

Submitter: Lisa Rae Nomura
On Behalf Of:
Committee: Senate Committee On Finance and Revenue
Measure, Appointment or Topic: SB1586

Written Testimony in Support of SB 1586 (Oregon JOBS Act)

I'm writing today in support of SB 1586, the Oregon JOBS Act.

I'm a Commercial Real Estate broker, and my job is to talk to investors and business owners every day — not just in Oregon, but across the country. These are people deciding where to put real dollars to work. And more often than not, Oregon comes up as a state they want to like, but struggle to justify.

The feedback is consistent: Oregon feels difficult to grow in. Not because of a lack of talent or demand, but because opportunity is constrained and politics have historically made expansion harder than it needs to be. When investors don't see a clear path for growth, they take their capital elsewhere.

SB 1586 is an opportunity to change that narrative.

This bill is about acknowledging that Oregon needs to plan for growth instead of resisting it by default. It creates a clear, targeted framework to support industries that bring long-term economic value to the state, while drawing firm lines around what is not allowed. The bill explicitly prohibits stand-alone data centers, retail warehouses, and recreational uses. Claims that this is a data center land grab are simply not accurate.

From an investment standpoint, clarity matters. Investors can navigate rules — but they cannot navigate uncertainty. SB 1586 provides direction, predictability, and a signal that Oregon is willing to compete for meaningful investment rather than watch it leave.

We've made mistakes in the past by allowing fear, misinformation, or politics to stall progress. This bill is a chance to do better. It's a chance to show that Oregon understands what it takes to attract capital, grow responsibly, and support a stronger, more resilient economy.

I urge you to support SB 1586 and take advantage of this moment to position Oregon for long-term success.

Respectfully,

Rae Nomura, MAI, CCIM
Commercial Real Estate Broker