



SREDA WINS

Many Western Treasure Valley projects have been successful over the few years that SREDA has been assisting. That assistance can be something as simple as connecting the company to someone with a building to lease, or as complicated as working through the state permitting and incentive processes. The assistance is provided for new businesses, existing businesses and those companies looking to move or expand into Oregon or Idaho. Our partners include each of the local communities, utilities companies, businesses, state government and federal government. With their partnership, we have had great success! Here are a few of the stories behind the scenes.

Project Stanton – Fry Foods, an Ohio based company that specializes in appetizers, had outgrown their Idaho location in Weiser and needed to expand their operations to keep up with the restaurant demand. SREDA had established a working relationship with the company and was able to assist them in looking at different sites and with the possibility of restoring the abandoned food processing site north of Ontario. With the help of many, Fry was able to obtain the building and part of the land and began the enormous process of reconstruction and retrofitting the facility. They were successful and opened the facility. They continue operating both the Weiser Idaho and Ontario Oregon plants. We provided assistance throughout the process helping connect the dots. In our last BRE visit, lack of workforce was still a problem.

Project Adam & Eve – This project came to SREDA from a local person (Laurel Adams) working for the Weiser Chamber. We met several years ago with 2 different California companies looking at the Weiser area to relocate to. Over the years, Project Eve moved their family and specialty cabinet business to Weiser. The other half, Project Adam, worked closely with the local Economic Development Task Force, Washington County Commissioners and SREDA to find industrial land to move their manufacturing plant out of California to our area. The company has purchased land in the Washington County industrial park and will begin building in 2018. The owners have also purchased a large portion of Mountain Man Lodge and property.

Project Sears – Ontario Area Chamber CEO, John Breidenbach had told SREDA about one of their members who was getting evicted out of his current location. It seemed that this company had a very short time to get moved. SREDA helped connect the dots for this owner and the owners of an empty building. The project quickly took shape and the Sears store was relocated.

Project Bear – Project Bear was a start up from a local family. Wayne Irvin wanted to set up a business for his boys. The company started making ATV/UTV accessories for trucks. They expanded from New Plymouth to a new shop out off of US Hwy 95. Then they got a contract to produce the frame for flying ATV's – this is a popular hobby in the UK. We worked with the company a couple of times and introduced them to Commerce and the Idaho Labor folks. The company has since been sold to another entrepreneur and the Irvin's are back in the gravel business.

Project Colliers/Green – In 2011, SREDA was contacted for demographic information by the broker of an empty building in the Washington County industrial complex. We were able to quickly provide the information that was requested. Time moved on and we continued to be a resource for the broker. The Arizona based company, which was later disclosed as Green Star, finally bought the building and began operations. They built temporary homes for workers in Canada and North Dakota. Their operations in Idaho were solid and far exceeded their

expectations. Green Star expressed their appreciation of the quality workforce here in the Treasure Valley. However, in a surprising twist, all their facilities shut down as it was discovered that an employee at their corporate base in Arizona had embezzled money and they went out of business.

Project Bob – SREDA got an opportunity to work with Calico Light Weapon Systems out of Cornelius, Oregon. The company was interested in moving out of the Willamette Valley. They were friends with Bob & Karen Skinner, Jordan Valley and this is where the lead came from. We worked with them for almost a year in one form or another, including cost comparisons with power rates. They eventually located in Wallowa County rather than Malheur.

Project Sun – We received a request from a local Vale landowner. They had been contacted by a solar company, HelioSage, headquartered in Charlottesville, VA, about leasing some land for a solar farm. We worked with the company representative introducing him to the Vale Mayor, Vale City Manager, and later assisting him and the county P & Z. The project also included a number of other locations around Eastern Oregon. The solar farm was put in next to the Vale Airport on scrub land. We continue to work with the landowner as new developments arise with the project. This project helped put Vale in a unique position having more than 1 renewable energy system along the Oregon Trail – they are near the largest private geothermal facility in Oregon and now have solar array farms as well. An update to this project: We have been contacted by Oregon Public Broadcasting (OPB) Talk Out Loud show producer about this project and others like it.

Project Neighbor – In December of 2014, Washington County Commissioner Tom Anderson requested that SREDA reach out to Sot Chimonas and invite his potential “sunspuds” company to look at locating in Washington County. Tom had been reading about the unfriendly reception that this project was getting from Canyon County’s P & Z meetings. We connected with the company and were told that they thought things were going to go better after the first of the year. In early 2015, while at a trade show, I received a call from Sot asking if our commissioner was serious about Washington County. I responded, “Absolutely!” This lead to the SREDA’s first international site visit (at the time, the company had partial ownership from the UK). Weiser and the county stepped up big time and a site was considered. Washington County had an industrial park that was already zoned properly for this company’s operations and the county was very interested in a value-added Ag company! During the acquisition of the land, things fell apart and a new site was looked at. Nearly 4 years later, the operations are almost complete and the first product will be processed soon. This project is an example of the local folks really coming together and working as a team! The number of people that made things happen behind the scenes is really amazing. SREDA assisted in shepherding the project through the various incentive steps and other processes.



