

**RS 7. B. 5/3/22  
Presentation**

# **Economic Development Update**

**Milwaukie City Council**

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Program Manager**



# Overview

- Economic Development Department Goal
- Economic Development Strategy
- Economic Development Workplan



# Our Goal

A holistic and robust economic development ecosystem with multiple initiatives that involve and support community members and business owners.



# Economic Development Strategy



CLUSTER	
Target Industries	Current Employers
<b>FOOD PROCESSING AND STORAGE</b>	
<ul style="list-style-type: none"> <li>▪ Commercial Baking</li> <li>▪ Flour Milling</li> <li>▪ Grocery Merchant Wholesalers</li> <li>▪ Alcohol Merchant Wholesalers</li> <li>▪ Commercial Printing</li> <li>▪ Specialty/Craft Manufacturers</li> </ul>	<ul style="list-style-type: none"> <li>▪ Bob's Red Mill</li> <li>▪ Dave's Killer Bread</li> <li>▪ Breakside Brewing</li> <li>▪ Alpine Foods</li> <li>▪ Unified Grocers</li> <li>▪ Core Mark International</li> </ul>
<b>METALS, MACHINERY &amp; TRANSPORTATION EQUIPMENT</b>	
<ul style="list-style-type: none"> <li>▪ Primary &amp; Fabricated Metals</li> <li>▪ Machinery</li> <li>▪ Transportation Equipment</li> <li>▪ Metals and Equipment Wholesalers</li> <li>▪ Testing &amp; Calibration Labs</li> <li>▪ Computer &amp; Electronic Systems for Aerospace</li> <li>▪ Software &amp; R&amp;D</li> </ul>	<ul style="list-style-type: none"> <li>▪ Miles Fiberglass</li> <li>▪ PCC Structural</li> <li>▪ Blount</li> <li>▪ American Metal Specialties</li> <li>▪ Warn Industries</li> <li>▪ Ran-Tech Engineering</li> <li>▪ OECO</li> </ul>
<b>HEALTH SERVICES AND CONTINUING CARE</b>	
<ul style="list-style-type: none"> <li>▪ Hospitals</li> <li>▪ Offices of Physicians, Dentists, and Specialists</li> <li>▪ Kidney Dialysis Centers</li> <li>▪ HMO Medical Centers</li> <li>▪ Nursing and Residential Care</li> <li>▪ Pharmacy Services</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sunnyside Hospital</li> <li>▪ Providence</li> <li>▪ Kaiser</li> <li>▪ Consonus</li> <li>▪ American Medical Response</li> <li>▪ Rehab Specialists</li> <li>▪ Willamette View</li> </ul>

CLUSTER	
Target Industries	Current Employers
<b>WAREHOUSE &amp; DISTRIBUTION</b>	
<ul style="list-style-type: none"> <li>▪ Durable Goods Wholesale</li> <li>▪ Nondurable Goods Wholesale</li> <li>▪ Wholesale Trade Agents &amp; Brokers</li> <li>▪ Truck Transportation</li> <li>▪ Warehousing &amp; Storage</li> </ul>	<ul style="list-style-type: none"> <li>▪ Unified Grocers</li> <li>▪ Core Mark International</li> <li>▪ Cross Point NW</li> <li>▪ Norlift</li> <li>▪ Titan Freight</li> <li>▪ HD Supply Management</li> </ul>
<b>BUSINESS, PROFESSIONAL &amp; INFORMATION SERVICES</b>	
<ul style="list-style-type: none"> <li>▪ Software/Computer Programming</li> <li>▪ Specialized Design</li> <li>▪ Engineering &amp; Technical Consulting</li> <li>▪ Financial, Legal, &amp; Real Estate Services.</li> <li>▪ Temporary Help Services</li> <li>▪ Enterprise Headquarters</li> <li>▪ Administration Services</li> <li>▪ Back Office Functions</li> </ul>	<ul style="list-style-type: none"> <li>▪ Princeton Prop. Management</li> <li>▪ Active Telesource</li> <li>▪ Moda Health</li> <li>▪ Crossmark</li> <li>▪ Pacific marketing</li> <li>▪ K &amp; B Engineering</li> <li>▪ Advantis Credit Union</li> <li>▪ Warehouse Demo Services</li> </ul>
<b>MAKER MANUFACTURING &amp; AMENITY RETAIL/HOSPITALITY</b>	
<ul style="list-style-type: none"> <li>▪ Publishing &amp; Software</li> <li>▪ Coffee Roasting/Baking/Food Products</li> <li>▪ Brewing/Vinting/Distilling</li> <li>▪ Craft Manufacturing/Custom Fabrication</li> <li>▪ Specialty Agriculture</li> <li>▪ Apparel/Jewelry/Recreation Equip.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Dark Horse Comics</li> <li>▪ NW Flexspace</li> <li>▪ Bee Thinking</li> <li>▪ Breakside</li> <li>▪ Specialty Food/Grocery</li> <li>▪ Coffee/Café</li> <li>▪ Brew Pub/Wine or Bottle Shops</li> <li>▪ Full Service Local Restaurants</li> <li>▪ Food Cart Pods</li> <li>▪ Boutiques</li> <li>▪ Wellness &amp; Spa Services</li> </ul>



