

2010 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); 318,170 (2009)

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); 68,785 (2009)

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 January 2010)

	Marion	Polk
Private Businesses, 2008 *	8,740	1,495
Private Sector Employment, 2008	105,803	12,807
Covered Private Employment, Percent change - 2002-2008	10.9	16.7%
Non-Employer establishments, 2006	15,763	4,074
Manufacturers shipments, 2002 (\$1000)	\$2,185,182	\$301,205
Retail sales, 2002 (\$1000)	\$2,985,346	\$279,105
Retail sales per capita, 2002	\$10,259	\$4,399
Hispanic-Owned Firms (MSA) 2002	980	
Women-owned firms, (MSA) 2002	5,386	
Housing units authorized by building permits (inc. apartments) (MSA) 2007	2,353	

*Self-employed/employers without payroll not included

Source: Oregon Employment Department - www.qualityinfo.org

Property Tax Rate (\$/1000) 2009-2010

City	County	Net Assessed Value Base
Dallas	Polk	14.87
Independence	Polk	19.49
Keizer	Marion	15.57
Monmouth	Polk	17.68
Salem	Marion	18.85
Silverton	Marion	18.42
Stayton	Marion	15.10
Woodburn	Marion	19.66

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

Marion-Polk Cities Population

	2000	2009	% Change
Keizer	32,515	36,220	11.4%
Dallas	12,550	14,454	15.2%
Independence	6,080	8,244	35.6%
Monmouth	7,780	9,630	23.8%
Salem	137,785	156,955	13.9%
Silverton	7,470	9,587	28.3%
Stayton	6,870	7,820	13.8%
Woodburn	20,310	23,350	15.0%

Source: PSU 2009 Population Estimates, July and Supplemental Dec. Data; PSU 2000 Estimates

Quick Facts Comparisons

	Marion	Polk
Population 2009	318,170	68,785
Population, % change (2000-2009)	11.7%	10.3%
% of Persons under 18 (2009)	82,739 26.0%	16,100 23.0%
% of Persons 18 - 64 year (2009)	197,121 62.0%	42,436 61.7%
% of Persons over 65 year (2009)	38,310 12.0%	10,249 14.9%

Population By Race, 2008

Total	310,223	74,906
White	258,270	65,037
African American	2,904	476
Amer. Indian Alaska Native	10,519	1,500
Asian	5,971	1,319
Native Hawaiian/Pacific Islander	1,511	164
Hispanic Origin	71,609	N/A

Household, 2007

Housing units	118,819	27,482
Homeownership rate	62%	66%
Households	113,724	25,981
Persons per household	2.6	2.7
Median household income	\$46,340	\$48,825



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.

2008 Residential Average Sales Prices (June 2009)

Marion County	\$210,748
Polk County	\$198,532
Salem	\$213,709
Keizer	\$214,038
Dallas	\$206,410
Silverton	\$247,785
Woodburn	\$196,870

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

Industrial Real Estate Costs (Salem, January 2010)

Description	Cost (per Square Foot)
Improved Land	
1-2 acres	\$7.00 to \$9.00
2-6 acres	\$4.50 to \$6.00
6-10 acres	\$2.00 (undeveloped) to \$6.00
Bldg. Sales Prices	
5,000 to 19,999 SF	\$60 to \$90 depending on build out
20,000 to 39,999 SF	\$55 to \$85 depending on build out
Building Lease Prices	
Less than 5,000 SF	\$.41 to \$.60 (higher based on location and build out)
5,000 to 19,999 SF	\$.21 to \$.45 (typically if mostly warehouse component)

Salem MSA Employment (as of December, 2009)

Salem MSA Non-Farm Payroll Employment	Dec 09	Nov 09	+/- Nov 09
TOTAL PRIVATE	100,400	101,300	-900
Natural Resources & Mining	1,100	1,100	0
Construction	7,100	7,300	-200
Manufacturing Total	10,400	11,000	-600
Durable Goods	4,800	4,800	0
Nondurable Goods	5,600	6,200	-600
Food Products Manufacturing	3,900	4,400	-500
Trade, Transportation & Utilities	24,700	24,400	300
Wholesale Trade	3,600	3,600	0
Retail Trade	17,200	17,000	200
Transportation, Wrhs & Utilities	3,900	3,800	100
Information	1,200	1,200	0
Financial Activities	7,200	7,200	0
Professional and Business Svcs.	11,200	11,300	-100
Admin and Support Svcs.	5,400	5,500	-100
Educational and Health Svcs.	20,800	21,000	-200
Health Care & Social Assistance	17,900	17,900	0
Health Care	14,900	14,800	100
Leisure and Hospitality	11,500	11,600	-100
Accommodation & Food Svcs.	10,300	10,400	-100
Other Services	5,200	5,200	0
Government	43,100	43,500	-400
Federal Government	1,700	1,700	0
State Government	21,000	21,200	-200
State Govt Educational Svcs.	2,200	2,200	0
Local Government	20,400	20,600	-200
Tribal Government	1,800	1,800	0
Local Govt Educational Svcs.	10,900	11,000	-100

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 College
503-375-7000
www.corban.edu

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

Education:

SEDCOR's Education and Workforce Training Partners include:

Chemeketa Community College
www.chemeketa.edu

Enterprise for Employment & Education
www.workforce-solutions.net

Mid-Willamette Workforce Network
www.work-life-success.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