

February 12, 2026

Joint Committee on Ways and Means Subcommittee on Capital Construction
Senator Fred Girod, Co-Chair
Representative Rob Nosse, Co-Chair
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

Dear Senator Girod, Representative Nosse, and Members of the Committee:

On behalf of the McMinnville Economic Development Partnership (MEDP), I write in strong support of the City of McMinnville's \$1.5 million request for Phase 2 of the NE Gateway Alpine Avenue Street Improvement Project.

This is a ready to deliver infrastructure investment tied directly to housing production and economic growth. Completing the final four blocks of Alpine Avenue will unlock redevelopment of the City owned 3.5 acre industrial site into more than 100 units of housing, including affordable and workforce options, along with new commercial space.

The project is already in motion. The City has committed \$3.5 million in Urban Renewal funds, and a developer is being secured. What is needed now is the infrastructure to make vertical development possible.

Infrastructure is economic development. Without paved streets, storm drainage, and safe pedestrian access, housing cannot be built and private capital will not be deployed. With this investment, a blighted industrial corridor becomes a vibrant mixed-use neighborhood that increases tax base, supports local businesses, and expands housing supply in a community experiencing strong demand.

This is a strategic public investment that leverages local funding and delivers measurable housing and economic outcomes. We respectfully urge your support.

Sincerely,



Patty Herzog
Executive Director
McMinnville Economic Development Partnership