

Timothy Rippe, Council Liaison	James Draznin, Chair	Lois Hornberger
Jeff King, Staff Liaison	Hope Kramer, Vice Chair	Mark Nakajima
Tim Budelman		Jennifer Prickett
Brad Bafaro		Kevin Emerick
Steve Krautscheid		Guy Storms
Bruce McVean		Howard Sullivan
Tom Raabe		Javier Urenda
Sandra Fowler-Hill		Brian Wilbur
Michael Weech		Kevin Yamada

All public meetings are open to the public and all persons are permitted to attend any meetings except as otherwise provided by ORS 192:

➔ Citizen Communications – Anyone wishing to speak on an issue not on the agenda should sign in for Citizen Communications prior to the meeting. The presiding officer will call the individual or group by the name given on the sign in form. Each person must state his or her name and give an address for the record.

All public meetings are handicap accessible. Assistive Listening Devices (ALD) or qualified sign language interpreters are available for persons with impaired hearing or speech. For any special accommodations, please contact the City Recorder, at (503) 992-3235, at least 48 hours prior to the meeting.

ATTENDEES:

James Draznin	Steve Krautscheid	Tim Budelman
Sandra Fowler-Hill	Lois Hornberger	Brad Bafaro
Bruce McVean	Kevin Emerick	Guy Storms
Hope Kramer	Mark Nakajima	Michael Weech
Javier Urenda		Howard Sullivan

COUNCIL PRESENT:

Tim Rippe, Council Liaison

CITY STAFF:

Jesse VanderZanden, City Manager
 Jeffrey King, ED Program Manager
 Brandi Walstead Keelan, Program Coordinator
 Calvin LeSueur, City EDC Intern

ALSO ATTENDING:

Sara Saucy, David Warner, Vicki Van Loo, Lori James-Nielson, Randy Bateman, Christy Gunderson, Krissy Leto

1. CALL TO ORDER:

The meeting was called to order at 12:10 p.m. by EDC Chair, James Draznin.

2. CITIZEN COMMUNICATION:

NONE

3. APPROVAL OF ECONOMIC DEVELOPMENT COMMISSION MINUTES:

Howard Sullivan moved to accept the meeting minutes as presented. Brad Bafaro seconded. The motion passed unanimously.

4. ADDITIONS/DELETIONS:

NONE

5. BUSINESS:

A. McMenamins – Host Update:

NONE

B. Forest Grove Chamber Update:

- Representative Susan McLain book drive is beginning, the Chamber is a drop off point
- Tuesday, May 8th there will be a free marketing seminar from 12-1 p.m.
- High Taste, Vegan food producing business will be starting up on Cornelius.
- Cornelius has secured water rights which will allow them a commodity to trade after having purchased water from Hillsboro for many years.

C. Council Update:

Update by Councilor Rippe –

- Budget Committee will be meeting, hope to have two focus meetings and then recommendation to the City Council with passage at the last meeting in June.
- There will be upcoming work sessions on the Police Facility with a contractor conducting focus groups.
- Close to resolving the Senior Center financing
- Waste Management rates will be increasing, primarily has to do with recycling rate issues
- Sister City delegates to Forest Grove will be here from June 30th to July 5th. This is the 30th year of our relationship. July 3rd there will be a dinner for that celebration, tickets are available.
- Along with the Planning Commission the City Council is looking at density for multi-family housing.
- Economic Development Goals and Objectives should be in alignment with City Council's Goals and Objectives.

- URA is expanding the Storefront Improvement program and there are funds available for storefront design.

D. Guest Speakers Lori James-Nielson, President of Tuality Hospital and Steve Krautscheid, Vice President & EDC member:

Ms. James-Nielson first discussed the core of any hospital being the community. She provided an update of the plan for Tuality Health Care: Approximately 3 million dollars will be invested in the Forest Grove campus. Mr. Krautscheid shared that the Master Plan had been approved in 2013. Priorities include women and child care, surgical services, as well as access to care. Throughout the U.S. there is currently a shortage of Primary Care, but the Forest Grove services will expand with an Urgent Care/Primary Care hybrid. This will result in Forest Grove being a Primary Care hub. Tuality is partnering with OHSU who is currently looking to graduate 50% of students as Primary Care rather than specialties.