# Amended Strategy

- Update the 2017-2022 Economic Development Strategy to include:
  - Retention, expansion, and attraction of key sectors and target marketing.
  - For a post-Covid world.
  - Ensure the plan includes demographics, small businesses, and home occupations.



# Economic Development Workplan



# Our Priorities

EMPLOYMENT OPPORTUNITIES	
▪ Job creation and retention	Support ongoing creation and retention of employment, with an emphasis on “family wage and/or “traded sector” jobs
▪ Infrastructure	Ensure that investments in infrastructure are made to support existing and new employment. This includes issues such as parking and freight movement.
▪ Site/Space Availability	Work to ensure that the City has an adequate inventory of developable sites as well as available leasable area to support employment growth.
WORKFORCE	
▪ Workforce development	Ensure that workforce training resources are in place, to serve job seekers as well as businesses
▪ Appropriate housing options	Encourage a broad spectrum of housing choices, both type and price, to match workforce needs
▪ Access to employment	Ensure transportation linkages for workforce
EQUITY	
▪ Level Playing Field, Access to Opportunity	Support small emerging businesses, with less access to capital <ul style="list-style-type: none"><li>▪ Technical assistance</li><li>▪ Micro loan programs</li><li>▪ Master leases</li><li>▪ Credit enhancement</li></ul>
▪ Anti-Displacement	Mitigate the potential impact of changing investment patterns on existing businesses, particularly lease holders.
▪ Local Access to Goods and Services	Encourage neighborhood commercial and service nodes
▪ Sustainability	<ul style="list-style-type: none"><li>▪ Incorporate eco-industrial concepts</li><li>▪ Capitalize on potential synergy between new and existing businesses</li></ul>
DOWNTOWN/CENTRAL MILWAUKIE	
▪ Encourage investment and reinvestment in the downtown Core	Take actions to encourage ongoing strengthening of the downtown core, providing an amenity to residents and businesses, and reflecting the extensive infrastructure investments in the area.

- Our priorities are:
  - Infrastructure through our Tax Increment Financing (TIF) district
  - Diversity, Equity, and Inclusion (DEI) and Sustainability
  - Placing Making





# Tax Increment Financing (TIF) district

- Street improvements
- Tenant improvements
- Small Business Development



# DEI and Sustainability

- Neighborhood Hubs
- Small businesses and home occupations
- Retaining local talent and businesses



# Placemaking

- Installing more wayfinding signage on Main Street.
- Business outreach (i.e. Surveys, database)
- Ombudsperson - Janine Gates to serve as a “one-stop-shop” for businesses
- Programs to further support businesses and build partnerships (Create a menu of resources)



# Construction Exercise Tax



# Residential

- Supports affordable housing initiatives.
  - Available funds:  
\$654,867

# Commercial

- Supports economic development initiatives.
  - Available funds:  
\$409,533

**Funds will be available  
this summer and later  
next year.**



# Immediate Next Steps

- Hire a consultant
- Engage community members  
(employees, employers, residents, and visitors)



**Thank you.**



