades West Council of Governments (OCWCOG) Economic Development District Board, OCWCOG Regional Practitioners, Albany Women in Business, League of Oregon Cities Economic Development Lobbyist, International Economic Development Council (IEDC) Women Economic Developers, Quarterly Corvallis-Albany Practitioners Meeting, Frontiers of Semiconductor Technology Kick Off, Oregon Infrastructure Summit, Quarterly Economic Development Comparators, Albany Downtown and Albany Visitors Boards, Albany Area Chamber of Commerce, OCWCOG Wetlands Consortium, Southern Willamette Valley Innovation Corridor.