The current building was built in 1963, they looked at remodeling and found that with the needed updates it will be less expensive to rebuild. Overall services will end up including Primary Care, Urgent Care, OT/PT, Imaging, Lab, Pharmacy, and a Primary Care Training Center. It is intended to include Pediatrics Specialty and NICU, Level II. There will be multi-generational wellness activities; this may come in the form of an adaptive playground area for child play and adult rehab. Inpatient elderly mental health services will be moving to Hillsboro and Raines Dialysis will be opening September 18th.

E. Workforce Training Program-Mechatronics:

The School District was awarded a grant that they applied for that will implement the mechatronic program. There are currently 316 students signed up for the class and 32 of them will be earning dual credits. PCC has a two-year program for micro-electronics. That program works with local semi-conductor companies and is generally offered hundreds of positions to graduates, too numerous for the low number of micro-electronic program students to feed. With students at FGHS having this opportunity it will prepare them for the PCC offering and will hopefully bring the number of students choosing that program up. We could have a good selection of qualified applicants grown here at home.

Part of the class will be site visits, the school district will be reaching out to local companies for tours.

Another idea that is surfacing based on previous discussions of not being able to hire high school students is a “contract with industry” idea. This would look at students solving issues for local industry and the industry paying into a scholarship fund that would be split amongst involved students.

There will also be a Mechatronics summer camp for freshmen hosted through partnership with Adelante Mujeres.

F. Enterprise Zone Extended Abatement Policy/MGC Pure Update:

The Extended Abatement Policy for years 4 & 5 was approved by City Council. There was discussion as to where the funds would be allocated to. Mr. Budelman asked if there was possibility of those funds being put toward Junior Achievement or High School programs. Ms. Kramer stated that she remembered Mr. VanderZanden stating that they would go to the General Fund the same that property taxes would. Mr. Budelman asked if the EDC can make a recommendation, Mr. King will inquire.

G. Grocery Store Planning

Councilor Rippe stated that through this process it is felt that roles and responsibilities should be defined in relation to projects such as this. Those should be defined not only for staff but also EDC and other key players.

6. STAFF AND BOARD MEMBER COMMUNICATIONS:

None

7. ANNOUNCEMENT OF NEXT MEETING:

James Draznin announced that the next meeting of the EDC will be on Thursday, June 7th, at **12:00** noon in the Alice Inkley Room at McMenamin’s Grand Lodge

8. ADJOURNMENT:

James Draznin adjourned the meeting at 1:32 p.m. by consensus.

Respectfully submitted by:
Brandi Keelan
Program Coordinator
City of Forest Grove

Approved by the Forest Grove Economic Development Commission:

Date: _____



Transient Lodging Tax

Jesse VanderZanden, City Manager

Jeff King, Economic Development

June 25 , 2018

Purpose of Presentation

- Recap the Establishment of a 2.5% Transient Lodging Tax Ordinance
- Recap Steps Completed Since Passage on November 27, 2017
- Discuss Proposal for Program Implementation

I. TLT Ordinance Recap

- On November 27, City Council passed Ordinance 2017-13 establishing a 2.5% Transient Lodging Tax
- The tax is expected to raise \$100,000 annually for the promotion and growth of the local tourism business sector
- Staff was asked to return to Council with a proposal outlining a program operating structure and implementation plan.

TLT –Steps Completed

- An Intergovernmental Agreement with Washington County to collect TLT funds was executed.
- The City established a City Tourism Fund to allow for TLT collection and expenditure
- The City estimates that the City Tourism Funds will have \$38,000 collected by June 30th .

TLT – Program Implementation

Propose that the City prepare a Request For Proposal with the purpose of contracting out the structure, operations and management of a Transient Lodging Tax Program. The contractor shall complete the following elements

- Maintain a separate account and financial record-keeping
- Provide office space including access to a work space, phone, computer and copier.
- Creation of a sector wide Tourism Stakeholder Committee to guide policy and implantation Plans. It shall maintain a membership roster, select a chair and contain an executive committee.
- Hire a qualified Tourism Coordinator to carry out work tasks. Coordinator to be at least half-time. Position could be additional hours depending on workload and funds available.

TLT – Program Implementation

- Prepare a tourism marketing plan and implement marketing tasks.
- Implement two tourism programs:
 - 1) Capital Improvement Program;
 - 2) Event Development/innovation FundDevelop use criteria, eligibility, program guidelines and application scoring.
- Prepare and present to City Council a progress report every 6 months which includes accomplishment and performance measures.

