

May 9, 2025

Senator Fred Girod, Co-Chair
Representative Rob Nosse, Co-Chair
Members of the Capital Construction Subcommittee
Joint Committee on Ways and Means
Oregon State Legislature
900 Court St NE
Salem, OR 97301

RE: Support for Clear Lake Road Infrastructure Funding Request

Dear Co-Chairs Girod and Nosse, and Members of the Capital Construction Subcommittee,

My name is Allen Ruggles, and I am a commercial real estate broker based in the Eugene area, with years of experience working across multiple property types, including industrial, land, office, retail, multi-family, and specialty spaces. Over the course of my career, I have had the opportunity to work with a wide range of businesses and investors — from local entrepreneurs to national companies — helping them find locations to grow and succeed here in Oregon.

I am writing today to express my strong support for funding the Clear Lake Industrial Area Infrastructure Project in the upcoming capital construction budget.

In the commercial real estate world, we talk a lot about location, but just as important is readiness. Right now, Eugene and the surrounding region face a critical gap: we have demand, we have interested employers, and we have zoned land — but we lack the infrastructure needed to make that land usable for development. Without basic investments in wastewater, stormwater, utilities, and transportation, the Clear Lake Industrial Area — over **600 acres** of potential — remains on the sidelines, even as other regions with prepared sites move ahead.

From industrial and logistics users to office tenants, retailers, housing developers, and specialty businesses, every sector is impacted by the availability — or absence — of development-ready land. When that capacity is missing, it creates ripple effects across the entire real estate ecosystem, driving up costs, limiting options, and ultimately pushing businesses to look elsewhere.

The Clear Lake project is exactly the type of forward-looking public investment we need to unlock new job growth, bring in private capital, and strengthen the local economy. With the potential to support up to **6,000 new jobs** and draw major employers to the region, it offers a return on investment that extends well beyond the immediate footprint of the industrial site.

I also want to emphasize that time matters. We are competing with other communities that are ready today to welcome employers and developers. If we want Oregon — and especially the Eugene area — to stay competitive, we must make these smart infrastructure investments now.

I recognize the challenge you face in balancing multiple funding requests, particularly in today's fiscally cautious climate. But I believe this project stands out for its scale, impact, and long-term value.

On behalf of my clients and the broader real estate and development community, I respectfully urge you to prioritize funding for the Clear Lake Industrial Area Infrastructure Project. Thank you for your leadership and consideration, and please don't hesitate to reach out if I can offer additional insights from the commercial real estate perspective.

Sincerely,

A handwritten signature in black ink, appearing to read 'AR', with a stylized flourish at the end.

Allen Ruggles
Commercial Real Estate Broker, Eugene, Oregon
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