

Pro-business environment

We offer services and incentives to establish a successful business in our city.



Low costs of doing business

From taxes to land prices to labor and utilities costs — we can beat most jurisdictions.



Easy to get to

State highways connect Forest Grove to the surrounding region, including the Portland metropolitan area — population 2 million.

Why locate in Forest Grove?

Because we are a growing small city in Oregon that offers exceptional, competitive benefits.

Expanding population & workforce

Our businesses have access to a growing market and a well-educated, diversely skilled workforce in a flourishing college town. (Forest Grove is home to Pacific University.)



Enviably lifestyle

Our central location in the Pacific Northwest means we are surrounded by a unique mix of amenities, from urbane to recreational.

Available land

We have vacant acreage and buildings suitable for businesses large and small, with many properties eligible for property tax exemptions through an *Enterprise Zone*.



Take a look inside

to discover more about Forest Grove, where progressive thinking merges with traditional values — and businesses prosper.



We make it easy to do business in Forest Grove



Low costs of doing business

Our state and local taxes are lower (Oregon has no sales tax; Forest Grove has no business tax); property tax rates and assessments are capped; and we offer Enterprise Zone tax incentives to qualifying businesses.

Forest Grove also offers:

- Industrial land prices averaging 40% lower (about \$3-\$3.25 per square foot) than in nearby cities.
- Lower average labor costs (14% lower than statewide averages).
- Municipally owned utility power costs among the lowest in the state. Industrial rates are 22% less and commercial rates 38% less per kilowatt-hour (kWh) than in the adjacent urban area.

Together, these lower costs make a powerful impact on your bottom line.

“The utility services in Forest Grove are top notch. We need clean, reliable, and cost-effective power for our manufacturing processes. The local power company has worked very closely with us to ensure that.”

John Johnston, Vice President, Global Procurement, Merix Corp.

Pro-business environment

We’ve cut the red tape to expedite business development. City staff serves as advocates for businesses to ease site selection and permitting processes and interface with other agencies.

Forest Grove also has:

- Cutting-edge urban services, from communications technology (high-speed and wireless internet) to transportation infrastructure (frequent public transit that connects to light rail 6 miles away).
- Active business organizations, such as the Chamber of Commerce and Downtown Business City Club. (www.fgchamber.org)
- A low crime rate.

“We’ve been able to expand our footprint in the city and ramp up production with surprising ease.”

Andrew Mauss, Sales Manager, Aura Cabinetry

Easy to get to

Besides quick access to nearby Portland – a 35-40 minute drive – state and federal highways link Forest Grove to:

- Adjacent Beaverton and Hillsboro, home to Oregon’s Silicon Forest cluster of high-tech industries.
- Delivery and shipping services (all major express mail carriers serve Forest Grove daily). Portland International Airport is 37 miles away; Oregon’s second largest airport at Hillsboro is 8 miles away.
- The Oregon Coast and Oregon’s Mount Hood recreation area, offering some of the region’s best recreation and outdoor activities.

In addition, several industrial sites have on-site access to freight rail service.

“Our students and staff benefit from the refreshing small-town environment, but still have easy access to the vibrant metropolitan life and additional learning opportunities in nearby Portland.”

Phillip Creighton, President, Pacific University

Expanding population & workforce

- Forest Grove’s population of 20,380 (2006) has grown 15 percent since 2000, double Oregon’s growth rate and 1½ times as fast as neighboring Portland.
- Our businesses have access to a highly skilled regional workforce of more than 80,000 within a 10-mile radius, as well as workforce training and recruiting programs.
- The city offers lower average housing costs – 12% lower than in the Portland metro area – and a diversity of housing types – from apartments to starter homes to executive housing. More than 1,500 new units are expected in the next few years.

