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ON THE COVER

Ethan Parlette was one of the first recipients of a local Vocational Endowment Fund scholarship, and has parlayed his education and internship into a full time job with Solid Form Fabrication in McMinnville.

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"Made in Yamhill County" 2023
A Special Publication of the
News-Register Publishing Co.

PUBLISHER Jeb Bladine

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GRAPHIC ARTISTS Melissa Scharnagl, Casey Wheeler

Publication Printing by
Oregon Lithoprint, Inc.
oregonlitho.com

Published August 18, 2023

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P.O. Box 727, 611 NE Third St.
503.472.5114 | newsregister.com



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Abbey Road Farm is proud of its vineyards and the estate wines the farm started producing in 2022 – especially the 2022 Abbey Road Farm Estate, a unique rosé made from a unique blend of Trousseau Noir and Trousseau Gris fruit. To create the wine, whole clusters of fruit were pressed to tank, then fermented and aged in stainless steel. Trousseau Gris is fermented on skins for 11 days to get a lovely pink color, and later pressed off and blended with tank-fermented Trousseau. "It is a real

porch sipper with hints of Hood strawberries and cream, but not too sweet," said Kristen Baxter of Abbey Road Farm. The 2022 Abbey Road Farm Estate is available for purchase in 750 ml bottles, or by the glass from the farm's tasting room. One thing that makes Abbey Road Farm Estate wine unique is the blend of fruit. The land near Carlton is the only vineyard in Oregon in which both of these vintages are planted on site. Baxter encourages wine lovers to try the blend of Trousseau Noir and Trousseau Gris. "Oregon can be known for making incredible wines outside of the Pinot Noir and Chardonnay vintages," she said. The 2022 Abbey Road Farm Estate wine hasn't won any honors – yet. But Abbey Road Farm fully expects that it shall. In the meantime, Baxter said, Abbey Road wants to continue to educate people on lesser known varietals that can make great wine.

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We work with Yamhill County educators to multiply opportunities for the next generation of problem solvers and creators. It's one way we deliver on our mission of Ingenuity.