TLT Program Implementation

QUESTIONS?

City of Forest Grove Business Incentive Program Overview

2015-2018

The Business Incentive Program provides incentives for new and existing Forest Grove businesses that are relocating or expanding to currently vacant commercial or industrial space

Program Incentives Defined:

- Waiver of business license fee. Fee savings of up to \$275
- Fee waiver of Building Permit, including 12% state surcharge, Fire and Life Safety and Structural fees up to \$5,000
- Fee waiver of Site Plan Review fees up to \$2,000
- Waiver of Sign Permit fees up to \$1,000 if the applicant meets certain design standards.
- Water System Development Fee can be paid in installments over a period up to 5 years.
- Electrical, Plumbing and Mechanical permits, if needed, are separate permits from the Building Permit and are not waived or reduced.

Program Eligibility:

- The business will legally occupy an existing commercial or industrial building space that is commercially or industrially zoned within the City and was previously constructed and had received a final inspection and Certificate of Occupancy on or before March 1, 2011, and
- EITHER, the business currently exists within the City and is:
 - a. Expanding into adjacent commercial or industrial space; or
 - b. Opening a new and/or additional satellite location; or
 - c. Relocating from a former location and will occupy additional square footage in the new location; AND
 - d. Expanding, opening or relocating to a vacant commercial or industrial space that will add a minimum of 10% additional square footage to their existing size, AND
 - e. The business receives a permanent Certificate of Occupancy for a commercial improvement between April 1, 2011 and June 30, 2018.
- OR, the business is new to the City and will:
 - a. Legally occupy a formerly vacant commercial or industrial space; and
 - b. The business receives a permanent Certificate of Occupancy for commercial or industrial improvements between April 1, 2011 and June 30, 2018.

Contact:

Jeffrey King, Economic Development Manager
(503) 992-3293
jking@forestgrove-or.gov

City of Forest Grove
Business Incentive Program Application & Agreement
2015-2018

Applicant Name: _____

Business Name and Address: _____

Permit # _____

1. By completing this application, applicant represents and warrants that Applicant meets all of the qualifications of the Business Incentive Program as set forth in this Program Application and Agreement.
2. Applicant agrees to apply for a commercial or industrial tenant improvement building permit on or before 30 days from the date of this Agreement. Applicant anticipates receiving a permanent Certificate of Occupancy prior to June 30, 2018.
3. Applicant agrees to:
 - a. Commence construction within 30 days of issuance of commercial tenant improvement building permit.
 - b. Vigorously and continuously perform the construction work, and
 - c. Seek a permanent Certificate of Occupancy within 180 days of issuance of the commercial tenant improvement building permit or before June 30, 2018, whichever comes first.
4. Authority and Eligibility. Resolution 2015-40 adopted the Business Incentive Program for occupying vacant space by waiving certain fees and charges and allowing for an installment payment plan option for water system development charges for a business that meets the following criteria:
 - The business will legally occupy an existing commercial or industrial building space that is zoned commercially or industrially zoned within the City that was previously constructed and had received a final inspection and Certificate of Occupancy on or before March 1, 2011, and
 - EITHER, the business currently exists within the City and is:
 - a. Expanding into adjacent commercial or industrial space; or
 - b. Opening a new and/or additional satellite location; or
 - c. Relocating from a former location and will occupy additional square footage in the new location; AND
 - d. Expanding, opening or relocating to a vacant commercial or industrial space that will add a minimum of 10% additional square footage to their existing size, AND
 - e. The business receives a permanent Certificate of Occupancy for a commercial tenant improvement between April 1, 2011 and June 30, 2018.

- OR, the business is new to the City and will:
 - a. Legally occupy a formerly vacant commercial or industrial space; and
 - b. The business receives a permanent Certificate of Occupancy for commercial or industrial improvements between April 1, 2011 and June 30, 2018.

