

Chair Bynum, Vice Chairs Diehl and Nguyen and members of the committee.

My name is Ken Anderton, and I'm the senior manager for real estate development for the Port of Portland.

The Port of Portland exists to enhance the region's economy and quality of life. With three airports, four marine terminals, five business parks and hundreds of employees, we move with purpose to transform our region and state into a place where everyone is welcome, empowered and connected to opportunity. We have developed over 5,000 acres that is now home to manufacturing, logistics and traded sector businesses that directly employ 18,000 jobs and nearly 30,000 jobs that are support by these parks. We estimate that our business spark activity contributes \$3.2 billion to the Oregon economy.

My team at the Port was responsible for the development of the Troutdale Reynolds Industrial Park more commonly referred to as TRIP. The TRIP development was the first recipient of the RSIS program and is a textbook example of why programs like RSIS are needed to develop complicated industrial sites that can spur private investment and recruit companies that employ thousands of jobs.

First, I want to give you a little background on TRIP. The TRIP site consists of 700 acres and is on the EPA list of Superfund sites. The Port purchased the site in 2007 and immediately began work on Phase I, which brought to the market 131 acres of industrial land, which was completed in 2010 with FEDEX locating their regional sortation hub on the property.

Upon completion of Phase I the Port immediately began planning Phase II of the property, which was much more complicated due to federal, state, and local permit requirements and the volume of wetland mitigation, flood storage and fill needed to create 184 acres of market ready industrial zoned lots.

The site needed significant infrastructure upgrades including, roads, water, sewer, power, and offsite improvements. It was a monumental undertaking and one of the largest civil engineering projects in the state. We created 84 acres alone of wetland mitigation along with significant flood storage for the Cities of Troutdale and Fairview.

The EPA recognized the complexities of developing a Superfund site and gave the Port and its partners two awards for the best brownfield redevelopment site in the country. This site would have most likely laid fallow for generations without the involvement of a patient developer like the Port and the assistance of our state, local and federal partners.

Now, the site boasts employment of over 2,800 jobs, 800+ truck drivers, expansion capabilities for critical power infrastructure and an upcoming large battery storage facility. It is now generating significant amount of income tax for the state and property tax for the local jurisdictions and continues to be used as a benchmark on how to redevelop a complex industrial park into a thriving jobs center.

The TRIP development was not easy to finance and develop. The Port spent over \$100 million dollars to construct and over a decade to get it where it is today. We had to cobble together several streams of funding including applying for RSIS funding.

To help reimburse the Port for the extraordinary development costs the Port applied for the RSIS designation in 2016 to help fund TRIPS Phase II improvements and in 2018 the Port and OBDD entered into a reimbursement agreement.

This brings me to why I am here. On behalf of the Port, I'm pleased to speak in support of House Bill 4042, which will reauthorize the RSIS program to 2034 and capitalize the industrial site loan program.

Industrial sites are complicated, take a lot of time and capital to develop and often require early public investment to create generational benefits for the community, while creating a significant tax base for the state. They are costly to finance and many jurisdictions including the Port find we are lacking tools to bring these sites to market ready status, which puts us at a competitive disadvantage when competing with our peer states.

It is especially important for smaller jurisdictions to have access to loan funds as often they do not have the capital that they can float for many years while waiting to be reimbursed by the RSIS program.

In closing, RSIS is worth extending, refining, and funding. It is imperative that we invest in industrial site readiness to be competitive nationally and globally in a multitude of fields including semi-conductor, reshoring of manufacturing and expansion of existing businesses.

Thank you for your time. I would be glad to answer any questions that you have.