



**Testimony by Wilsonville Mayor Tim Knapp in Support of SB 333-4:
*Facilitates State Assistance to Local Governments to Develop
Industrial Sites to Host High-Wage, Income Tax-Generating Jobs***

Scheduled for public hearing on March 27, 2017, before
the Senate Committee on Business and Transportation

Chair Beyer, Vice-Chair Thomsen and Members of the Committee:

On behalf of the City of Wilsonville City Council, I am testifying in support of SB 333 with the -4 amendments that provides technical fixes to law that allow the Oregon Business Development Dept. to write rules that implement the Industrial Site Readiness Program.

The City of Wilsonville together with the League of Oregon Cities, Oregon Economic Development Association and local governments from across the state supported the original 2013 bills (HB 2284/HB 2285 and SB 253/SB 246) that authorized the Industrial Site Readiness Program. Several technical issues were identified subsequently by Business Oregon preventing implementation of the program, and the proposed legislation remedies these defects.

The “due diligence grants” component of the Industrial Site Readiness Program can help state and local governments better understand the constraints—such as traffic access, wetlands and brownfield contamination—facing the development of specific industrial sites. Recognizing the issues has the effect of reducing risk about site preparation costs and helps to inventory the work necessary to bring these job-producing lands into the industrial real-estate market.

Of great value to local governments, including the City of Wilsonville, is the “forgivable loan provision” of the Industrial Site Readiness Program, which can help fund the expensive front-end costs of parcel-aggregation and infrastructure development that are a major impediment to developing lands currently planned and zoned for industrial development.

In Wilsonville’s case, extensive work to aggregate smaller parcels and extend infrastructure to develop the Metro-designated, regionally significant 225-acre Coffee Creek Industrial Area are costly obstacles to advancing timely shovel-ready sites for industrial firms to produce an estimated 1,500 family-wage jobs with a direct annual payroll over \$55 million.

The Industrial Site Readiness Program can provide a much-needed new tool to bring idle industrial lands to market and produce family-wage jobs that generate new income-tax revenues for state government programs, including schools and other key public services.

The City of Wilsonville respectfully urges a DO PASS vote on SB 333-4. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Tim Knapp". The signature is written in a cursive, flowing style.

Tim Knapp, Mayor
City of Wilsonville