EXCEPTIONS: Notwithstanding the foregoing, a business does not qualify for fee or charge waiver or reduction if the business:

- Relocates or expands from elsewhere in the City of Forest Grove but occupies less than 10% additional square footage at the new or expanded location.
- Expands existing commercial or industrial space by constructing either a new building or an addition to a building that adds additional floor area;
- Does not commence tenant improvements work within 30 days of issuance of commercial or industrial tenant improvement building permit or fails to obtain a permanent Certificate of Occupancy within 180 days of issuance of said tenant improvement building permit;
- Is a government office or agency;
- Applies for permits limited to repair and/or maintenance of structures at the businesses' existing location;
- Is located in a residential zone.
- Applies for permits that do not expand the occupiable square footage (i.e. individual plumbing, mechanical permits not associated with a commercial tenant improvement building permit);
- Is operating in violation of any local, state, or federal law.

5. Fee Waivers and Incentives Defined

Businesses that meet program agreement requirements can receive the following fee waivers and incentives:

- Waiver of business license fee. Fee savings of up to \$275
- Fee waiver of Building Permit, including 12% state surcharge, Fire and Life Safety and Structural fees up to \$5,000
- Fee waiver of Site Plan Review fees up to \$2,000
- Waiver of Sign Permit fees up to \$1,000 if the applicant meets certain design standards.
- Water System Development Fee can be paid in installments over a period up to 5 years as defined in Attachment A.
- Electrical, Plumbing and Mechanical permits, if needed, are separate permits from the Building Permit and are not waived or reduced.

6. In consideration for the payment and waiver of Applicant's fees and charges by the City pursuant to section five of this Agreement, Applicant agrees to:
- a. Pay the City of Forest Grove the full, unreduced amount of such fees and charges as would otherwise be due if Applicant is in default of section three of this Agreement; and

b. Pay Forest Grove the full amount of such fees and charges if permanent Certificate of Occupancy is not issued on or before June 30, 2018.

7. Applicant by its signature, acknowledges that if payment is due but not yet paid as per Section 6a or 6b of this Agreement, the City may withhold the issuance of a temporary or permanent Certificate of Occupancy for the commercial tenant improvement until payment is received, and Applicant agrees not to occupy or use the premises until payment is made and a permanent Certificate of Occupancy is received.

CITY OF FOREST GROVE

APPLICANT (Business Owner or Authorized Agent)

Signature -City Manager or designee

Signature

Name:_____

Title:_____

Date:_____

Date:_____

Attachment A

Water System Development Charges Installment Financing Program Requirements

- The Water System Development Charges Installment Payment Plan Financing Option Program is for non-residential projects only. Applicant projects must be on sites that must be Industrial or commercially zoned and occupy previously vacant building space
- The financing term will be set with payments made each year or quarter year of the term.
- A maximum of five years will be allowed for repayment.
- An interest rate will be charged using the current prime interest rate, plus two percent (2%).
- The obligation to pay the SDC pursuant to a financing installment payment agreement shall be secured by a lien against the property upon which the improvement will be located. The lien shall be entered into the City's lien docket as provided in Forest Grove Code Section 2.300, and may be collected in the same manner as allowed by law for collection of assessment liens.
- If applicant does not own the building and is a tenant, then the applicant shall provide a written agreement between the applicant as tenant and the property owner that the property owner agrees to accept a lien against their property and execute an agreement with the City, OR the applicant shall present sufficient real property that the City may affix a lien to.
- All applicable requirements in the City of Forest Grove Business Incentive Program Application and Agreement that this attachment is affixed to, shall apply.
- The City Manager has final approval over projects to be financed under this program

**2017 -2018 Projects
City of Forest Grove**

INDUSTRIAL				
PROJECT	INFORMATION	SF	INVESTMENT (Millions)	Jobs
Old Trapper 4071 24th Ave	Maker of protein meat snacks. Renovation of existing 19,000sf building and 40,000sf of new construction for total of 59,000sf. To be completed in early 2018.	59,000 Completed	\$12.5	42
Chaucer Freeze-Dried 2238 Yew Street	Manufacturer of freeze dried fruit. Adding additional processing line.	0 under construction	\$8	9
Former Matsushita plant 4114 Heather Street	Vacant Former manufacturing building. Renovation for multiple marijuana indoor grows operation businesses.	113,012 under construction	\$2.0	10
Lieb Foods 2550 223 rd Avenue	Food processing manufacturer. Co-packer of beverages, jams, jellies, dressings and similar products. Installing additional production line. Completed summer 2016.	0 completed	\$4.0	12
Photo Solutions 3700 24 th Ave	Manufacturer of products for motion control, medical and microlithography industries. Move and expansion to Forest Grove. Renovate former Merix/Techtronix building.	12,000 completed	\$.4	15
Parker Concrete 3121 Taylor Way	New Facility and storage yard.	5,573 under construction	\$1.08	TBD
DMH Inc. 3800 24 th Street	Facility to replace older buildings. Net new 15,000sf.	35,000 under construction	\$3.4	TBD
Lundahl Ind. Project 2336 9 th Ave	Construction of new warehouses.	11,900 under construction	\$1.1	TBD
MGC Pure 19 th	Manufacturing Plant of Hydrogen Peroxide. MGC Pure to build new plant	19 acres In design Land use approve	\$32.5	25