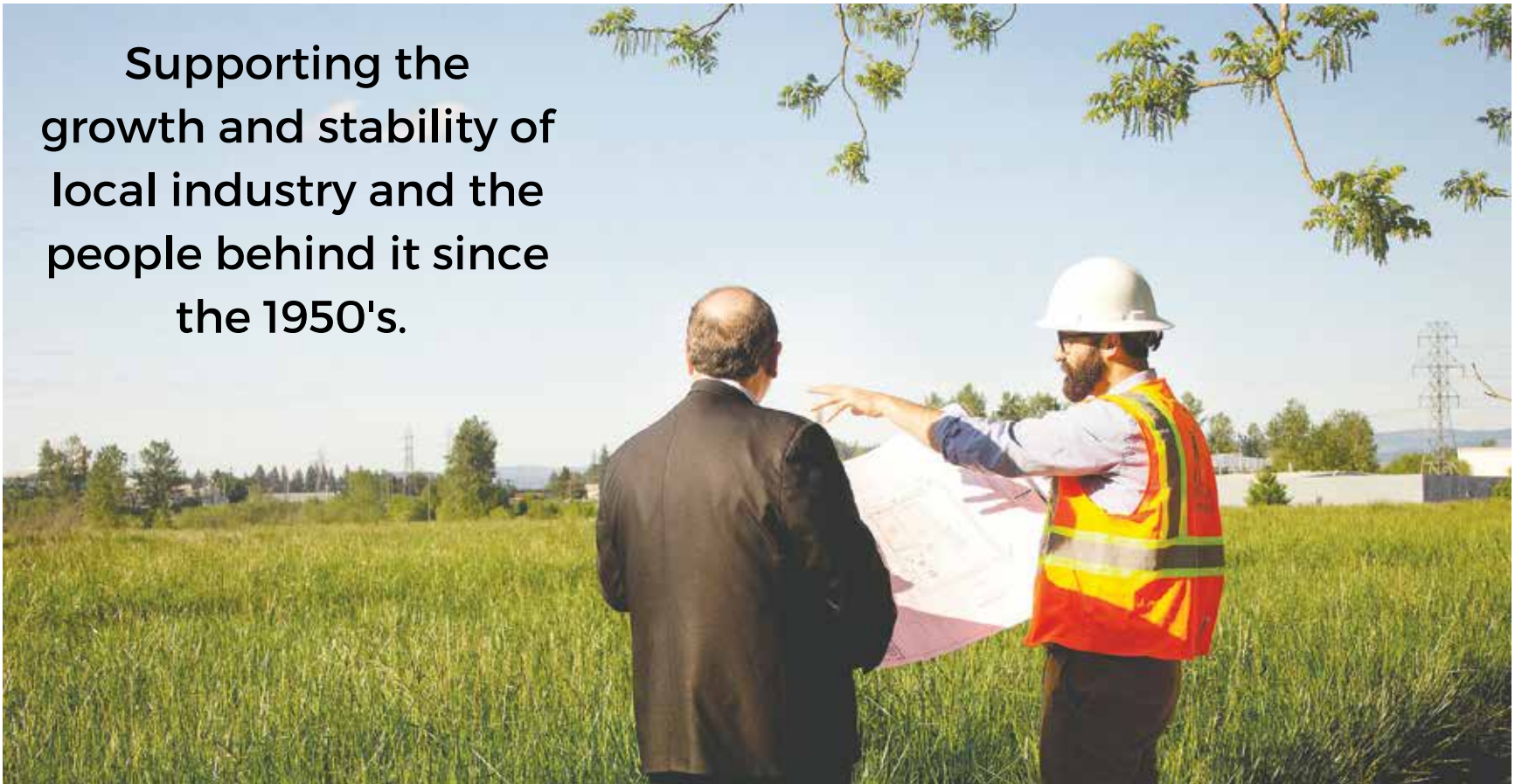


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How McMinnville Economic Development Partnership is working for you.

The work we do helps bring new businesses to town, creates more living wage jobs, and helps sustain economic vitality in the community. At **MEDP**, we are promoting our city to potential businesses looking to relocate, helping support existing businesses who are expanding, and working with entrepreneurs who are just starting.

Our doors are open to anyone with questions about starting, locating, expanding, or running a business in McMinnville. A majority of our programming efforts center around four strategic goals to help ensure that McMinnville remains a great place to grow businesses. Give us a call today to learn more about what we do, and how we can help.

MEDP'S STRATEGIC GOALS:



BUSINESS RETENTION & EXPANSION: A critical element of any economic development plan is a healthy business community that includes both existing, active businesses plus opportunities for new businesses to establish. MEDP has implemented a formal BR&E program which acts as a catalyst for our other strategic goals. Research has shown that when the existing business community functions effectively it can be responsible for as much as 80% of new employment in the community.

WORKFORCE DEVELOPMENT: One of the most important goals for a community is to develop and grow its workforce. Our internship programs McMinnville WORKS and Career Bound connect local businesses to talented young professionals through project based internship opportunities. These unique programs also focus on professional development opportunities, networking, and civic engagement to help young professionals discover why McMinnville is a great place to grow.

BUSINESS ATTRACTION: The attraction of new businesses and investment is significant to a community's economic vitality and fiscal sustainability. New business and investment attraction to McMinnville is necessary to offset cyclical changes in our economy. Our business attraction efforts are driven by targeted industries and BR&E efforts. We want to attract businesses into the community that will enable our current businesses to thrive.

INNOVATION DEVELOPMENT: To succeed in a global economy, cities and regions must provide necessary support to create a strong innovation environment. Innovative business formation or creation is now seen as a necessity of modern economic development. MEDP can assemble a strong support network of services for small businesses, startups, and entrepreneurs.

