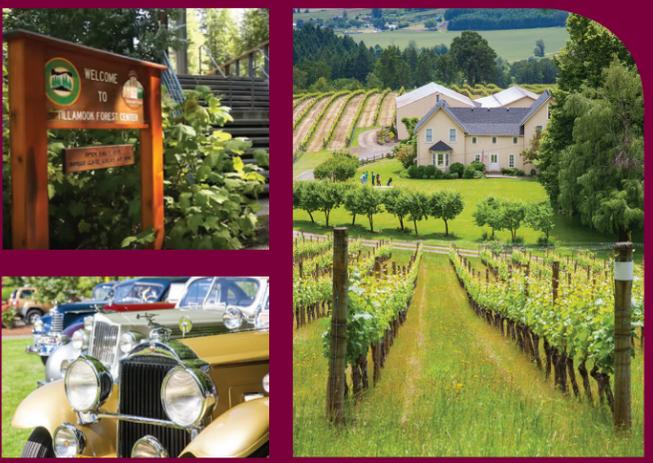


Diverse Amenities

From whale-watching at the Oregon Coast an hour to the west, to skiing in the Mount Hood recreation area to the east, to a cornucopia of entertainment and recreation venues right in town or nearby, Forest Grove offers a wealth of activities:

- World-class golfing, fishing, biking, hiking, birding, boating, camping, etc., at local lakes, rivers, mountains, and recreation sites. Forest Grove is a gateway to Oregon's iconic Tillamook State Forest.
- An epicenter for culinary- and agri-tourism, with a profusion of wineries, craft breweries and distilleries, a diversity of restaurants, and farm stands/markets with fresh, local produce.
- Annual community events such as Forest Grove Uncorked, a Sidewalk Chalk Art Festival, the Concours d'Elegance classic car show . . . even a county-wide, dog-friendly wine festival.
- A vibrant and charming downtown for strolling, shopping and dining.
- The historic and creatively renovated McMenamins Grand Lodge, which attracts locals and travelers for its restaurants and unique, literary-themed rooms.
- The 150-year-old Pacific University, which hosts annual sporting, academic and cultural events.

Perhaps the greatest amenities are more basic: Forest Grove's close-knit community, schools with "exceptional" ratings, and a low crime rate.



“For us, the advantage of being in Forest Grove is low overhead, which allows us to compete with companies across the United States.”
 – Christian Viera, High Tech Crating



Clockwise from top left: Tillamook State Forest; David Hill Vineyard; Pacific University; Canines Uncorked event; McMenamins Grand Lodge; Concours D'Elegance event.



In Forest Grove:
 Population 23,375-plus • Labor force 11,500

Within 5-mile radius:
 Population 53,775-plus • Labor force 25,000

Within 10-mile radius:
 Population 176,000-plus • Labor force 90,000-plus

Within 25-mile radius:
 Population 1,285,000 • Labor force 642,000

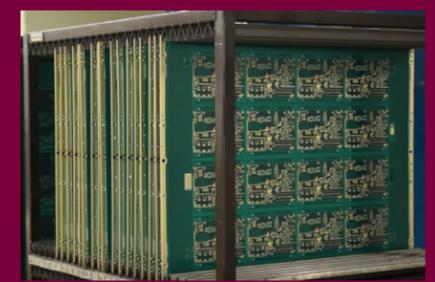
Forest Grove Economic Development
 1924 Council Street, P.O. Box 326, Forest Grove, OR 97116
 Please call or email Jeff King:
 tel 503.992.3293 fax 503.992.3207 jking@forestgrove-or.gov
 ▶ <http://forestgrove-or.gov/econdev>



A place where families and businesses thrive.

Why locate in Forest Grove, Oregon?

We offer a proactive, business-friendly approach, competitive prices, and high quality services . . . without the red tape.
 And we have room to grow.