Yamaki, USA Inc	First US Plant. Food processing Bonita fish flakes	10,000 Under construction	\$.5 (\$509,000)	3
	TOTAL	246,485	\$65.5M	116
COMMERCIAL/RETAIL				
Urban Housing Development LLC. 2001 Main Street	9 apartment units on 2 nd floor. 1 st floor has 4,442sf plus 406 sf mezzanine of commercial/retail total in 2 suites for lease. Unfinished 4,604sf commercial basement also available.	9,048 Completed Commercial for lease	\$.48	TBD
Ninja Teriyaki 3012 Pacific Ave	Renovated shell space to create teriyaki restaurant	3,000 completed	\$.18 (\$183,000)	6
Yellow Llama 203 Main Street	Authentic Peruvian Food.	2,500 completed	0	10
Diversity Café 2014 Main Street	American cuisine serving breakfast, lunch, dinner, catering, function room.	5,500 completed	\$.40	8
McMenamins Lodge 3505 Pacific Ave	Hotel renovation; new rooms added to third floor, air conditioning throughout. 14 net new rooms for a total of 90.	4,200 completed	\$4.4	20
Wauna Credit Union Pacific Ave & Hwy 47	New Development.	3,000 planning/design	\$.9	12
Pac Oak 3438 Pacific Ave	New Development. 2 buildings. 3-story 20,220sf divisible. Rear building 3,149sf	23,369 Proposed	\$3.7	0
Stonewood Center 3602 Pacific Ave	New Development. Retail/commercial on four pads. Pad 1 under construction. Occupancy July	45,000 Under Construction	\$1.8	TBD
US Post office 2214 Pacific Ave	New post office renovated in former NAPA store.	7,200 completed	0	0
NAPA Auto 2109 Yew Street	Purchased and renovated former O'Reilly Auto Parts building. Moved from downtown.	7,000 completed	\$1.9	0
Raines Dialysis Center 1809 Maple Street	New medical building.	11,800 Under Construction	\$5.4	3
Cruickshank Dentistry/Orthodontist 3322 Pacific Ave	Demolish existing building. Build 4,000sf building for orthodontist and will include 1,000sf commercial space for lease	4,000 Proposed	0	0

		TOTAL	122,777	\$19.16	59
	MIXED USE/RESIDENTIAL				
Jesse Quinn MXD 1837 Pacific Ave	78 rental apt. units. Mixed floorplans. First floor retail/commercial 2,500sf. Under construction. Planned completion spring 2018	2,500 Under construction	\$15.5	TBD	
Forest Place 3766-3818 Pacific Ave	192 walk up rental apt. units. 2,500sf commercial/retail. All 18 buildings under construction or completed. Final completion of all buildings: November 2018. 40% leased or pre-leased.	2,500 Under construction	\$28.8	TBD	
Cedar Manor Hawthorne & 21 st St	26 rental apt. units. Under construction. Planned completion October 2017. 75% leased	0 completed	\$2.7		
Gales Creek Terrace PUD 1548 19 th Ave	197 residential units, 95% are for sale units. Phase I is 57 units. No building permits submitted yet	0 planning/design	0		
Hawthorne Gardens 2544 26 th Ave	30 housing units. Mix of single family attached and apartments. 8 units under construction	0 Under construction	TBD		
Green Grove 3351 Thatcher Road	9 lot co-housing. 2 units under construction	0 Under construction	TBD		
Smith Orchard Gales Way & 23 rd	8 housing units. Single family detached. Land use approval pending	0 planning/design	0		
Silverstone. Off David Hill Road	204 single family homes. Phase I, II & IV under construction. Phase III in grading	0 Under construction	\$54		
Sunset Crossing 2711 Sunset Drive	15-50 housing units. Final plan to be determined. No Land use application submitted yet	0 planning/design	0		
		TOTAL	5,000	\$101.00	
		GRAND TOTAL	364,262	\$185.660	175