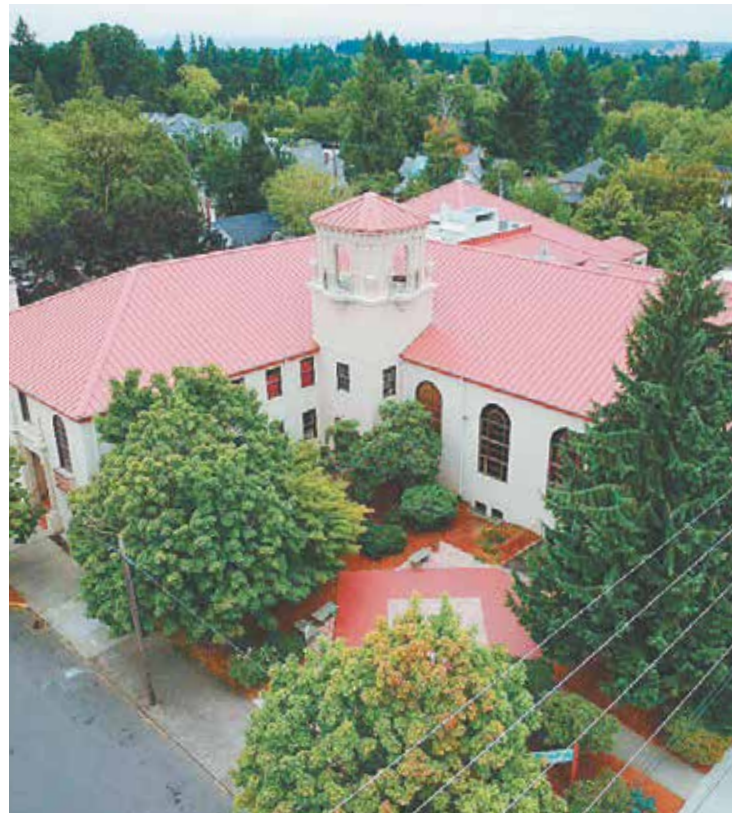
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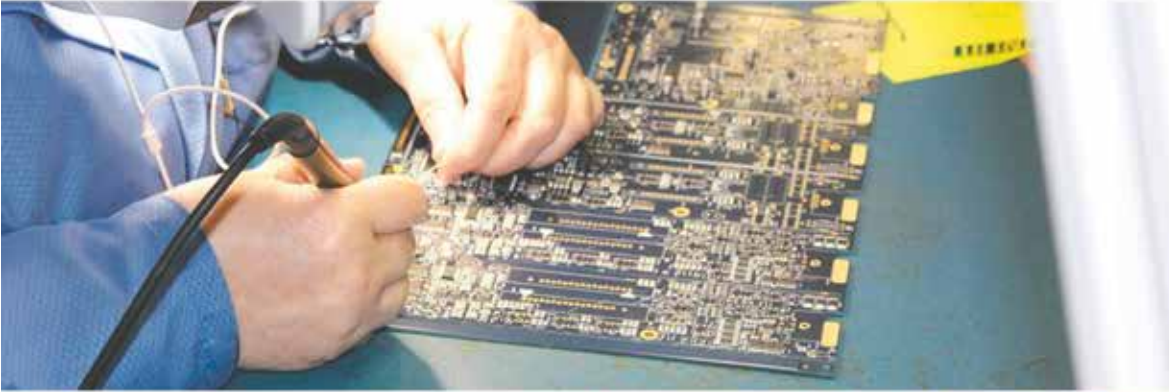
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FINDING THE RESOURCES

Emma Campbell, Linfield University, McMinnville WORKS Internship Program Coordinator, discusses the program alongside members of the 2023 Intern Cohort while hosting Chamber Greeters at Alpine Crossing's Loft & Lies.