2015 International Site Visit with Commissioner Tom Anderson



2016 Site visit with funding partners



2017 Kit in the Sun Spud Field

Project Kim – SREDA member and Red Apple Market place co-owner, Kimmie Serrano, is another example of our local heroes making things happen in our communities. In May of 2015, she reached out to SREDA to do a project for a recycling center in Ontario. We put together a proposal showing several sites. This project, after a long time coming and assistance from our state legislators, successfully landed in an empty facility that we had been trying to fill for years.



Project Friends – In June of 2014, SREDA was involved in a large site visit in Idaho with Sandy Christenson, Union Pacific Railroad Business Development. Following the visit, Sandy met with SREDA about a couple of great projects in the western Treasure Valley, one of which included the Campo Poole Oil facility project in Ontario. The Campo Poole project was very high on UP's priority list. This project also had ties to the oil and gas projects in Idaho. We assisted behind the scenes to help UP and the facility. The owners have done a great job cleaning up the property and showcasing what can be done in rural towns with rail access.

Project Lincoln Logs – Early in 2014, a local banker had reached out to SREDA regarding a project just north of Payette at the Homestead Log company facility. The project seemed to slow down a few times, but by the end of 2016, it had become a reality. The new owners had purchased the facility and were making plans. Unfortunately, the 2017 Snowmageddon of the Western Treasure Valley took out the facility. The insurance did not seem to cover this event.

Project Roger – May of 2012, we were contacted by Roger Yasuda, a local business owner, who had been to a national Onion meeting and learned of a company that was looking to expand their operations out west. We submitted an extensive listing of potential available buildings in the areas where the customer expressed interest, including Payette, Fruitland, Nyssa and Ontario. We did not hear from the company for a time. Then on July 2nd, the owners of the project contacted us and wanted to do a site visit during the 4th of July weekend. We scrambled quickly with our partners and were able to have 7-8 sites ready for them to visit. We learned that the company was South Georgia Equipment (SGE). They were located in Georgia and put together fruit and vegetable equipment for different commodities, but were well known by our onion growers. They were also heavy into the peach industry – they serviced customers throughout the USA and Canada. Their equipment came from all over the world and they specialized in the installation and maintenance of the equipment. Our area was in steep competition with the Tri-Cities in Washington and the Boardman/Hermiston, Oregon area. The communities involved really stepped up. The company ended up landing in Ontario, much to the chagrin of the other 2 onion growing regions in the Pacific NW. The Idaho-Eastern Oregon Onion Growers played a big role in bringing the company to the Western Treasure Valley.



Project Mountain – Teton Machine knew that their contract for their current building had a 2017 expiration date. Andy Oyervides and crew worked hard to determine if they would buy and



existing building, the current one, a different one, or build new. We have had the pleasure of working with Andy since 2012 on this project. They did their due diligence. They met with many folks, looked at options, met with state personnel, etc. and chose to build new next door to their Payette location. We are proud of this outstanding, employee-owned company continuing to stay in the Western Treasure Valley! Their new facility will allow them to expand and grow.

Project Bentley – This project was one of the fastest moving projects. Kelly Dame, Woodgrain Millwork, contacted our office in December of 2015 asking to meet with our partners from the state. Woodgrain was looking at moving their pelletizing operations from Prineville, Oregon to Fruitland, Idaho. We were able to pull in the state, but by the time we had the meeting, the project had expanded into also purchasing the recently closed Emmett mill. We assisted where we could expanding our partnerships to include the City of Emmett and Gem County Economic Development personnel as well as assisting with a multi-county incentive package. Along the way, the pelletizing facility in Fruitland ran into a snag as there wasn't enough power to run the regular facility and the new addition. This was a critical need because of the timing when the pellets were needed by consumers. We worked with the City of Fruitland and Idaho Commerce and were awarded a GEM grant to help upgrade the power to that part of the city. The project is another example of local companies that continue to invest and grow in our region.

Project IT – Valley Family Health Care had just opened a new dental office in Payette and we were contacted about a potential project that required finding a location for the organization's IT and support activities. Valley Family Health has numerous health care facilities throughout our region and we were thrilled to assist them. The latter part of May, 2017, they met us for a site visit and they looked at great potential locations in both Oregon and Idaho. They settled in a new building in Fruitland and recently reported that they have about 155 employees now region wide.

Project K – back in 2013, we had a 2nd opportunity to help put together a proposal for Winco. We had been contacted by a local business man who wanted to get them interested in coming to Ontario. We had previously sent a letter of inquiry to Winco, spurred by the doctor's wives from Saint Alphonsus in Fruitland, to see if they would consider locating near Fruitland - We had received a nice letter back saying that the town was not big enough. So another shot at them was a great opportunity and we jumped on it. This of course didn't produce fruit again. But when the Kmart closed, there was a new opportunity. The building owner and the Dan Cummings, City of Ontario, Community Development Director, worked tirelessly to get them into a part of the building. The project is an example of why you do not quit, but continue to be heard from – each time they were contacted by someone from our area, it helped build the foundation for their eventual expansion to Ontario.

These are examples of some of the successful projects that we have worked on – We are successful only because of the partnerships and collaboration efforts of many people within our communities as well as those who support us from the state, federal and other entities.

THANK YOU for being part of the SREDA TEAM!