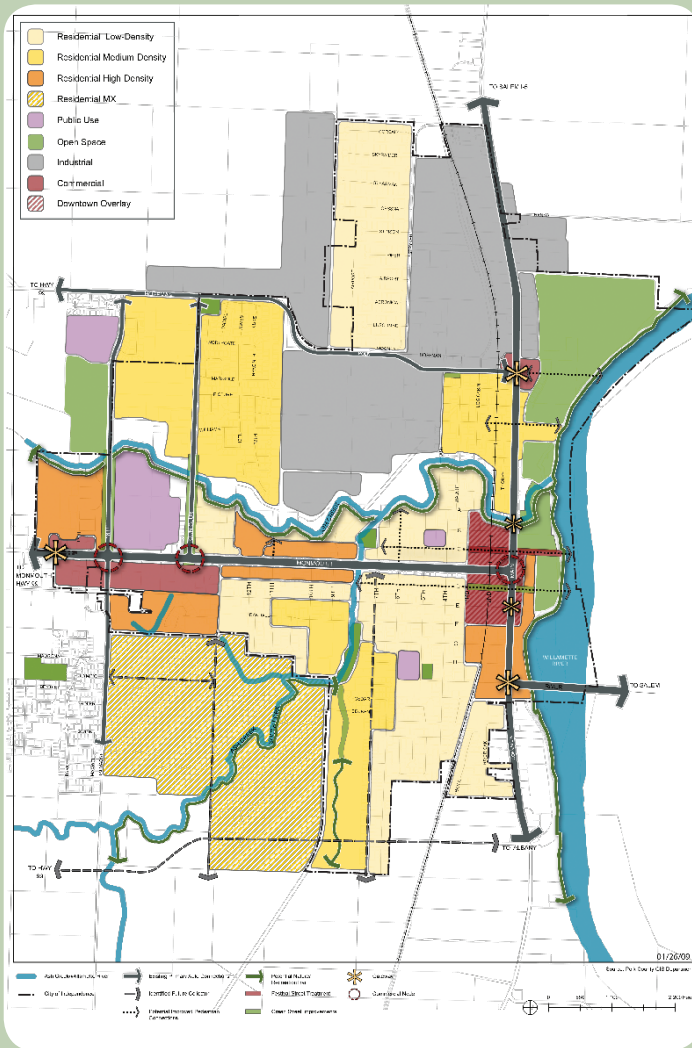


“Independence has the quality of life that many people seek. The city and Polk County work well together to make things work for businesses. Cooperation and support of the city are one key to business success, and Independence demonstrates that.”

Nick Harville, Business Retention/Expansion Manager, Strategic Economic Development Corp.

Independence, Oregon Framework Plan



“We want to see your business succeed here in Independence. We see ourselves as facilitators not regulators, and we’ll help keep your business *moving forward*.”

Greg Ellis, Independence City Manager

Destination Independence

www.ci.independence.or.us



“Marquis Spas has always felt we’ve had the support of the city of Independence and the police and fire departments. We’ve also continuously had a good labor pool to draw from with most of our employees coming from Independence, Monmouth, Dallas and Salem.”

John Schrenk, Chief Operating Officer

City Hall:
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Greg Ellis, City Manager
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Michael Danko, Community Development Director
danko.michael@ci.independence.or.us

Shawn Irvine, Community Development Tech
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Progress *by Design*

Independence is the ideal blend of small-town hospitality, city commerce, recreational and cultural opportunities, and location. With continuing population growth (25 percent since 2000), a reviving downtown retail and entertainment center, and a city government leading the way to a vibrant future, Independence is becoming known as a vital destination for business and clean industry.

Located just 20 minutes from Salem, and about an hour from Portland, this small but active city along the Willamette River provides a sheltered and supportive home for specialty manufacturing industries that provide living-wage jobs. **This is a city whose residents, business owners and city officials work together to provide what is needed for strategic progress.**

Our formula for progress:

City officials willing to take calculated risks
+ flexibility when opportunities arise
+ city government with businesslike approach

= **Independence, Oregon**

A wonderful place to live and do business

Checklist for a supportive business environment

❑ Incentives and costs

- 90+ acres in several locations provide large and small ready-to-build parcels at reasonable rates
- All parcels in Enterprise Zone
- Three years no property tax on improvements or personal property
- Workforce training assistance, with possible additional assistance from the state

❑ Accessibility

- Highway and other transportation
 - convenient to I-5
 - potential for rail access
 - small state airport
- Proximity to cities, easily accessible from Salem and other surrounding areas

❑ Infrastructure

- Modern water, sewer and storm water systems with ample capacity
- Recent streetscape improvements to Rt. 51 “entrance to city”
- Continuing commitment to maintain superior roads and utilities

- MINET: Monmouth Independence Network for phone, cable and high-speed internet

❑ City and County support

- Quick and efficient processing of permits
- Continuing support with area zoning to maintain buffer
- Willingness to adapt to specific needs
- Rapid and professional response from police and fire

❑ Work force

- Young population: median age 28.9 yrs
- 72+ % high school or higher education
- An easy commute from the valley’s population centers

❑ Quality of life

- Environment attractive to new residents
- Stable housing values
- Good schools
- Western Oregon University is a partner in many civic ventures
- Regional outdoor event facility

Independence 2020 Vision and Action Plan: www.independencevision.com/independence



“Robert Lloyd Sheet Metal has had much success in Independence. The recent street improvements have improved the look of the city and enhanced the accessibility to our location.”

John Lloyd, Vice President

