



MAYOR ALEXANDER D. JOHNSON II

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144

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February 13, 2023

Senator Janeen Sollman  
Representative Janelle Bynum  
900 Court St. NE  
Salem, Oregon 97301

**Semiconductor and Advanced Manufacturing Shovel Ready Land Investment Needed**

Dear Co-Chairs Sollman and Bynum, and Committee Members:

The City of Albany appreciates the legislature's interest in improving our collective environment with respect to family wage jobs and industries that invest in our communities and support our unique state identity and values. With respect to the semiconductor industry and advanced manufacturing more broadly, we recognize that the entire state benefits from these jobs.

However, we respectfully submit that our community's ability to support the expansion of the semiconductor industry and other forms of advanced manufacturing is severely limited by a lack of shovel ready industrial lands. We have been overlooked in this last year alone by at least five large, new companies highly interested in investing in Albany. Ultimately, these companies did not invest in Albany because the cost and timeline for a shovel ready project far exceeded market driven timelines and costs. For perspective, our two largest industrial zoned sites (242 acres and 67 acres respectively) would support several hundred new, high paying jobs. But combined, both carry a shovel ready cost of nearly \$43M for transportation access alone. Additionally, regulatory requirements for any required wetland remediation adds years to the site readiness timeline.

It has been our sad experience that we have repeatably missed out on transformative investments because we lack the financial capacity to support the creation of shovel-ready lands on our own. Unfortunately, the state as a whole, has also missed out on the payroll tax generation those projects represent, further hampering efforts to address homelessness, affordable housing, education, and environmental protection.

We enthusiastically support the creation of a semiconductor bill that addresses the issues raised in this letter and lasting investment in advanced manufacturing site readiness more broadly.

Sincerely,

Alexander D. Johnson II  
Mayor

[cityofalbany.net](http://cityofalbany.net)

