

February 3, 2026

House Committee on Economic Development, Small Business and Trade
900 Court Street NE
Salem, OR 97301

Dear Chair Nguyen and Members of the Committee,

I am writing today to encourage your support for House Bill 4084, Governor Kotek's signature economic development legislation. This package will address Oregon's, and therefore Gresham's, ability to competitively recruit new companies to our community but more importantly, to help us support the long-term growth of our existing companies.

Three critical factors impact a company's decision to locate a new facility or expand an existing operation – consistency, clarity, and certainty. The lack of these factors in the State's current business environment is negatively affecting our ability to recruit and retain businesses and therefore, to support family wage job growth and capital investments.

HB 4084 provides solutions to Oregon's diminished competitive advantage through:

1. **Permitting improvements.** In Gresham, we have taken steps to remove uncertainty from the development process through deployment of our Rapid Response Team which codifies an expedited timeframe for land use review for significant industrial projects. HB 4084 will fast track permitting processes and require an inventory of permits from State agencies to increase clarity, consistency, and certainty around state permitting processes.
2. **Modernization of the Enterprise Zone.** HB 4084 will amend criteria to better reflect the changing dynamics in the manufacturing sector by providing flexibility in hiring timelines. This will improve Gresham companies' confidence in investing in new, advanced machinery and equipment knowing they will be in program compliance.
3. **Funds for industrial site readiness.** Gresham, like many other communities across the state, has a significant lack of shovel ready industrial land. The land that remains within the city requires significant investment before it can be marketed to prospective recruitment or expansion projects. HB 4084 will provide much needed State investment to bring industrial sites into productive use, creating jobs and property and income tax revenue.

I strongly encourage your support for HB 4084, which will provide a much-needed competitive advantage to communities across the State of Oregon in a time of crisis.

Sincerely,



Eric Schmidt
Gresham City Manager