

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Policy Session Worksheet

Presentation Date: 1/20/2026 **Approx. Start Time:** 3:00pm **Approx. Length:** 30 mins

Presentation Title: Business Development Grant FY26 Award Recommendations

Department: Transportation & Development - Office of Economic Development

Presenters: Dan Johnson, Director, Transportation & Development
Laura Edmonds, Manager, Office of Economic Development

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Board review and approval of staff recommendations for FY26 Business Development Grant Awards.

EXECUTIVE SUMMARY:

The Board directed the Office of Economic Development (OED) in April of 2024 to develop a Business Development Grant Program to invest \$650,000 in local businesses to ensure their ongoing success in the County. The grant program provides funding to existing traded sector businesses of various sizes to relocate to or expand operations in Clackamas County. In June of 2025, the Board directed staff to advance a second year of the program. As directed by the Board, this is a competitive grant program developed by staff with final Board approval of all potential awards.

Through a public application process, OED received 24 total applications. 15 applications met the base eligibility criteria. These 15 applications had a total funding request of \$947,161.

Eligibility Criteria:

- Traded Sector
- Located in or moving operations to Clackamas County
- Project types: Capital or Workforce Development
- Match requirements: 100% or more
- Active registration with Secretary of State
- Established 2 or more years ago
- Has not received previous lottery funded grant

Staff from OED, DTD Regional Policy Coordination, Oregon's Mt. Hood Territory, and Water Environment Services made up the Review & Recommendation Committee (R&RC) to review eligible applicants and determine funding allocation recommendations, as well as an alternates list.

Of the 15 applicants that met the eligibility criteria, the R&RC recommends 12 recipients (Attachment A) for Board approval.

Upon Board approval, staff will initiate the development of Funding Agreements with each grant recipient and advance Funding Agreements to the Board for final approval. Staff aim to have funding allocations to recipients by May 2026.

FINANCIAL IMPLICATIONS (current year and ongoing):

Is this item in your current budget? YES NO

What is the cost? \$650,000

What is the funding source? Lottery Revenue

STRATEGIC PLAN ALIGNMENT:

- How does this item align with the County’s Performance Clackamas goals? *Vibrant Economy*

LEGAL/POLICY REQUIREMENTS:

Oregon Revised Statute (ORS) 461.540 stipulates these funds are to be utilized for the following public purposes:

- A. Creating jobs;
- B. Furthering economic development in Oregon; or
- C. Financing public education.

“Furthering economic development” includes, but is not limited to, providing:

- A. Services or financial assistance to for-profit and nonprofit businesses located or to be located in Oregon;
- B. Services or financial assistance to business or industry associations to promote, expand or prevent the decline of their businesses; or
- C. Services or financial assistance for facilities, physical environments or development projects, as defined in ORS 285B.410 (definitions for ORS 285B.410 to 285B.482) that benefit Oregon’s economy.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Public & Government Affairs continues to be a key partner in the marketing and promotion of the grant program. The R&RC is comprised of staff from DTD, Oregon’s Mt. Hood Territory and Water Environment Services.

OPTIONS:

Option #1: Approve Grant Recommendations as presented and direct staff to create Funding Agreements for final Board approval.

Option #2: Approve a modified list of Grant Recommendations and direct staff to create Funding Agreements for final Board approval.

Option #3: Do not advance the grant program at this time.

RECOMMENDATION:

Staff respectfully recommends Option #1: Approve Grant Recommendations as presented in Attachment A and direct staff to create Funding Agreements for Final Board Approval.

ATTACHMENTS:

- Attachment A: Recommended Grant Award Recipients
- Attachment B: Summary of All Applicants
- Attachment C: Roster of Review & Recommendation Committee (R&RC)

SUBMITTED BY:

- Division Director/Head Approval _____
- Department Director/Head Approval *Dan Johnson*
- County Administrator Approval _____