Washington County

Economic Indicators

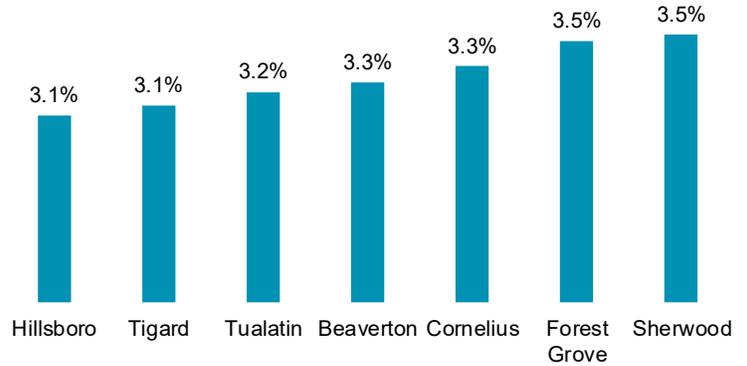
May 2018 (April Data)

Washington County's unemployment rate remained at 3.4 percent in April 2018, unchanged from the prior year. Some cities saw small increases in unemployment rates over the year, but remained under 4 percent (not seasonally adjusted).

The county added 4,200 jobs between April 2017 and April 2018. Transportation and warehousing led industry employment growth, and manufacturing added the most jobs over the year. A legislatively mandated reclassification of home care workers from state government to private health care influenced growth in education and health services and decline in government employment.

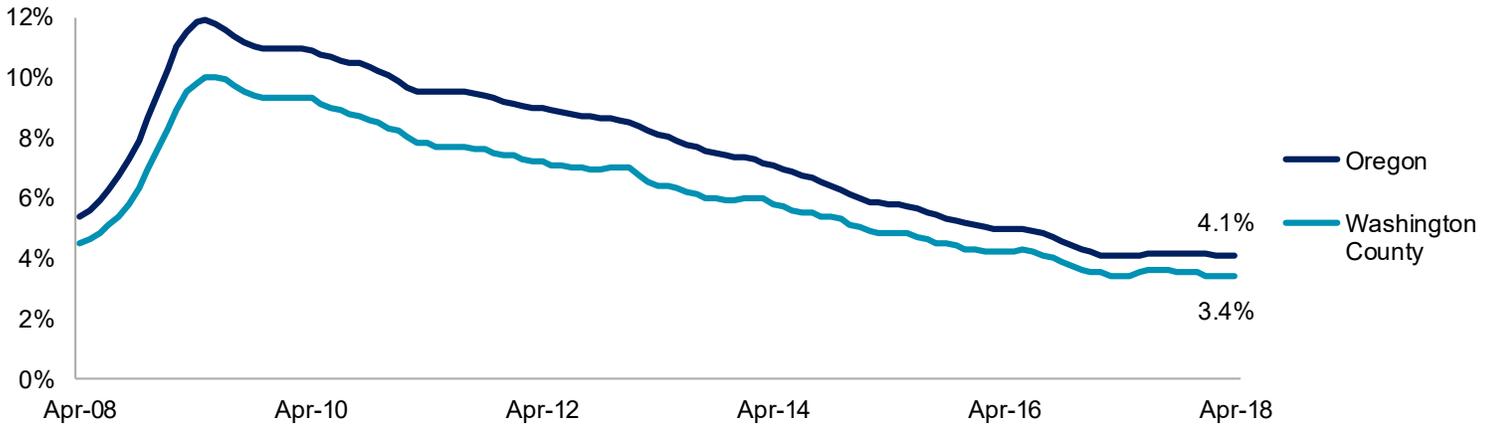
Unemployment Rates in Washington County Cities

