



Economic Vitality Leadership Council

May 2, 2025

To: Joint Committee on Ways and Means Subcommittee On Capital Construction  
From: City of McMinnville's Economic Vitality Leadership Council  
Re: SB 5531 Support

Dear Co-Chair Senator Girod, Co-Chair Representative Nosse, and Committee members:

The City of McMinnville Economic Vitality Leadership Council (EVLC) is asking for your support for our Hwy 18 Frontage Streets Improvement Phase 1 submission for SB 5531. The EVLC is comprised of leaders representing the City of McMinnville, McMinnville Economic Development Partnership, Visit McMinnville, McMinnville Area Chamber of Commerce, the McMinnville Downtown Association, McMinnville Water and Light, Willamette Valley Medical Center, and Chemeketa Community College.

In 2017, the City partnered with Oregon Department of Transportation, Region 2, on Transportation Growth Management's (TGM) funded Three Mile Lane Area Plan to understand how to facilitate the development of the frontage property on Highway 18. This project is within the city limits, protects the functionality of Highway 18, and supports connectivity to the 200 acre Innovation Campus site. A local frontage road system is the key component of the development strategy and is reliant upon the complex design and engineering of frontage road connections at Cumulus and Norton Lane. The necessary next step is the design of this improvement. And due to the complexity of the design, it is beyond the city's capacity. This project is ready to proceed with the necessary funding to hire a transportation engineering firm to design the project.

Thank you for your consideration of funding for this important improvement project in SB 5531.

Sincerely,

Carson Benner  
Chair, EVLC



# City of McMinnville

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To: Joint Committee on Ways and Means Subcommittee On Capital Construction  
From: City of McMinnville's Economic Vitality Leadership Council  
Re: SB 5531 Support

Dear Co-Chair Senator Girod, Co-Chair Representative Nosse, and Committee members:

The City of McMinnville Economic Vitality Leadership Council (EVLC) is asking for your support for NE Gateway Alpine Ave. Street Improvement Project Phase 2 submission in SB 5531. The EVLC is comprised of leaders representing the City of McMinnville, McMinnville Economic Development Partnership, Visit McMinnville, McMinnville Area Chamber of Commerce, the McMinnville Downtown Association, McMinnville Water and Light, Willamette Valley Medical Center, and Chemeketa Community College.

This project will construct the second half of Alpine Avenue to incentivize housing and commercial development in the northern end of the NE Gateway District as part of a revitalization effort. The first 4 blocks were completed in Phase 1. Timing is critical to support the redevelopment of a 3.5-acre opportunity site into high-density housing and mixed use commercial. This project will support increasing our density and provide more workforce and affordable housing options and vibrant commercial opportunities. To deliver on our combined efforts to increase housing stock and economic opportunities in the City of McMinnville, we must also ensure the proper infrastructure to be successful.

Thank you for your consideration of funding for this important improvement project in SB 5531.

Sincerely,

Carson Benner  
Chair, EVLC