Recommended Grant Award Recipients

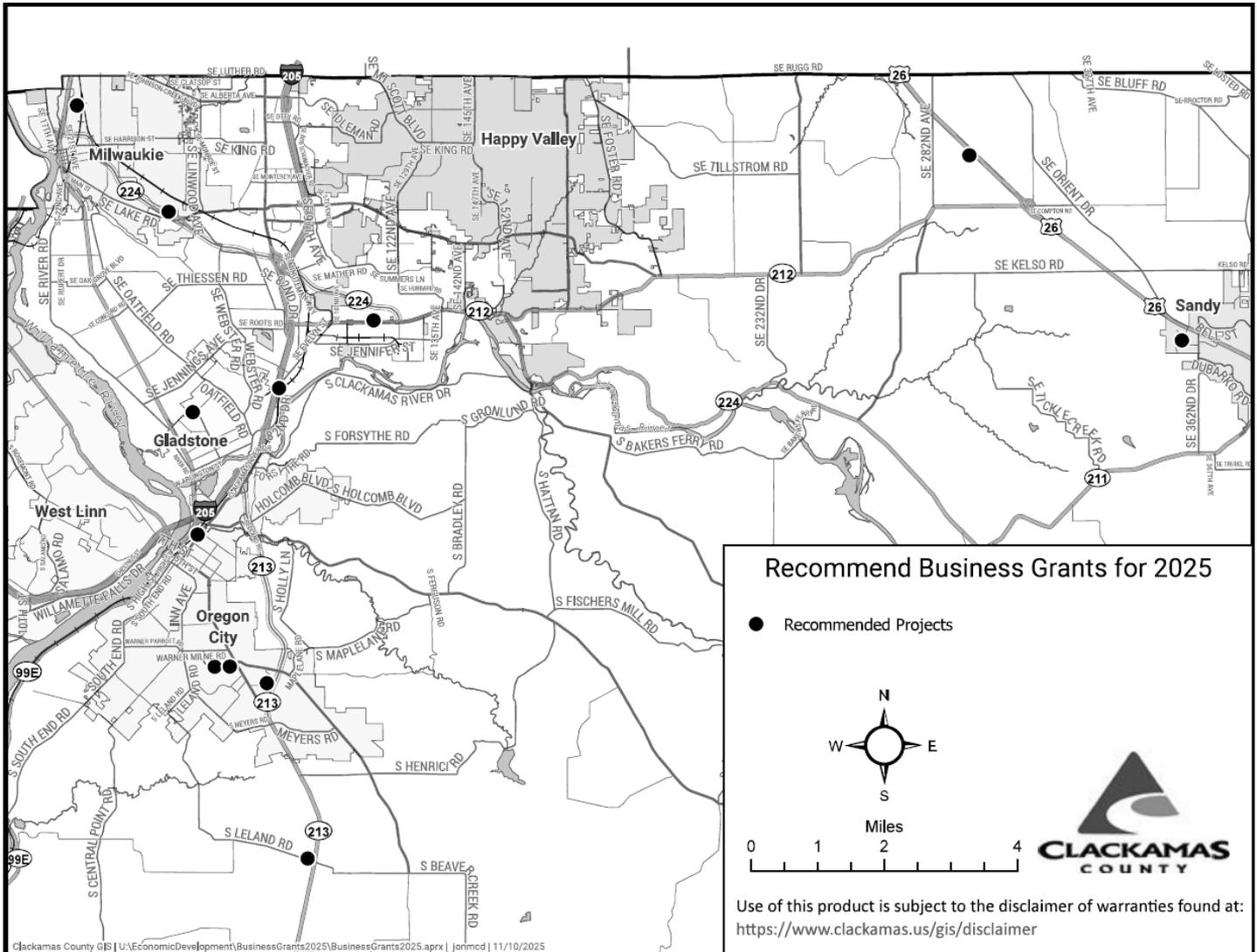
OED Business Development Grant Program 2025

ATTACHMENT A

Summary of Grant Recommendations

Business Name	Recommended Funding Amount
Rogue Fabrication LLC	\$ 100,000.00
Optimize Technologies	\$ 100,000.00
Batish Home Bake LLC DBA Roadrunner Pizza	\$ 85,000.00
American Metal Specialties, Inc.	\$ 85,000.00
Motorized Precision	\$ 73,000.00
Benchmade Knife Company	\$ 70,000.00
SNW TEC LLC DBA Swagelok Northwest	\$ 55,000.00
Meteorite Brewery LLC DBA Oregon City Brewing Company	\$ 53,000.00
Manny's Choice, LLC	\$ 13,500.00
Whispering Lavender Farm, LLC	\$ 6,300.00
Poulsen Cascade Tackle, LLC	\$ 4,700.00
13th Moon Brouwerij LLC DBA 13th Moon Gravity Well	\$ 4,500.00
TOTAL	\$ 650,000.00