April 2018, not seasonally adjusted
 Local Area Unemployment Statistics



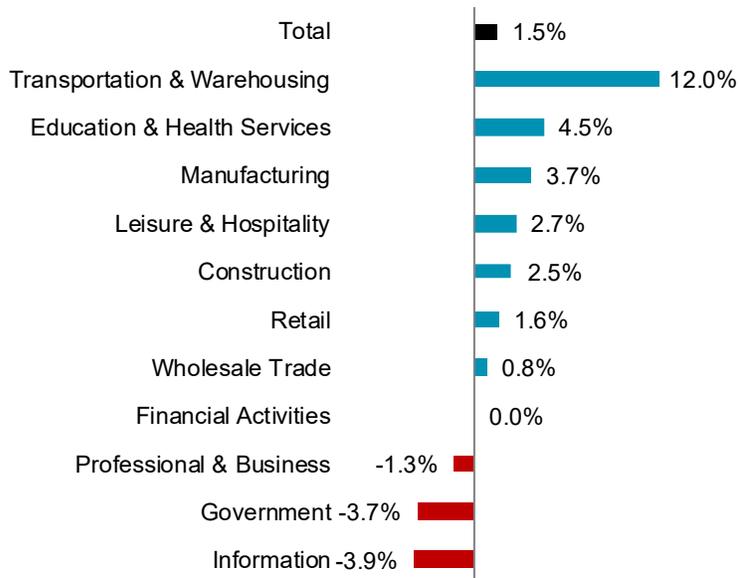
Unemployment Rate

April 2008 to April 2018, seasonally adjusted
 Local Area Unemployment Statistics



Transportation and Warehousing Leads Industry Employment Growth

Percentage change, April 2017 to April 2018
 Current Employment Estimates



Net Job Growth in Washington County

Net change, April 2017 to April 2018
 Current Employment Estimates



Employer	Product/Service	Employees	Contact	NAICS
Pacific University	Education services	800	www.pacificu.edu	611310
Forest Grove School District	Education services	667	www.fgsd.k12.or.us	611110
Viasystems	Circuit board manufacturing	478	www.viasystems.com	333249
Stimson Lumber	Timber, plywood	220	www.stimsonlumber.com	321113
City of Forest Grove	Municipality	198	www.forestgrove-or.gov	
Chaucer	Food Manufacturing	141	www.chaucerfreeze-dried.com	311423
DMH, Inc.	Wood moldings	135		321911
Jennings McCall Center	Senior housing and services	134	www.jenningsmccall.com	623311
Old Trapper	Meat food processing	132	www.oldtrapper.com	
Safeway	Retail grocer	115	www.safeway.com	445110
THE GROVE and Gardens ASSISTED LIVING	Assisted Living Community	102	www.thegroveandgardens.com	623311
Marquis Care & Vintage Suites	Senior housing and services	97	www.marquiscompanies.com	623311
Forest Grove Rehabilitation and Care Center	Skilled nursing home	93	www.prestigecare.com	623110
J. Lieb Foods	Food processing and storage	92	www.jliebfoods.com	
Prime Time Restaurant	Restaurant	87	www.primetimefg.com	722511
MCDONALD'S FOREST GROVE	Restaurant	81	www.mcdonalds.com	722511
Westak	Circuit board manufacturing	78	www.westak.com	333249
Pascor	High voltage switches	68	www.pascor.com	335311
Caring Places FOREST GROVE BEEHIVE & HONEY	Assisted Living Community	59	www.caringplaces.com	623311
McMenamins	Restaurant/lodging	57	www.mcmenamins.com	721110
Oregon Roses Inc.	Plant/flower	55	www.oregonroses.com	111422
Woodfold-Marco	Wood door manufacturer	50	www.woodfold.com	321911
USHER PRECISION MANUFACTURING INC	Manufacturing	44	www.usherprecision.com	
Doherty Ford	Auto dealership	42	www.dohertyford.com	441110
Bi-Mart	Retail department store	40	www.bimart.com	452210
RDF & P INC	Manufacturing	40	www.rdfpweb.com	332812
F & C INC	Custom cabinet shop	39	www.fandcinc.com	337110
Momokawa Sake One Brewery	Brewery	37	www.sakeone.com	312120
HIGH TECH CRATING INC	Manufacturing	36	www.hightechcrating.com	488991
New Season Foods	Food processing	32	www.newseasonfoods.com	311942
HI-TECH ROCKFALL CONSTRUCTION INC	Contractor	28	www.hitechrockfall.com	541330
MOUNTAIN VIEW MEDICAL CENTER	Professional/Scientific/Technical	28	www.mountainviewmed.com	621111
WSC INSURANCE	Commercial Services	24	www.wscinsurance.com	524210
Les Schwab	Automotive repair/tires	23.5	www.lesschwab.com	811198