

MINUTES

July 9, 2025
McMinnville Economic Vitality Leadership Council
Regular Meeting

3:00 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Carson Benner, Mike Morris, Trena McManus, Meg Ordaz, Peter Kircher, Paul Davis, John Dietz, Chris Chenoweth, Dani Chisholm, Dennis Robertson (alt for Lori Robertson), and Patrick Reuter.

Members Absent: Diana Riggs

Staff Present: David Berniker – Planning Manager, Patty Hertzog – McMinnville Economic Development Partnership, and Jody Christensen – Special Projects Manager, John Olson – McMinnville Chamber of Commerce, Tom Shauer – Senior Planner and Willy Williamson – Airport Manager

Guests Present: Samatha Monagan (MDA) and Scott Unger – News Register

1. Call to Order / Introductions

Chair Benner called the meeting to order at 3:00 pm.

2. Minutes

None.

3. Discussion Items

A. Provide an Airport Master Plan

Chair Benner provided background information about the Airport Master Plan, noting its update schedule and purpose. Airport maps and photographs were provided to Council members.

Airport Manager Williamson gave a presentation on the Airport Master Plan update, which focused heavily on development, integration with the nearby McMinnville Landing innovation campus, and managing the airport's approximately 65,000 annual flight operations, the majority of which regarded flight training. To support future corporate growth, the plan outlines development areas for new hangars, expanded aprons, and infrastructure suitable for Design Group Two Aircraft and alternative fuels. Administratively, the airport is recommending an increase in land lease rates from 34.5 to 42 cents per square foot per year.

During the presentation, questions and comments were addressed regarding laws regulating airport income and funding, the contract with the Fixed Base Operator (FBO), land and hangar rent prices, the Federal Aviation Administration's (FAA) designation of the southern runway, federal funding and requirements for the crosswind runway, and future development and expansion plans.

Council members and Staff discussed the City's plans to hire a full-time Airport Manager/Administrator, updates to the Municipal Codes and airport policies, training operations and corporate activity, the FBO facilities, waiting lists for hangar space, evaluating resources that other similar airports are using, and a business plan for the airport.

4. Updates

A. Provide an update of Single-Family and Multi-Family Residential Permits

Planning Manager Berniker provided an update on residential building permits issued in 2023 and 2024, noting many apartment permits were issued in 2024 for the Norton Landing and Stratus Village developments.

Council members and Staff discussed housing prices, occupancy by housing type, and single-family home development.

5. Rumor Mill

Special Projects Manager Christensen provided an update on the improvements planned for the 500 block of 3rd Street and an open house on The Landing development project.

6. Citizen Comments

None.

7. Committee Member Comments

Councilor Chenoweth spoke about the virtual layout showing the 3rd Street improvements, confirming with Staff that no comments had been received about the lack of mature trees in the layout.

6. Staff Comments

None.

7. Adjournment

Chair Benner adjourned the meeting at 4:33.