Summary of Grant Recommendations: Project Locations



Locations within city jurisdictions:

- Gladstone (2 projects)
- Milwaukie (2 projects)
- Oregon City (4 projects)
- Sandy (1 project)

Locations within unincorporated county:

- Boring (1 project)
- Clackamas (1 project)
- Oregon City (1 project)

Summary of Grant Recommendations: Industries

Based on the data received in the Office of Economic Development’s 2024 Economic Landscape Analysis (ELA), there are five top private **anchor industry clusters** in Clackamas County. These industries and their supply chains provide over 83,000 jobs and revenue of approximately \$10.83 billion to the local economy.

These industries include Advanced Manufacturing, Food Systems, Logistics, Healthcare, and High Tech.

Industries of Recommended Grantees

Advanced Manufacturing	Food & Beverage Production	Goods Manufacturing
Rogue Fabrication	Roadrunner Pizza	Poulsen Cascade Tackle
Optimize Technologies	Manny's Choice	Whispering Lavender Farm
Swagelok	Oregon City Bewing Company	Benchmade Knife Company
Motorized Precision	13th Moon Brouwerij	
American Metal Specialties		

Rogue Fabrication LLC

Project Location: 16620 Champion Way, Sandy, 97055

Capital Project

Funding Request: \$100,000

Funding Recommendation: \$100,000

Company Profile

Rogue Fabrication is a Sandy, OR manufacturer of tubing benders and other associated fabrication tools and equipment.

Project Summary

- Develop industrial site in Sandy; construct new facility
- Move all manufacturing operations into new facility
- Expand manufacturing capabilities

Anticipated Impact

- Increase tax base: new development, business personal property acquisitions
- Business Retention & Expansion: keep business in Sandy through local expansion
- Development of industrial site
- Increased production efficiency
- Future hiring

Optimize Technologies

Project Location: 13993 Fir Street, Oregon City, 97045

Capital Project

Funding Request: \$100,000

Funding Recommendation: \$100,000

Company Profile

Founded in 1985 in Clackamas County, Optimize Technologies is a globally recognized manufacturer of advanced scientific components. The company's products are designed and produced entirely in Oregon City, Oregon. Optimize Technologies supplies laboratories, universities, and research facilities worldwide, as well as OEM partners in Germany, Japan, Switzerland, and other regions.

Project Summary

- Phase 1 of larger on-shoring initiative
- Construction: upgrades to existing facility to accommodate new production operations
- Purchase of new equipment

Anticipated Impact

- Increase tax base: facility upgrades, business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Oregon City through expansion of current facility
- Production expansion
- Create new skilled manufacturing jobs in Clackamas County

Batish Home Bake LLC DBA Roadrunner Pizza

Project Location: 6005 Duniway Ave, Gladstone, 97027

Capital Project

Funding Request: \$100,000

Funding Recommendation: \$85,000

Company Profile

Roadrunner Pizza is a Gladstone-based food manufacturer specializing in fresh dough pizzas, dough balls, crusts, and calzones made with live yeast. The business supplies grocery stores, schools, restaurants, and convenience stores across the Pacific Northwest and beyond.

Project Summary

- Construction: facility upgrades to expand production area and increase freezer storage capacity
- Purchase of new equipment

Anticipated Impact

- Increase tax base: facility upgrades, business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Gladstone through expansion of current facility
- Production expansion
- Improve production efficiency

American Metal Specialties, Inc.

Project Location: 5272 SE International Way Milwaukie, OR 97222

Capital Project

Funding Request: \$100,000

Funding Recommendation: \$85,000

Company Profile

American Metal Specialties (AMS) is a precision sheet metal fabrication and manufacturing company located in Milwaukee, Oregon. For the 30+ years it has been in business, AMS has provided high-quality sheet metal manufacturing solutions to global industries such as aerospace, medical, semiconductor, and renewable energy sectors. AMS employs a workforce of over 50 employees.