Connecting businesses to grant opportunities aimed at workforce development

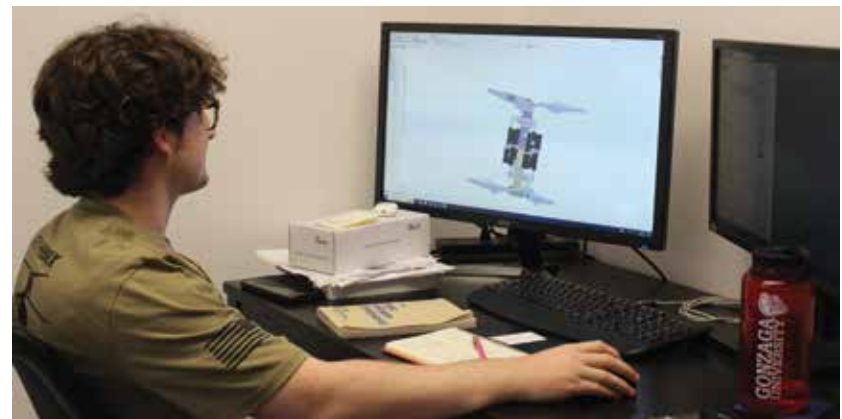
By Patty Herzog (*MEDP Executive Director*)

Ask business owners what the biggest challenge they face today is and you will hear resoundingly about workforce development. Finding and maintaining a skilled workforce has become a major hurdle for businesses as the pandemic caused a major transformation of the labor force. The effects include a declining labor force participation rate due in part to large numbers of people reaching retirement age and not enough younger workers entering the labor force. This slows the growth of businesses, making it increasingly difficult for companies to meet consumer demand for goods and services.

McMinnville Economic Development Partnership (MEDP) is one of the city's economic development partners focused on retaining, attracting, and growing business in McMinnville. MEDP works closely with traded sector businesses that sell their goods and services to customers outside of the region resulting in new money coming into the local economy. As a one-stop for businesses, MEDP provides businesses a connection to resources at the local, regional, and state level. Together with other community economic development partners, city staff, and Business Oregon representatives, MEDP provides businesses at all stages with resources for business success.

Workforce development has been a focus for MEDP this year in response to concerns raised by business leaders. MEDP applied for and received two workforce development grants. The first grant was awarded by the Oregon Youth Development Division as part of Future Ready Oregon. The grant allowed for the revitalization of the Career Bound internship program providing youth aged 14-24 six weeks of paid training, work experience, job placement and coaching.

The second grant was awarded by the City of McMinnville through American Rescue Plan Act funds designated to the community from former State Representative Ron Noble. This two-year grant will provide the City of McMinnville a comprehensive business workforce database, data-informed innovative workforce programming to increase access to trained workforce and reach underserved populations.



Owen Rappoport, Gonzaga University, Engineering Intern - Phenix Solutions

In addition to workforce development, MEDP connects companies to resources at the state level through Business Oregon. This year the state made significant investments into McMinnville businesses this year including:

- Applied Physics Technology (APT) received \$1,200,000 from the Emerging Opportunity Fund grant for the construction of a new clean room.
- ExcelTech, an electronic manufacturing service company, received funding to upgrade equipment to better serve a range of dynamic hi-tech industries.
- Solid Carbon received a High Impact Opportunity grant to research a concrete admixture that greatly reduces the climate impact of concrete CO2 emissions.

• Lateral Systems, a local smart AgTech business, was awarded a Business Oregon and Oregon Inc., SBIR Matching Grant to support validating software, rapid sensor prototyping and analysis for commercialization for its platform of water quality sensor arrays for indoor growing environments.

In addition, two entrepreneurs had noteworthy statewide recognition:

- HelloCare was recognized by the Oregon Entrepreneurs Network, as the 2022 Award for Entrepreneur of the Year in a Development Stage.
- Phenix Solutions, a local heavy lift, remotely piloted aircraft developer, was a semi-finalist at the Bend Venture conference.



