

2011 Fast Facts

Marion and Polk Counties

MARION COUNTY

Area: 1,194 square miles

Average Temperature:

January, 40° F; July, 67° F

Population: 284,800 (2000);
320,640 (2010)

Annual Avg. Precipitation: 40"

Principal Industries: Government, agriculture, food processing, forest products, manufacturing, education and tourism.

POLK COUNTY

Area: 745 square miles

Average Temperature:

January, 39° F; July, 66° F

Population: 62,400 (2000);
69,145 (2010)

Annual Avg. Precipitation: 52"

Principal Industries: Agriculture, forest products, manufacturing, electronics, tribal casino gambling and education.



SEDCOR, the lead economic development agency for Marion and Polk Counties is a private, non-profit membership organization, composed of over 500 business and community leaders. Over the past 25 years we have been pivotal in more than \$1 billion in new investment, creating or maintaining over 5,600 basic sector jobs.

Vision Statement

By 2012, Oregon's Mid-Willamette Valley will be universally recognized as a vital region for economic opportunity, investment and employment.

Mission Statement

To enhance and diversify the economy of the Mid-Willamette Valley.

We are actively supporting our mission by focusing on the following objectives:

- Business Retention and Expansion Program
- Employee Training and Workforce Development Activities
- Economic Incentives
- Industrial Recruitment
- Manufacturing Advocacy
- International Trade and Export Promotion
- SEDCOR Publications, Events and Informational Resources

Business Quick Facts (available as of April, 2011)

	Marion	Polk
Private Businesses, 2010	8,606	1,518
Private Sector Employment, 2010	96,715	11,506
Covered Private Employment, percent change 2001-2010	3%	4%
Non-employer establishments, 2008	15,986	4,137
Manufacturers shipments, 2007 (\$1000)	\$2,845,369	\$416,672
Retail sales, 2007 (\$1000)	\$4,016,561	\$375,062
Retail sales per capita, 2007	\$12,896	\$5,007
Hispanic-Owned Firms, (MSA) 2007	1,795	-
Women-Owned Firms, (MSA) 2007	8,057	-
Housing units authorized by building permits, (inc. apartments) (MSA) 2010	599	-

*Self-employed/employers without payroll not included

Source: Oregon Employment Department - www.qualityinfo.org

Property Tax Rate (\$/1000) 2010-2011

City	County	Net Assessed Value Base
Dallas	Polk	15.02
Independence	Polk	19.00
Keizer	Marion	15.24
Monmouth	Polk	17.10
Salem	Marion	18.50
Silverton	Marion	18.43
Stayton	Marion	14.80
Woodburn	Marion	19.33

Source: Willamette Valley Listing Service - www.wvmls.com

Marion-Polk Cities Population

	2000	2010	% Change
Keizer	32,515	36,295	11.6%
Dallas	12,550	15,555	23.9%
Independence	6,080	8,240	35.5%
Monmouth	7,780	9,675	24.4%
Salem	137,785	157,460	14.3%
Silverton	7,470	9,655	29.3%
Stayton	6,870	7,815	13.8%
Woodburn	20,310	23,150	14.0%

Source: PSU 2010 Population Estimates Data; PSU 2000 Estimates

Quick Facts Comparisons

	Marion	Polk
Population 2010	320,640	69,145
Population, % change (2000-2010)	12.6%	10.8%
% of Persons under 18 (2010)	25.9%	23.2%
% of Persons 18 - 64 years (2010)	61.9%	61.6%
% of Persons over 65 years (2010)	12.2%	15.1%
White (2006-2008 Avg)	83%	87%
African American (2006-2008 Avg)	1%	0.60%
American Indian/Alaska Native (2006-2008 Avg)	3%	2%
Asian (2006-2008 Avg)	2%	2%
Hispanic (2006-2008 Avg)	23%	11%
Housing units (2006-2008 Avg)	118,819	27,482
Homeownership rate (2006-2008 Avg)	62%	71%
Households (2006-2008 Avg)	111,860	25,661
Persons per household (2006-2008 Avg)	2.6	2.7
Median household income (2008)	\$46,340	\$48,825
Persons per square mile (2008)	264	91

Source: PSU 2010 Population Estimates Data; PSU 2000 Estimates



Complete Marion and Polk Counties Community Profiles are available on the SEDCOR website at www.sedcor.com

Taxes

Sales Tax. There is **no sales tax** in Oregon.

Personal Income Tax ranges from 5-9% of Oregon taxable income.

Corporate Income Tax. Oregon applies a 6.6 % tax against net Oregon revenue. Corporations doing business in Oregon pay excise tax. Corporations not doing business or not authorized to do business, but having income from an Oregon source, pay income tax. Corporations with no business activity in Oregon don't have to file an Oregon return.

Property Tax. The property tax rate is applied to net assessed value. It is limited by state constitution to 1.5 percent of real market value.