Project Summary

- Construction: renovation of 2,500 sqft of building space to accommodate new back-office staff

Anticipated Impact

- Increase tax base: facility upgrades
- Business Retention & Expansion: help business grow and stay in Milwaukie through expansion of current facility
- Production expansion
- Create 5-10 new jobs in Clackamas County

Motorized Precision

Project Location: 17825 SE 82nd Dr, Gladstone, 97027

Workforce Development Project

Funding Request: \$100,000

Funding Recommendation: \$73,000

Company Profile

Motorized Precision is a Gladstone-based technology company founded in 2015. The business designs and manufactures robotic systems as well as the software used to operate them. Motorized Precision's products include robot bases, track systems, camera mounts, and accessories which are used in film, manufacturing, and other industries.

Project Summary

- Hire 2 permanent employees at \$75k per year: software development and customer support
- Increase local subcontractor services to support increased production, R&D, and prototyping for new product development

Anticipated Impact

- Production expansion
- Create 2 new high wage jobs in Clackamas County
- Utilize local supply chain: subcontracted fabrication, branding, manufacturing, R&D

Benchmade Knife Company

Project Location: 300 Beavercreek Road, Oregon City, 97045

Capital Project

Funding Request: \$100,000

Funding Recommendation: \$70,000

Company Profile

Founded over 30 years ago in Clackamas County, Benchmade is an Oregon City-based manufacturer of premium custom knives.

Project Summary

- Purchase new equipment to update blade grinding process
- Construction: facility upgrades to accommodate new machine and production process

Anticipated Impact

- Increase tax base: business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Oregon City through capital investment
- Production increase
- Reduction of production waste (scrap)

SNW TEC LLC DBA Swagelok Northwest

Project Location: 2515 SE Mailwell Drive Milwaukie, 97222

Capital Project

Funding Request: \$78,500

Funding Recommendation: \$55,000

Company Profile

Swagelok Northwest is a woman-owned business supplying and building American-made fluid-system components and specialized assemblies for the manufacturing, semiconductor, energy, and aerospace industries.

Project Summary

- Construction: expansion of cleanroom to increase production capacity for semiconductor and aerospace industries

Anticipated Impact

- Increase tax base: business personal property acquisitions
- Business Retention & Expansion: help business grow in new Milwaukie facility
- Production increase

Meteorite Brewery LLC DBA Oregon City Brewing Company

Project Location: 1401 Washington Street, Oregon City, 97045

Capital Project

Funding Request: \$99,992

Funding Recommendation: \$53,000

Company Profile

Oregon City Brewing Company is an award-winning brewery and food cart pod with locations in Oregon City and Canby. The brewery has won 30 medals in US and Global award competitions over the past two years.

Project Summary

- Construction: major upgrades to production facility

Anticipated Impact

- Increase tax base: facility upgrades, business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Oregon City through upgrades to current facility
- Production expansion
- Improve production efficiency
- Reduction of production waste

Manny's Choice LLC

Project Location: 408 Beavercreek Rd, Ste 417, Oregon City, 97045

Capital Project

Funding Request: \$23,000

Funding Recommendation: \$13,500

Company Profile

Manny's Choice is a specialty food manufacturer based in Oregon City, producing premium baking mixes and imported European flour under the trademark The Good Gluten™. All products are formulated and packaged locally, then distributed through retail stores, online platforms, and wholesale partners.

Project Summary

- Purchase of new production equipment

Anticipated Impact

- Increase tax base: business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Oregon City
- Production expansion
- Improve production efficiency

Whispering Lavender Farm LLC

Project Location: 14617 S Leland Rd, Oregon City, 97045

Capital Project

Funding Request: \$6,300

Funding Recommendation: \$6,300

Company Profile

Whispering Lavender Farm is a woman-owned agricultural and manufacturing business located in unincorporated Clackamas County. The farm produces high-quality bath, body, and home products using lavender grown on-site and sourced from local partners.

Project Summary

- Buildout of e-commerce site to expand distribution of manufactured products
- Equipment purchases for inventory management and shipping operations

Anticipated Impact

- Increase tax base: business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Clackamas County
- Production expansion
- Future hiring of permanent 0.5 FTE position

Poulsen Cascade Tackle LLC

Project Location: 15875 SE 114th Ave, Suite N, Clackamas, 97015

Capital Project

Funding Request: \$4,719

Funding Recommendation: \$4,700

Company Profile

Poulsen Cascade Tackle, located in unincorporated Clackamas County, manufactures fishing tackle items for the sport fishing industry. Products are manufactured in-house and marketed through distributors, brick and mortar retailers, online retailers and via Poulsen Cascade Tackle's own web site store.