City of McMinnville engineer works with Civil Engineering intern Cristal Cabra of Portland State University.

site in Oregon that has the potential for regional economic benefit by locating companies that provide higher wage manufacturing and research and development jobs.

MEDP is supported by our sustaining funding partners at the City of McMinnville, McMinnville Water and Light and McMinnville Industrial Promotions (MIP). This year marks the 70th anniversary of MIP, a nonprofit organization formed by a small group of local business owners and community members in 1953 after the closure of two large manufacturers in McMinnville.

MIP reached a major accomplishment in 1969 through a partnership with the McMinnville Area Chamber of Commerce. MIP attracted nine new industries to town by 1969, an effort they dubbed “9 for ‘69.” This longstanding organization has promoted the development of McMinnville’s industrial land through marketing the community to companies interested in relocating to the area. MIP leaders involved in this historic effort included Phil Bladine, Chuck Colvin, A.T. Beall, Rudy Windishar, Gale Vinton, Glen C. Macy, Gene Marsh, Forrest Garrigus, Hal Heller, Harper Jamison, Willard Cushing, and R.R. Mains.

The work of MIP continues today and together with MEDP and community economic development partners we are committed to growing the local economy by supporting local businesses who create great jobs. The tax revenue generated through these local businesses fund services for an unparalleled quality of life in McMinnville now and for the next 70 years.



Interns of the Career Bound Spring 2023 program, from left, Amanda Simmons, Solid Form Fabrication, Claire Amsden, Campfire Columbia, and Marlene Palomar, Swedemom Center of Giving

MEDP has continued efforts on community engagement for the development of the Innovation Campus, a privately owned, 140-acre “shovel-ready” industrial zoned property within the urban growth boundary. This is a unique industrial

APPLIED LEARNING



McMinnville High School students Jacob Levanger, August Wegner and Logan Haisch opened boxes of trailer components that had been delivered to McMinnville Water and Light in May.

Team of high school students design, fabricate emergency utility trailer

By Julie Adam (*Mac Water & Light*)

Seven McMinnville High School students spent the first part of the year working at McMinnville Water & Light on a project that they are very proud to have created for their community.

The students worked as paid interns at MW&L to custom design a prototype Emergency Response Drinking Water trailer that could be used in any number of emergency situations if residents needed access to potable water.

“The portable water purification system is a trailer that can be deployed to any area that may be unable at any point in time to get clean or potable water,” said student August Wegner. “So this will allow us to take from almost any water source and purify it to get drinking water out to people.”

The student team included five engineering students (Mason

Smark, Logan Haisch, Jacob Levanger, Wyatt Kuchta and August Wegner) and two fabrication students (Caden Huber and Nathanael Porter). They started the project by working with MW&L staff using a computer-aided design (CAD) program to design the trailer and determine the equipment that was needed.

MW&L employees mentored and supervised the students. Ryan Sticka, MW&L water superintendent, was the site supervisor and project manager who worked with the students to order parts and supplies for the trailer.

“The kids created a 3D model of what the trailer is actually going to look like, and then once we got all of our supplies in hand, they actually took those supplies and put them in the trailer,” Sticka said. “That’s the same process that we use here at McMinnville Water & Light.”



McMinnvillie Water and Light employees posed with students who designed the Emergency Response Drinking Water trailer after completion of the project this spring. Pictured are: (from left) Marci Humlie, Steve Wendell, Ryan Sticka, Logan Haisch, Mason Smark, Jacob Levanger, August Wegner, Wyatt Kuchta, Nathanael Porter, Caden Huber, James Burke and John Dietz.

MWL employees consulted with and supervised the students' work on installing the equipment. Fabrication students assembled and welded components to the CAD program specifications. Students made sure to securely affix cabinets, shelves and hooks with the assumption that the trailer might have to navigate rough terrain in various types of emergency scenarios. Students also created the design for the trailer, which is wrapped with a water image all the way around the exterior.

