

Dear Senator Bruce Starr:

I am writing to express Pendleton's strong support for Oregon's two industrial site readiness bills: Senate Bill 253/House Bill 2284 and Senate Bill 246/House Bill 2285. After a recent economic development trip to Southern California, organized by Business Oregon, it became very apparent, very quickly that there are a number of states that are investing heavily in economic development and recruitment. Those states, like Texas, Nevada, Georgia, and Utah, understand the importance of site readiness and its role in the recruitment process. If Oregon hopes to compete in this hyper competitive environment, then it is imperative that we invest in site readiness to maximize our chances of attracting new businesses. Pendleton lends its emphatic support to the following bills:

- **Due diligence grants (Senate Bill 253/House Bill 2284):** Make available a limited pool of grants for eligible projects to conduct necessary investigations to better understand constraints on large industrial sites and reduce risk and uncertainty about site preparation costs needed to attract private capital. A portion of the grant funds may also be used to assist regions in conducting an inventory and readiness assessment of large industrial sites in their area.
- **Direct site preparation assistance (Senate Bill 246/ House Bill 2285):** Provide forgivable loans and/or low or no interest loans to local governments and property owners to underwrite a portion of the costs of site preparation, subject to specified eligibility criteria (e.g., site investment plan, "but for" evaluation, new traded-sector jobs to Oregon, wage premium). Loans would be partially forgiven based on realized state income tax gains from successful traded-sector investment in the site.

Please do not hesitate to call or email with any questions.

Sincerely,

Steve

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