Project Summary

- Full website redesign and overhaul
- New product photography and tech sheets for updated website

Anticipated Impact

- Business Retention & Expansion: help business grow and stay in Clackamas County, maintain and increase market share
- Production expansion
- Future hiring

13th Moon Brouwerij LLC DBA 13th Moon Gravity Well

Project Location: 29288 SE Haley Rd, Boring, 97009

Capital Project

Funding Request: \$9,000

Funding Recommendation: \$4,500

Company Profile

13th Moon Brouwerij is a production brewery that specializes in local and seasonal ingredients. The business produces historically inspired beers, updated with a Pacific Northwest twist.

Project Summary

- New equipment purchase and installation: additional brewing tank

Anticipated Impact

- Increase tax base: business personal property acquisitions
- Business Retention & Expansion: help business grow and stay in Clackamas County
- Production expansion
- Improve production efficiency
- Reduction of production waste

Applicant Information

OED Business Development Grant Program 2025

ATTACHMENT B

Recommended for Funding?	Business Name	Funding Request	Recommendation
Recommended	Rogue Fabrication LLC	\$ 100,000.00	\$ 100,000.00
Recommended	Optimize Technologies	\$ 100,000.00	\$ 100,000.00
Recommended	Batish Home Bake LLC DBA Roadrunner Pizza	\$ 100,000.00	\$ 85,000.00
Recommended	American Metal Specialties, Inc.	\$ 100,000.00	\$ 85,000.00
Recommended	Motorized Precision	\$ 100,000.00	\$ 73,000.00
Recommended	Benchmade Knife Company	\$ 100,000.00	\$ 70,000.00
Recommended	SNW TEC LLC DBA Swagelok Northwest	\$ 78,500.00	\$ 55,000.00
Recommended	Meteorite Brewery LLC DBA Oregon City Brewing Company	\$ 99,992.00	\$ 53,000.00
Recommended	Manny's Choice, LLC	\$ 23,000.00	\$ 13,500.00
Recommended	Whispering Lavender Farm, LLC	\$ 6,300.00	\$ 6,300.00
Recommended	Poulsen Cascade Tackle, LLC	\$ 4,719.00	\$ 4,700.00
Recommended	13th Moon Brouwerij LLC DBA 13th Moon Gravity Well	\$ 9,000.00	\$ 4,500.00
Not Recommended	International Animal Semen Bank Inc DBA ICSB	\$ 100,000.00	
Not Recommended	Healthy Sustainable Communities	\$ 25,000.00	
Not Recommended	Wandering Goods LLC	\$ 649.50	
Ineligible	Homeless Solutions Coalition of Clackamas County	\$ 100,000.00	
Ineligible	Locke Building Supply LLC	\$ 100,000.00	
Ineligible	Oregon Transmission and Diesel Center Inc. DBA Town Center Automotive	\$ 100,000.00	
Ineligible	Sentinel Group, LLC	\$ 100,000.00	
Ineligible	Commerial Furniture Distributors Inc	\$ 37,000.00	
Ineligible	Alimenti Event Services, LLC DBA Alimenti Catering & Events	\$ 35,000.00	
Ineligible	Real Deal Northwest DBA MugsByNana	\$ 20,000.00	
Ineligible	The Book Nook Oregon LLC DBA The Book Nook	\$ 10,000.00	
Ineligible	Ready Yeti LLC	\$ 4,007.50	
TOTAL:		\$ 1,453,168.00	\$ 650,000.00

Review & Recommendation Committee Roster

OED Business Development Grant Program 2025

ATTACHMENT C

The 2025 R&RC consisted of the following county staff members:

1. Aaron Liersemann | Oregon's Mt. Hood Territory
2. Alexa Morris | Water Environment Services
3. Becca Tabor | DTD Regional Policy Coordination
4. Cindy Moore | DTD Office of Economic Development
5. Julia McCotter | DTD Office of Economic Development
6. Laura Edmonds | DTD Office of Economic Development
7. Steve Perkins | DTD Office of Economic Development