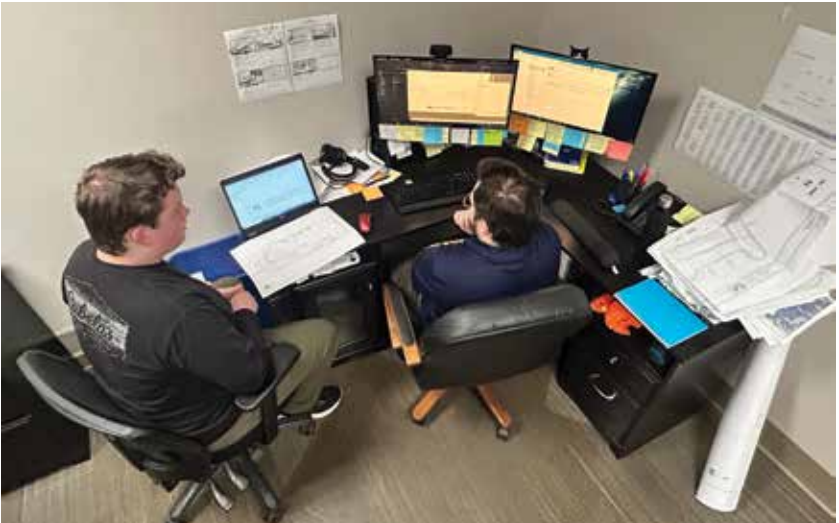
The purpose of the trailer is simple but important: A hose extracts water from a lake, river or stream into the water filtration system inside the trailer. One trailer is able to output about 80,000 gallons of drinking water daily.

Haisch was able to apply what he learned at school to this project.

“We had several lessons on water conservation and energy and how it’s produced and it really gave me a broader scope of what Mac Water & Light is really doing for our community,” Haisch said.

Student Wyatt Kuchta, who was the project manager, said he learned a lot about communicating with supervisors and colleagues and collaborating in a workplace.

“It’s allowed me to be more professional, take work more



Logan Haisch (left) worked with McMinnvillie Water and Light employee Dominic Humlie on Computer Aided Design (CAD) files for the Emergency Response Drinking Water trailer earlier this spring.

seriously, and I believe that it’s helped me further my professional career and is giving me experience that I couldn’t get in the classroom,” Kuchta said.

Based on the students’ prototype design, MWL plans to build two more Emergency Response Drinking Water trailers.

“I hate to say I hope we get to see it in use because that implies something bad has happened,” Wegner said, “but it would be nice to see if something like that did happen, to actually see it get used.”



KICKSTARTING CAREERS

Ethan Parlette was one of the first recipients of a local Vocational Endowment Fund scholarship, and has parlayed his education and internship into a full time job with Solid Form Fabrication in McMinnville.

Endowment Fund provides scholarships, opportunities for students seeking skilled trade careers

By Ossie Bladine (The News-Register)

Since it was established in 2017, the McMinnville Area Community Foundation (MACF) Vocational Endowment Fund has given out 11 \$2,000 scholarships to local youth to help jump start careers in the skilled trade sector.

Solid Form Fabrication, owned by brothers Deven and Keith Paolo, was one of the founding benefactors to the fund – along with Harwoth Construction and McMinnville Industrial Promotions – and has already seen a return on its investment.

Ethan Parlette was among the first round of scholarship recipients, and used the money to purchase equipment required to enter Chemeketa Community College's welding program. Parlette joined the Solid Form team as an intern, and now works for the company full time.

"The first goal in workforce development is to change the narrative that skilled trade is a great option," said Deven Paolo. "The next phase is making that process of getting into the trades easier and smoother."

The scholarship program was designed to help student purchase tools needed in their desired field of work study, however can also be used for tuition, Paolo said.

