

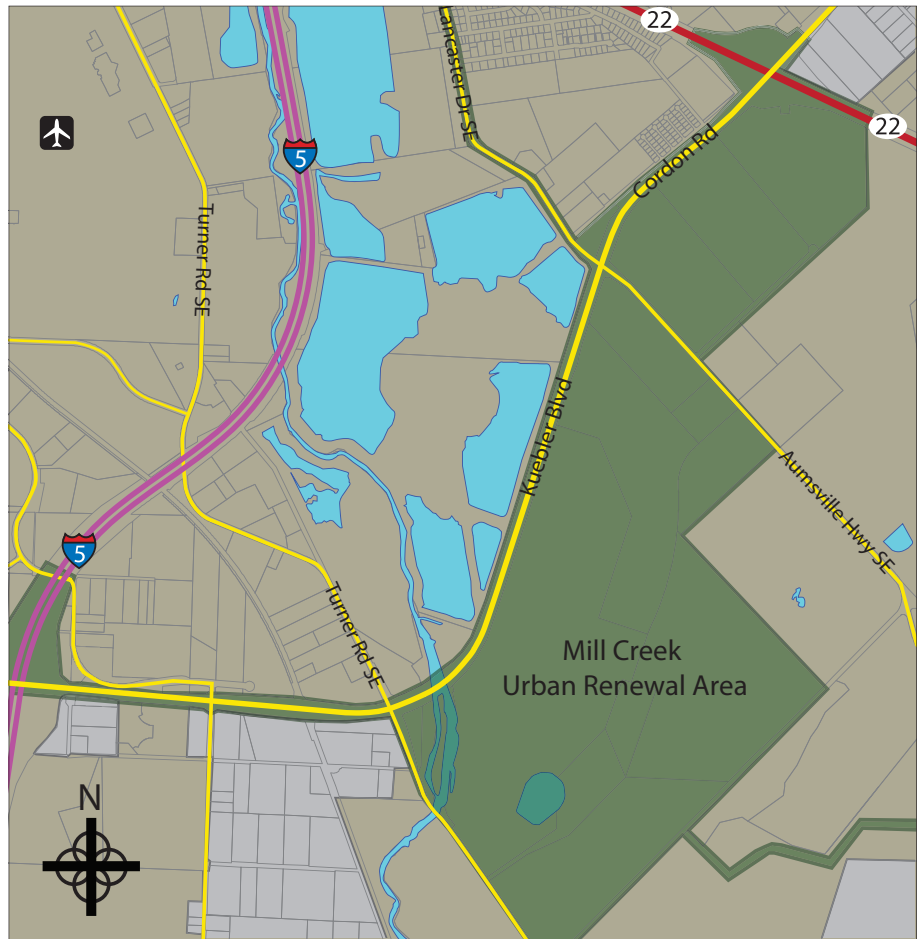
MILL CREEK CORPORATE CENTER

URBAN RENEWAL AREA STATISTICS

Established:	May 2005	Assessed Valuation 2005:	\$1,012,524
Size:	827 Acres	Assessed Valuation 2016 - 2017:	\$51,290,671
Maximum Indebtedness:	\$26M		

HISTORY

An innovative collaboration between the State of Oregon and the City of Salem, the Mill Creek Corporate Center provides opportunities for regional economic development, while minimizing impacts to the environment. The Mill Creek Corporate Center is comprised of about 650 acres of relatively flat land in Southeast Salem located along Kuebler Boulevard SE, with easy access to Interstate 5 and Highway 22. Approximately 60 acres has been developed to date, with 488 acres available for construction. In preparing the site for development, the City of Salem has constructed over 70 acres of centrally located mitigated wetlands so the surrounding lots can be developed unencumbered by this lengthy environmental process. The State of Oregon is planning an additional 26 acres of wetland mitigation, stormwater retention, and open space area to meet the City of Salem stormwater management requirements and support future development. When fully developed, the new Employment Center zoned area is projected to generate \$400M in private investment and create around 5,000 new jobs.



Mill Creek Industrial Park



Aerial of Mill Creek Industrial Park

MILL CREEK CORPORATE CENTER

Major Projects

- Henningsen Cold Storage initiated the construction of its 186,000 square foot refrigerated warehouse facility in August 2016, and the project should be complete by May 2017. When complete, Henningsen estimates investing approximately \$27 million, increasing job opportunities in the area, and supporting the food manufacturing and agricultural industry in the Mid-Valley. The project includes new streets and traffic signals to support future development in Mill Creek.
- In 2008, FedEx opened a 50,000 square foot facility which employs around 50 employees. In the spring of 2014, FedEx began investing an additional \$5 million in building expansion and equipment.
- In 2011, The Home Depot opened a 465,000 square foot Rapid Deployment Center which employs over 200 full time employees.
- In the summer of 2014, construction of a 2.2 million gallon reservoir was completed to meet the water system development needs. The project cost around \$6 million and was financed with tax increment and system development charges.
- In the summer of 2013, the Aumsville Highway SE road widening and utilities projects were completed; spanning 3,750 feet to include a three lane roadway, a center turn lane, bicycle and pedestrian amenities, stormwater facilities, and traffic signal modifications. Project costs were over \$6 million and they were funded with tax increment and a \$4 million grant from Oregon Department of Transportation Oregon Jobs and Transportation Act.
- The U.S. Department of Commerce awarded the City of Salem an Economic Development Administration (EDA) grant in the amount of \$1.1 million to be used for the Mill Creek Corporate Center wetland construction. The project was completed in August 2013.
- In December 2012, 10,000 linear feet of 18 inch and 24 inch water mainline were installed to improve water flow at a cost of around \$750,000. The project was funded with tax increment and a grant from the U.S. Department of Housing and Urban Development.



FedEx Facility



The Home Depot Rapid Deployment Center



Mill Creek Wetlands

For more about the Mill Creek Urban Renewal Area, please contact Tory Banford at 503-540-2445 or tbanford@cityofsalem.net or go to www.millcreeksalem.com.