

Chair Riley, members of the committee. I'm Avery Pickard, Executive Director of the Oregon Economic Development Association or "OEDA"

OEDA is a statewide non-profit organization working to support economic development professionals who are on Oregon's front-line in diversifying and expanding Oregon's economy. Our members come from cities, counties, ports, utilities, tribes, businesses and private economic development agencies. Since 2011, OEDA has been instrumental in working with the Oregon Industrial Site Readiness Coalition to support industrial site readiness investments by the state to match local investments.

Throughout Oregon, our communities lack adequate sites to attract new industrial operations and employers. In many cases, the lack of sites is not a land supply or zoning issue, but an issue of sufficient financing or capital. These are the types of sites that have the potential to house new or expanded development, resulting in additional well-paying, sustainable jobs and significant personal income tax revenue to the state. However, many such sites around the state require significant capital investment to make them marketable to potential private investment key to unlocking new tax revenues. This includes the need for basic infrastructure, environmental analysis and brownfield clean-up, mitigation of impacts on wetlands, or aggregation of multiple sites into one. Many local jurisdictions are unable to afford these types of investments, or are not in a position to incur significant up-front costs by themselves just to get sites ready for private development.

The Industrial Land Coalition has been working on proposed program refinements to the Regionally Significant Industrial Sites program since 2015. We've changed the statute to improve access to and workability of the program, as well as our recent coordination with Business Oregon on SB 34. As you've heard today, Business Oregon and Governor Brown have proposed three statutory changes to increase access to the Industrial Site Readiness Program in all parts of Oregon, but most notably in rural communities. Those changes are:

- Reducing the average annual wage threshold from 150% to 130% of county/state average annual wage;
- Applying wage/job threshold to combined jobs from all eligible employers on designated sites vs. jobs for each employer (25 jobs in rural areas, and 50 jobs in urban areas);
- Allowing limited private property owner reimbursement to 50% of site readiness costs.

In addition to our support of SB 34, The Industrial Land Coalition will also be asking the legislature to provide \$5 million in funding to capitalize the loan portion of the Oregon Industrial Site Readiness Program. This minor investment will help expand access to the program for communities unable to finance site readiness investments.

Our coalition has submitted a one-pager to the committee for your consideration. On behalf of OEDA and our broader coalition, we ask you to pass SB 34.