

Submitter: Mert Meeker

On Behalf Of:

Committee: House Committee On Emergency Management, General Government, and Veterans

Measure, Appointment or Topic: HB3062

I am a commercial real estate developer and broker in the Portland metro area. I oppose this bill for the following reasons:

- a. This will cause more challenges and costs for developers which will diminish growth opportunities as it restricts development and creates more red tape and costs to develop in an already difficult state to develop in.
- b. Oregon is already land restricted for industrial and this would lessen the supply of buildable land.
- c. Job losses and business closures in the construction, logistics, and manufacturing industries which are key sectors for blue collar workers.
- d. Stifle economic growth by limited business expansion. Oregon is already not business friendly this bill would enhance that fact.
- e. This bill would limit the new construction of industrial properties thus creating a shortfall of availabilities and thus drive up rental rates for existing buildings. Bad for small businesses.
- f. Loss of investment to neighboring states like Washington and Idaho.
- g. The proposed system would restrict or discourage development in underserved or economically struggling areas, potentially delaying revitalization efforts.

I urge your NO vote. Thank you.