Going forward, Paolo would like the endowment to help fund grants for project based learning opportunities. That may be one-off project – like when the Solid Form and McMinnville High School students designed and fabricated a new metal sign for the high school; or, it may be helping create additional pathways at high schools, like construction or automotive. "It there's opportunity to help bring those sorts of pathways back, we want to look for grant opportunities for that as well," said Paolo, a board member of the McMinnville

Economic Development Partnership (MEDP).

Paolo pointed toward other project based learning around the state, like a program in Forest Grove where students build a house every year to be sold, or a Lane County effort in which students helped construct temporary living sheds for people whose houses burned in 2020 fires, and have continued on to build tiny homes for the houseless population.

"I think in terms of an education model, project based learning is a great way to get businesses and students to come together and provide students a better way of learning, in my opinion," Paolo said.

As vocational programs are reinvigorated, Paolo said businesses can also guide the execution to make sure what is being taught aligns with the skills that are required for industries in the current day. This includes educator externships, where, as an example, teachers go to a construction site are are shown all the career opportunities in that field.

"It's about making that path into the trades or into these other pathways just as easy to explain to students as how you get into college," Paolo said.

Since the initial investment into the endowment fund, money has been raised through a Rising Together wine sales program. The Carlton Winemakers Studio, Fairing Vineyards and Winderlea Vineyard & Winery donated wine that is now sold for \$25. Paolo said there are still 15 cases of Chardonnay available for purchase from the initial round of bottling. Anyone interested can contact Solid Form or get more information at teamsolidform.com/2020-rise-together. Information on applying for the endowment fun scholarship can be found that that website, too.



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If you need something custom-made from metal, chances are Solid Form can help. On an average day at the McMinnville

firm, the customer service team can be found consulting with architects, wineries, manufacturers, and contractors while the drafting/design team transforms everything from napkin sketches to engineered drawings into flawless CAD renderings.

The waterjet will be busily cutting while material is machined, formed, fabricated, and finished into countertops, railing, signs, furniture, range hoods, gates, stairs, and sinks for on-site fabrications, installations, and deliveries. The Paolo brothers attribute their success to a commitment to involve Solid Form craftsmen at every stage of each project from initial consultation to completed installation, ensuring that finished products always exceed the customer's expectations.

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Running a full-service property management company like Chehalem Property Management means developing trustworthy relationships with owners, vendors and tenants.

"We strive to keep our managed properties at a high level of livability, finding quality tenants to give security in owners' investments," said Jeff Borg, owner of the family business.

"Our goal is to have integrity in all that we do and communicate with you thoroughly," said Borg, who makes his cell phone number available to customers so they can text or call at any time.

His company doesn't charge extra fees for turnovers, lease signings, advertising, pictures, background checks or inspections, he said. It uses several area contractors whom his company trusts for most repairs and maintenance. CMP also has its own maintenance tech - the owner's oldest son, Tyler Borg - for smaller needs.

"Tyler has integrity and is willing to work after hours and weekends to provide communication for tenants and owners," his proud dad said.

All the company's employees know current Oregon landlord/tenant laws and keep updated on changes in the rules. They provide accurate accounting for tenants and owners.

Chehalem Property Management started in 2001. Jeff Borg joined the company in 2013 as maintenance tech. When the owner offered to sell the company to Borg in 2021, he hesitated, then said yes.

He's glad he did.

In the past two years, he said, the business has grown 30%. It's on a trajectory to continue with this growth, he said.

Owning the company has been like "a downhill ski run on a black diamond hill," Borg said. It is night. There is a blizzard. He has no goggles as he tries to negotiate the moguls.

"It's scary, fun, stressful, exciting and well worth it," he said, noting again that he especially enjoys working with owners and tenants to create trusted relationships, resolve struggles and change lives for the better.

Chehalem Property Management has been honored for several years as the "Best Property Management Company" in Best of Mac & the Yamhill Valley.

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