

TEAM NEWSLETTER

A Letter From The President - *Ed Stafford*

Your TEAM Board has had a very busy 2007. We started out the year with planning sessions to create our 2007-2008 Economic Development Strategic Plan. From this plan we have set short-term and long-term goals. Some of these goals include :

- * Promote Molalla’s livability and competitive advantages as a business location.
- * Cultivate and attract private investment.
- * Foster development and redevelopment of Molalla’s downtown and commercial districts.
- * Identify and connect with economic development partners.

Implementation of our strategies to achieve our goals is ongoing. Along with our 2007-2008 Strategic Plan, we are continuing to engage our committees and promote and manage the projects developed over the last 18 months. These projects include: the Building Improvement Revolving Loan Funds, Molalla “welcome” signage at Highways 211 & 213, Job & Career Fair, and a host of additional marketing and promotion ideas to encourage and enhance commercial and industrial development and investment.

If you have any questions or would like more information regarding TEAM, please contact our office at **503.829.5003**.

IN THIS ISSUE

| | |
|---------------------------|---|
| Letter from the President | 1 |
| City of Molalla Update | 1 |
| Business Recruitment | 2 |
| Chamber Update | 2 |
| Four Corners Dedication | 2 |
| Building Improvements | 3 |
| Available Properties | 4 |



Check out TEAM’s new website at:
www.TEAMMOLALLA.org

City of Molalla Update: *Urban Renewal Study Proposed*

John Atkins, City Manager

The City of Molalla and TEAM are taking proactive steps to move economic development efforts forward by partnering with Clackamas County, Molalla Area Chamber of Commerce, and various state agencies to develop and update a number of local initiatives.

These include strategies for downtown “Main Street” enhancement, retail development and revitalization, transportation management, an infrastructure and development plan for the Four Corners and Avison industrial parks, a parks and recreation master plan, transportation system plan, comprehensive plan update, and capital improvements plan.

It’s a very ambitious effort, to say the least.

As one means to implement elements of these plans, the City is considering creating an urban renewal district. The purpose of an urban renewal district is to sequester and redirect a portion of normal property tax revenues to promote private investment and to finance infrastructure improvement projects, as described in an urban renewal plan. *A property tax increase is not necessary.*

The first step toward creating an urban renewal district is to complete an urban renewal feasibility study.

The City applied for and received a \$6,000 USDA RBEG (Rural Business

Enterprise Grant) to carry out the proposed feasibility study. This grant will be supplemented by \$2,000 from the City, and \$2,500 in professional services by the Clackamas County Business and Economic Development Department.

The recommended consultant to perform the feasibility study is Charles Kupper of the planning firm Spencer & Kupper, leading specialists in urban renewal analysis and planning. It is expected that the feasibility study will take three to four months to complete. TEAM will work with the consultant as the study is carried out, and submit recommendations to the Molalla City Council.

BUSINESS RECRUITMENT & RETENTION

Beth Smith—Committee Co-Chair

During our Board retreat this year, TEAM created a vision, strategic plan and operational objectives including the creation of the *Business Recruitment and Retention Committee*, the objective of which includes:

- Encourage small business growth and entrepreneurship.
- Implement business retention strategies that recognize and appreciate long-term businesses and involve local partnership agencies in identifying and servicing retention and or expansion candidates.
- Collaborate with state, county and regional partners to develop and promote business assistance programs.
- Assess the feasibility of developing and implementing a business incubation strategy.
- Promote the use of the Molalla Enterprise zone for new and expanding businesses.
- Provide services that would assist Molalla businesses to thrive and communicate that they are appreciated for their investments and jobs created for our residents.
- Identify and eliminate unnecessary barriers to business growth.
- Communicate information about business incentives and programs for which they may be eligible.

Through these objectives, we expect to create new jobs in Molalla, increase private investment, increase business expansion and improve communications and connectivity between businesses and community partners. Over the next couple months the Business Recruitment and Retention Committee and Clackamas County will be conducting business outreach surveys to determine Molalla area industries need and issues. We will also create a *Molalla Industrial Business Profile* publication which will identify the diverse business mix already in Molalla and will serve as a great marketing piece to promote Molalla to new or expanding industries.

As a part of our Committee's continuing efforts, beginning in September, we will facilitate quarterly "business outreach" meetings where area businesses can share information, techniques, and services; as well as needs, issues, constraints and concerns; and work towards a means of resolution.

We look forward to hearing the voice of our local businesses and serving the economic development needs of our community.

MOLALLA FOUR CORNERS INDUSTRIAL PARK DEDICATION



Mayor Tom Foster dedicating Commercial Parkway. Also shown (left to right) are Mike Salsgiver-OECDD, Commissioner Martha Schrader, Jason Tell-ODOT, Beth Smith-TEAM.

Cencast, Inc. new building in the Four Corners Industrial Park. Cencast Corporation is an investment casting company specializing in Centrifugal Vacuum Induction Melting and Static Pour technology. The corporation casts various medical devices for the orthopedic, endoscopic, cardiovascular, spinal and dental markets. This new building is more than twice the size of their previous facility.



NW Polymers is the leading processor and recycler of PVC, Vinyl, and other Thermoplastic Resins. In addition to the scrap material process through the Oregon facility - the company purchases truckload quantities of regrind, powder, and pelletized material.

