

My name is Anne Graham and I am a newly elected City Councilor for Redmond, Oregon. After recently retiring in Redmond, I ran for Council because of my love for this wonderful city, but also because I have a 35 year long working career in high technology manufacturing plants...including Intel and SolarWorld... and I believe my background can help bring what our Mayor has called 'new technology' jobs to our area. This is important to our region and the same desire to help brings me here today.

AS A FACILITIES ENGINEER, Director of Facilities, Construction Manager, Programming Manager, or acting as an industrial architect, I have led the design and construction and permitting and operation of many semiconductor and solar manufacturing facilities. I have INTIMATE PERSONAL KNOWLEDGE of the infrastructure requirements and construction timelines of medium and large technology-based buildings. Further, I have also been the PERSON LEADING MULTI-STATE SITE SELECTIONS 4 times in my career... most recently as a consultant to 2 different California based solar firms in 2010. I even reviewed Redmond and Bend as potential sites in that work.

MY KEY MESSAGE TO you as you consider these infrastructure bills is that sites must have the key infrastructure either already in place....or have dependable plan to install the infrastructure to be successful. Infrastructure in place is always preferable as site selectors are very wary of 'plans' to correct infrastructure deficiencies. Too many other options with infrastructure ready to go are always available. Given the time it takes to permit and build such a factory, a REALISTIC TIMELINE to bring in services not already available, in my experience, is 12 months.

I am familiar in my own city with the exceptional RESULTS OF SB1544 in 2012 that allowed us to rezone land into industrial use. That was exciting progress toward a goal of bringing new jobs and I thank our legislators sincerely for making that possible. Unfortunately, it will be DIFFICULT TO SITE NEW TECHNOLOGY factories in this land for two reasons:

--the cost of such key additional infrastructure capacity needed is extremely high for a city to bear.

--the project timeline to bring such capacity onstream is too long

I am quite sure that these conditions exist in many other locations, not just my particular case in Redmond.

I would also like to state that THIS IS NOT AS SIMPLISTIC as a "build it and then they will come" proposal. This is more accurately "build it or they will certainly not come".... Or perhaps "have an ironclad means in place to build it or they will certainly not come".

It follows from my comments that it is also not sufficient in every case to only create a fund for rapid response to a 'bird in hand' situation. When the infrastructure timelines exceed those of the construction timelines of the factory itself, the bird in hand will fly away.

I very much appreciate the opportunity to express my opinions on this matter, and I would be happy to answer any question you may have.

Anne Graham