

Friday, May 2, 2025

To: Joint Committee on Ways and Means Subcommittee On Capital Construction

From: Timothy Wade

Re: SB 5531 Support for City of McMinnville's Alpine Avenue and Highway 18 Funding Request.

Dear Co-Chair Senator Girod, Co-Chair Representative Nosse, and Committee Members,

I'm writing today in strong support of two vital infrastructure projects in McMinnville—investments that will directly support our city's growth in housing, economic opportunity, and long-term resilience.

• NE Gateway Alpine Ave. Street Improvement Project Phase 2

Finishing Alpine Avenue is not only the logical next step in our city's revitalization efforts, it's also a catalyst for housing and commercial development that's already underway. My wife and I are local small developers currently investing in the Alpine corridor with a 17-room hotel project, and I can personally attest to the momentum and potential of this area. The completion of Phase 2 will unlock additional development capacity, especially on the north end, and support projects that align with our shared goals: increasing density, creating more affordable and workforce housing, and building a thriving, mixed-use district. This is a shovel-ready opportunity with clear benefits for our community.

• Hwy 18 Frontage Streets Improvement Phase 1

This project supports essential connectivity to the future Innovation Campus and will help ensure the long-term functionality of Highway 18. The frontage road system is a foundational piece of infrastructure, and the next step—design and engineering—is beyond the City's capacity without your support. This planning work is ready to begin and has broad implications for how we responsibly and proactively accommodate growth.

Thank you for considering these important projects. Both are well-positioned to advance McMinnville's goals around housing, economic development, and smart infrastructure. I appreciate your time and leadership.

Sincerely,

Timothy Wade
Manager – Alpine Hospitality LLC