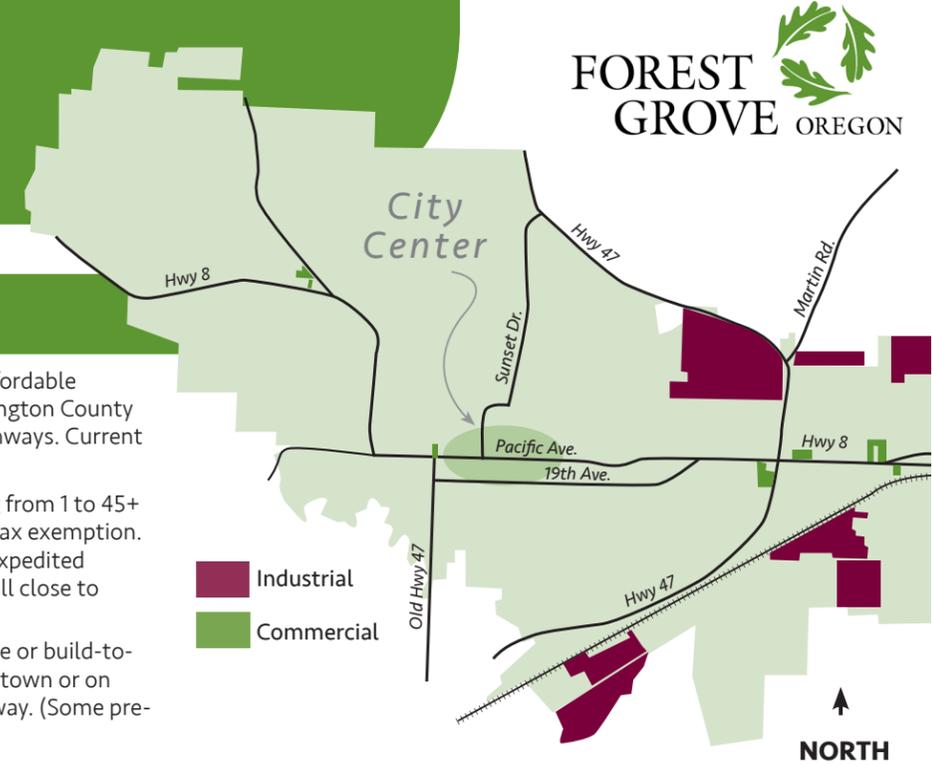


“Forest Grove has all the urban amenities without the big city headaches.”
 – John Schwan, TTM Technologies

Clockwise from top left: Downtown mixed-use project groundbreaking; Main Street, downtown Forest Grove; Usher Precision Manufacturing; Farmers Market; TTM Technologies circuit board.

We make it easy to do business in Forest Grove

Located in Oregon's second-largest county (population 550,000+) and fastest growing region, just 25 miles from Portland, Forest Grove offers a dynamic mix of services, incentives and amenities that give businesses a distinct advantage.



Low-cost, Pro-business Environment

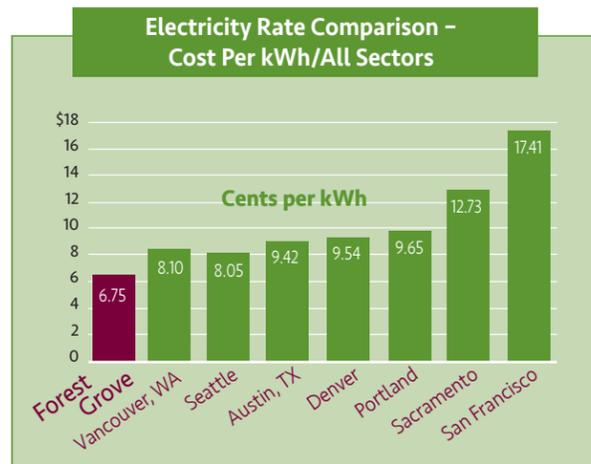
- Our state and local taxes are low. Oregon has no sales tax; Forest Grove has no business tax; property tax rates and assessments are capped.
- Industrial land prices are 38-50% lower than in most of the Portland metro area.
- Our first-class urban services include low-cost, high-quality water and power and cutting-edge communications technology.
- City staff serve as business advocates and help streamline the application process.



Clockwise from top left: SakeOne rice processing; shopping in Forest Grove; Usher building; Henningsen Cold Storage; Chaucer Freeze Dried Foods.

Forest Grove Light & Power

Forest Grove Light & Power (FGLP) is a municipally owned utility with power costs among the lowest in Oregon. Industrial rates are 11.5% less and commercial rates 26% less per kilowatt-hour (kWh) than in the adjacent urban area and 14%/33% lower than the national average.



Source: US Energy Information Administration, 2015 data

In addition, FGLP offers:

- 99%+ reliability.
- Backup service options for critical load requirements.
- Response time of 15 minutes or less.
- Green power options

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:** 11 high-quality sites ranging from 1 to 45+ acres, with most eligible for property tax exemption. (Some sites “shovel-ready,” allowing expedited construction.) Many sites rail served; all close to state highways.
- **Commercial:** Vacant land for sale, lease or build-to-suit from 0.5 to 25 acres located downtown or on acreage with frontage on a state highway. (Some pre-permitted, most fully serviced sites.)

Enterprise Zone Incentives

We offer Enterprise Zone tax incentives to qualifying businesses: 100% property tax exemption for 3-5 years on new assessed value, in exchange for new jobs and minimum investment of \$50,000.

Growing Population & Skilled Workforce

Our businesses have access to a rapidly growing market and well-educated, diversely skilled work force.

- Forest Grove's population of 23,375 (2016) has grown 32% since 2000, 1½ times both Oregon's and neighboring Portland's growth rate. According to a regional governing body, Forest Grove may grow to nearly 35,000 by 2040.
- Our businesses have access to a highly skilled regional workforce of more than 90,000 within a 10-mile radius, as well as workforce training and recruiting programs.
- The award-winning Adelante Mujeres small business program offers training, technical and marketing assistance, and access to capital to aspiring and existing Latino entrepreneurs.
- Average housing costs have been consistently 12% lower than in the Portland metro area over the past 10 years, and there is a diversity of housing types, from apartments to starter homes to executive housing. More than 775 new single-family homes and apartment units are expected in the next few years.

“Locating in a full-service city that offered an enterprise zone was huge for us. It's increasingly rare to find a small city that runs its own utilities and provides reliable, low-cost power, which is crucial for an energy-intensive business like us. Forest Grove is definitely committed to providing high-quality services for businesses.”
– Marc Meinecke, Chaucer Freeze Dried Foods



Clockwise from top: Coffee shop; Chalk Art Festival; Pacific University College of Optometry.

“Our new building cost 20% less than elsewhere in the region, our utility bills dropped about 30%, there's no business tax, and we were able to find really skilled workers who have stayed with us and helped double our business in 6 years. We're very, very happy we came to Forest Grove.”
– Brad Durham, Usher