



February 13, 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 Committee:

Mac Market (Mac Mkt LLC) is asking for your support for our NE Gateway Alpine Ave. Street Improvement Project Phase 2 submission. Mac Market is a historic, restored warehouse in the NE Gateway District that cultivates small business startups and expansions in a community food hall format. It has become an important “third place” for our community and inspires collaboration and innovation that showcases the vibrancy of our regions makers. As hometown developers, we invested in the vision for the NE Gateway District to help revitalize an underutilized urban neighborhood and strongly believe that continuing to improve infrastructure will spur more economic growth, especially in the craftsperson and entrepreneurial space.

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.

Sincerely,

Diana Riggs
Mac Market, Owner
macmkt.com