2011 YTD Residential Average Sales Prices (January, 2011)

Marion County	\$195,465	<i>Source: Willamette Valley Listing Service www.wvmls.com</i>
Polk County	\$196,252	
Salem	\$194,695	
Keizer	\$200,449	
Dallas	\$189,170	
Silverton	\$229,300	
Woodburn	\$150,574	

Industrial Real Estate Costs (Salem MSA - January 2011)

Description	Cost (per Square Foot)
Improved Land	
1-2 acres	\$6.00 to \$8.00
2-6 acres	\$4.00 to \$6.00
6-10 acres	\$1.50 (undeveloped) to \$4.00
Bldg. Sales Prices	
5,000 to 19,999 SF	\$70 to \$100 depending on build out
20,000 to 39,999 SF	\$60 to \$90 depending on build out
Building Lease Prices	
Less than 5,000 SF	\$.35 to \$.70 (higher based on location and build out)
5,000 to 19,999 SF	\$.20 to \$.40 (typically if mostly warehouse component)

Salem MSA Employment (as of March, 2011)

Salem MSA Non-Farm Payroll Employment	Mar. 2011	Mar. 2010	+/-
TOTAL PRIVATE	98,100	98,800	-700
Natural Resources & Mining	1,000	1,000	0
Construction	5,700	6,000	-300
Manufacturing Total	10,600	10,800	-200
Durable Goods	4,900	5,100	-200
Nondurable Goods	5,700	5,700	0
Food Products Mfg.	3,800	3,800	0
Trade, Transportation & Utilities	22,200	22,800	-600
Wholesale Trade	3,400	3,400	0
Retail Trade	15,200	15,900	-700
Transportation, Wrhs & Utilities	3,600	3,500	100
Information	1,300	1,300	0
Financial Activities	6,900	6,900	0
Professional and Business Svcs.	11,200	11,500	-300
Admin and Support Svcs.	5,300	5,400	-100
Educational and Health Svcs.	22,000	21,500	600
Health Care & Social Assistance	18,900	18,200	700
Health Care	16,100	15,600	500
Leisure and Hospitality	11,700	11,700	0
Accommodation & Food Svcs.	10,500	10,400	100
Other Services	5,500	5,300	200
Government	43,400	43,500	-100
Federal Government	1,600	1,700	-100
State Government	21,700	21,600	100
State Govt Educational Svcs.	2,300	2,300	0
Local Government	20,100	20,200	-100
Tribal Government	1,700	1,800	-100
Local Govt Educational Svcs.	11,800	11,800	0

Source: Oregon Employment Department - www.qualityinfo.org

Marion and Polk Resource Directory

Main Contact:

SEDCOR - Strategic Economic Development Corporation
503-588-6225 • www.sedcor.com

Additional Resources:

Oregon Business Development Department
503-986-0123

www.oregon4biz.com

Mid-Willamette Valley Council of Governments
503-588-6177

www.mwvcog.org

Oregon Employment Department
503-378-3220

www.qualityinfo.org

Oregon Blue Book
bluebook.state.or.us

Taxes:

Marion County
503-588-5215
www.co.marion.or.us

Polk County
503-623-9264
www.co.polk.or.us

Tax Incentives:

Energy Credits, Oregon Department of Energy
503-378-4040

Investment Tax Credits (OBDD) 503-986-0123

Job Tax Credits, Oregon Employment Department
503-947-1470

Dallas Enterprise Zone
503-623-2338

Independence Enterprise Zone - 503-838-1212

Salem Enterprise Zone
503-588-6225

Education and Training:

Chemeketa Community College
503-399-5000
www.chemeketa.edu

Western Oregon University
503-838-8149
www.wou.edu

Willamette University
503-370-6300
www.willamette.edu

Corban University
503-375-7000
www.corban.edu

Marylhurst University
503-534-4061
www.marylhurst.edu

Portland State University School of Extended Studies
503-725-9719
www.extended.pdx.edu

Tokyo International University of America
503-373-3300
www.tiua.edu

Education:

Chemeketa Community College
www.chemeketa.edu

Job Growers Incorporated
www.jobgrowers.com

Oregon Manufacturing Extension Partnership (OMEP)
www.omep.org

Small Business Development Center (SBDC)
www.bizcenter.org

Chambers of Commerce

Dallas Chamber of Commerce, 580 Main St. Suite C, Dallas, OR 97338, 503-623-2564, www.dallasoregon.org

Keizer Chamber of Commerce, 980 Chemawa Rd NE, Keizer, OR 97307, 503-393-9111, www.keizerchamber.com

Monmouth-Independence Chamber of Commerce, 355 Pacific Ave. N, Suite A, Monmouth, OR 97361, 503-838-4268, www.micc-or.org

Mount Angel Chamber of Commerce, P.O. Box 221, Mt. Angel, OR 97362, 503-845-6222, www.mtangelchamber.org

Salem Area Chamber of Commerce, 1110 Commercial St. NE, Salem, OR, 97301, 503-581-1466, www.salemchamber.org

Silverton Area Chamber of Commerce, 426 South Water St, Silverton, OR 97381, 503-873-5615, www.silvertonchamber.org

Stayton/Sublimity Chamber of Commerce, 175 E High Street, Stayton, OR 97383, 503-769-3464, www.staytonsublimitychamber.org

Woodburn Chamber of Commerce, 124 West Lincoln St, Woodburn, OR 97071, 503-982-8221, www.woodburnchamber.org