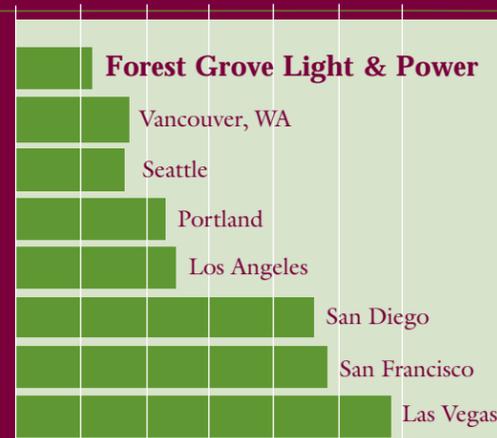
“Our company has been successful in finding excellent production workers in the area. Turnover is low, productivity is high and our employees take pride in doing quality work.”

Dallas Breamer, Business Manager, J. Lieb Foods, Inc.

Forest Grove Light & Power

- Full service electric utility
- Lowest rates in the Portland metro area
- 99%+ reliability
- Backup service options for critical load requirements
- Response time of 15 minutes or less
- Solutions / incentives to operate more efficiently and use less energy
- Manages and monitors demand and energy usage

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www.forestgrove-or.gov/city-services/light-and-power.html



In Forest Grove:
Population 20,380 (2006)
Labor force 9,250 (2006)

Within 5-mile radius:
Population 50,000-plus
Labor force 24,000

Within 10-mile radius:
Population 150,000-plus
Labor force 80,000-plus

Within 25-mile radius:
Population 800,000
Labor force 424,000

Photos, left to right: Forest Grove Light & Power crew, Pumpkin Ridge Golf Course (photo courtesy of D2 Productions), J. Lieb Foods, Inc., new home construction at Oak Hill Settlement, Merix Corp., and downtown Forest Grove.

Available land

Forest Grove offers some of the most affordable industrial and commercial land in Washington County – most in prime locations near state highways. Current inventory includes:

Industrial

- 12 high-quality sites ranging from 1 to 45+ acres (200 acres total), with most eligible for property tax exemptions. (Some sites “shovel-ready,” allowing expedited construction.)
- 280,000+ square feet of industrial and warehouse space ready to purchase or lease, from a newer 110,000-square-foot, high-tech building to older, well-maintained warehouse and flex footage. Many sites rail served; all close to state highways.

Commercial

- 20+ acres of vacant land for sale, lease or build-to-suit located downtown or on acreage with frontage on a state highway. (Some pre-permitted, most fully serviced sites.)
- 20 commercial, office and retail buildings of 53,000+ square feet available for lease.

Enterprise Zone Incentives

- To qualify, developments must locate in industrially zoned land or buildings.
- 100% property tax abatement for 3-5 years on new assessed value, in exchange for new jobs and minimum investment of \$50,000.
- Contact the city for more information.

Forest Grove Economic Development Partnership

1924 Council Street
P.O. Box 326
Forest Grove, OR 97116

www.forestgrove-or.gov



A place where businesses and families thrive.

Please call or email Jeff King

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Photo: Eric Jensen

Enviably lifestyle

Forest Grove offers a traditional, hometown lifestyle within a contemporary, progressive environment. Located in Oregon’s wealthiest and second-largest county, it is known as a modest, forward-thinking college town where residents can stroll downtown . . . take light rail to see a touring pop star . . . or drive to the coast for whale-watching.

Local/regional amenities include:

- 150-year-old Pacific University, on 55 acres downtown, which hosts sporting, academic and cultural events. www.pacificu.edu
- Local schools with “exceptional” ratings.
- World-class golfing, fishing, biking, hiking, birding, and camping, etc., at local lakes, rivers, mountains, and recreation sites.
- Oregon’s thriving wine country, which includes an award-winning Saké maker.
- Community events like the annual Concours d’Elegance classic car show and Sidewalk Chalk Art Festival.
- The historic McMenamins Grand Lodge, attractive for its European-style rooms, restaurants, and unique art.

“We have always prided ourselves on being a family-friendly hometown. But no longer a secret is our supportive business environment, including a one-on-one partnership with companies that empowers us to grow and be successful together.”

Elena Ubung, Forest Grove City Councilor