MOLALLA AREA CHAMBER OF COMMERCE UPDATE

Sheri Kelly, Chamber Director

The Chamber of Commerce organized a successful parade on the 4th of July and it appears that it was enjoyed by almost everyone. MACC wishes to thank **all** of the sponsors for their help. We couldn't have done it without you. Safeway has served as the corporate sponsor since 2002 and their support is truly appreciated.

With the wrap up of the parade, the Chamber is now working on the 6th Annual Golf Tournament which will be held on September 21 at the beautiful, Arrowhead Golf Club. The tournament is open to golfers of every background and ability, so come out and join us for a wonderful fun day of golf and dinner at Arrowhead.

Over the last few months we have had the pleasure of welcoming Cencast and NW Polymers to their new homes on Commercial Parkway, as well as welcoming Jeff and Pete O'Neal of Harvest Market by Thriftway and new owner, Robyn Stumpf, to Wild Iris Flowers and Gifts. We wish them all success and longevity in the community.

MOLALLA BUILDING IMPROVEMENTS REVOLVING LOAN FUND

Purpose: The purpose of the Molalla Building Improvements Revolving Loan Fund is to provide financing for restoration/revitalization of buildings in Molalla’s Commercial Business District. The intent of this revolving loan program is to encourage property and business owners to improve and restore exterior facades of the buildings to their original design and character and to provide renovation of upper floors for commercial or residential uses.

These loans are intended to augment not replace commercial and other financing sources and are intended to support and stimulate investment by the private sector.

Eligible Projects: Funds are available for a wide variety of projects, including::

- Professional design services
- Exterior improvements (including windows, doors, and awnings)
- Painting and cleaning
- Masonry repair or cleaning
- Repairing /replacing cornices, entrances, doors, windows, decorative details, and awnings
- Sign removal/repairing/replacement
- Building identification
- Renovation of upper floor area for low or moderate cost housing
- Renovation of upper floor area for commercial uses
- Additional building improvements as

recommended by the TEAM Design Committee

Ineligible Activities: Activities that are not eligible for funding include:

- Working capital
- Financing of inventory
- Financing building acquisition costs
- Refinancing of existing debt
- Inappropriate cleaning
- General interior improvements, unless otherwise approved by TEAM Design Committee

Conditions and Considerations:

1. The project must be feasible and have a reasonable prospect of repayment
2. All improvements are reviewed by the TEAM Design Committee and recommendation for funding made to the TEAM Board of Directors
3. All loans must be fully secured before funds can be released
4. The applicant must, to the greatest extent possible, hire local contractors, suppliers, and other professional service.

Loan Amounts and Terms: Loans secured by *property owners* shall be limited to **\$5,000** per storefront and be paid off within 5-years. Loan interest rates are as follows:

- 0-12 Months: 0 %
- 13-24 Months: 1 %
- 25-36 Months: 1.5 %
- 37-48 Months: 2.0 %
- 49-60 Months: 2.5 %

Loans secured with a personal guarantee by *business owners* shall be limited to **\$2,500** per business and be paid off within 3-years with. Loan interest rates are as follows:

- 0-12 Months: 0 %
- 13-24 Months: 1.5 %
- 25-36 Months: 2.5 %

Loan Application: The loan application requires the following information:

- Information summarizing the project, including complete construction plans and specifications
- Letter of design recommendation from TEAM Design Committee (if applicable)
- Project cost and the amount and source of matching funds
- Preliminary commitment of private funds
- Current financial statements
- Current lien/title report on the subject property (*where applicable*)
- Insurance binder
- Payment agreement
- Loan fee (*where applicable*)

For more information on the Molalla Building Improvements Revolving Loan Fund, contact:

TEAM

P. O. Box 1031 • Molalla, OR 97038

Phone: (503) 829-5003

E-mail: temo@molalla.net

Website: www.teammolalla.org

TEAM Board of Directors

- | | | | |
|--|--|---|---|
| • Ed Stafford, President Windermere Realty | • Beth Smith, Vice President Portland General Electric | • Steve Loutzenhiser, Treasurer Molalla Communications Co | • Mitch Magenheimer, Secretary Edward Jones Investments |
| • Jim Taylor, Member Champion Raceways | • Bill Avison, Member Avison Lumber Company | • Gary Deardorff, Member Doubletree Properties | • Pattie Smith, Member Mill Barn |
| • John Atkins, Member City of Molalla | • Catherine Reidy, Member West Coast Bank | • Jamie Johnk, Member Clackamas County | • Ex-Officio Members: Sheri Kelly, MACC Shane Potter, City Planner |

AVAILABLE MOLALLA PROPERTIES

115 E Main Street, Molalla



Suite 5 - Approximately 900 sq. ft.
Off-street parking w/ storage, private bath
\$825/month + Utilities & janitorial \$175

Suite 7 - Approximately 500 sq. ft.
Two rooms with private bathroom
\$650/month + Utilities & janitorial \$150

Suite 10 - Approximately 100 sq. ft.
One room office
\$295/month

CONTACT:

Gary Deardorff
Doubletrees
Land & Timber,
LLC
@
(503) 829-9140

118 E Main Street, Molalla



Suite 2 - Approximately 1,500 sq. ft.
Downtown office space
\$1,000/month

Suite 3 - Approximately 600 sq. ft.
Two rooms with Kitchenette
\$400/month

CONTACT:

Gary Deardorff
Doubletrees
Land & Timber,
LLC
@
(503) 829-9140

TEAM

P.O. Box 1031
Molalla, OR 97038



Phone: (503) 829-5003
E-mail: temo@molalla.net
www.teammolalla.org