



City of McMinnville

Office of Mayor Remy Drabkin

February 27, 2023

Chair Representative Janelle Bynum
Vice-Chair Representative Lily Morgan
Vice-Chair Representative Daniel Nguyen

House Committee on Economic Development and Small Business
Oregon State Legislature
Salem, OR 97301

Subject: **Support for House Bill 2258 and HB 2663**

Dear Chair Bynum, Vice-Chairs Morgan and Nguyen, and Committee Members:

The City of McMinnville submits this letter in support of HB 2258 and HB 2663 extending the Industrial Site Readiness program and funding it, preferably at the level of \$50 Million dollars in HB 2663.

We are learning with the semiconductor discussion that Oregon is not competitive with most states in terms of large industrial sites proactively served with infrastructure.

McMinnville has two, privately owned, large industrial sites (28 acres and 150 acres). See attached briefsheets. Both of these sites have significant infrastructure needs to support the sites and those infrastructure improvements have proven cost prohibitive to install to be competitive for larger industrial users.

The City is actively working on an economic development strategy to attract high-density, high-paying manufacturing and R&D jobs to one of the sites, our 150-acre industrial innovation campus, which will have a significant regional economic benefit. This site is flat without significant environmental concerns, adjacent to Highway 18 and the McMinnville Airport. Presumably an ideal site for industrial development. It has been within the city limits and zoned industrial for approximately 40 years and has not been developed due to the costs of the infrastructure necessary to serve the site.

The Industrial Site Readiness program is one of the only economic development programs in Oregon that provides significant financial help for infrastructure for these types of critical economic development sites.

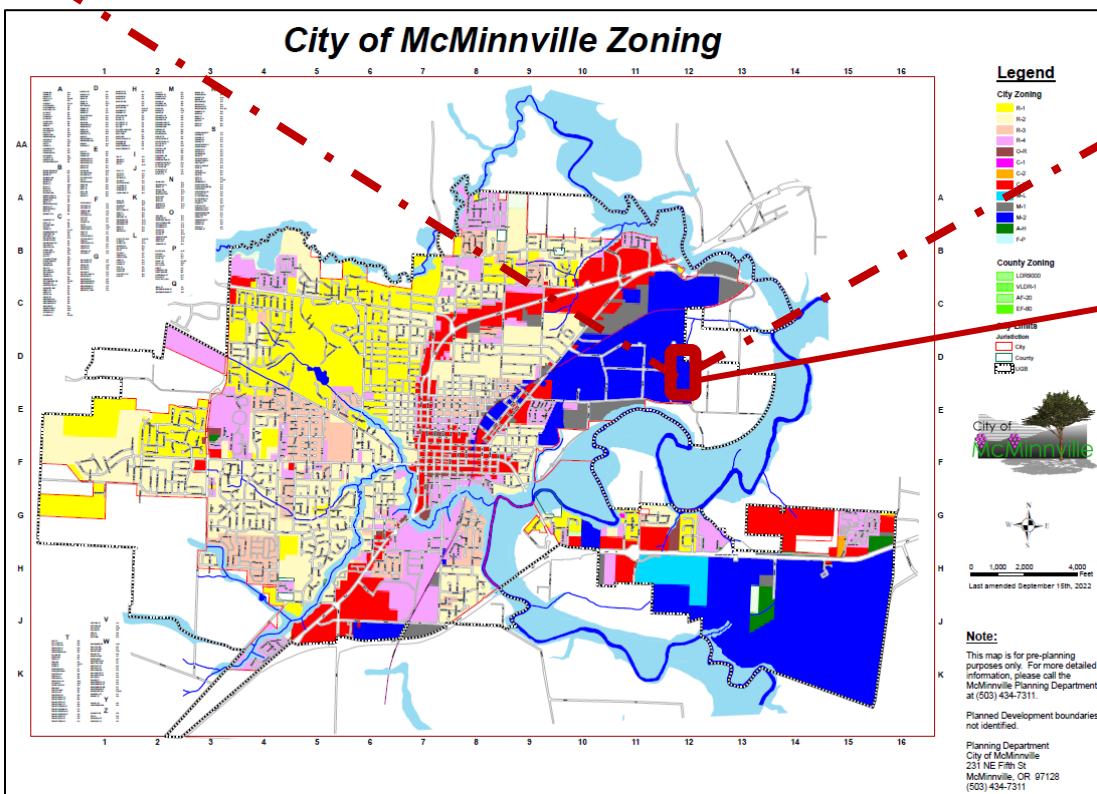
Remy Drabkin
Mayor, City of McMinnville

cc: Representative Lucetta Elmer
Senator Brian Boquist

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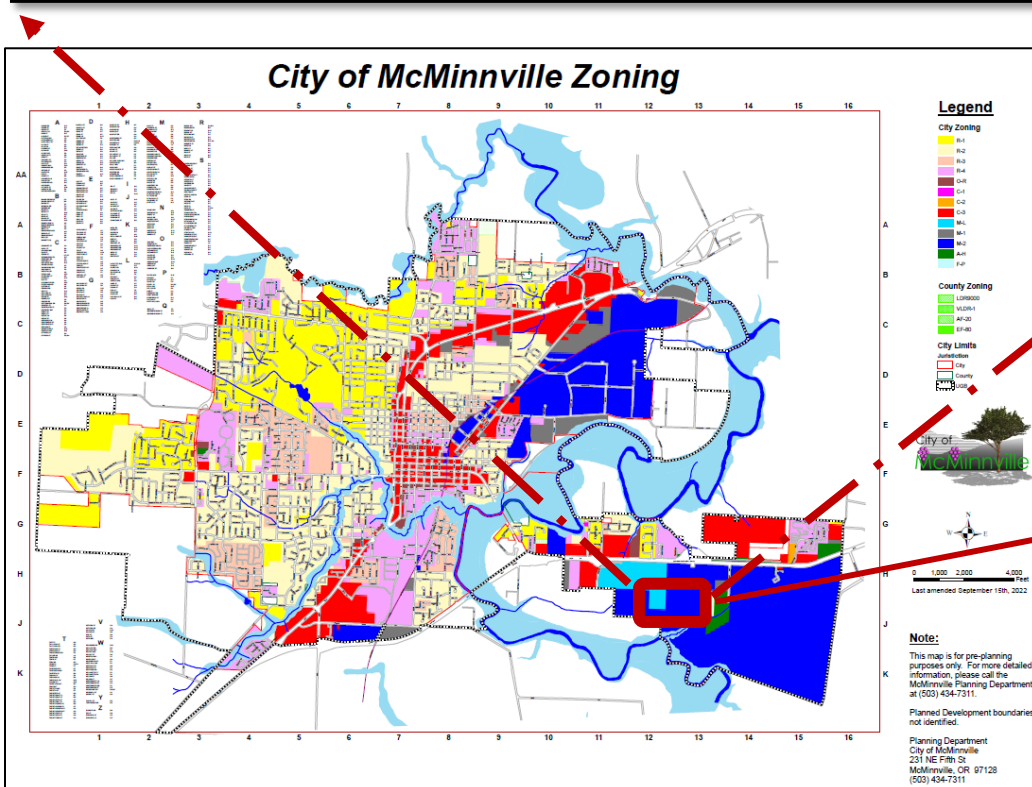
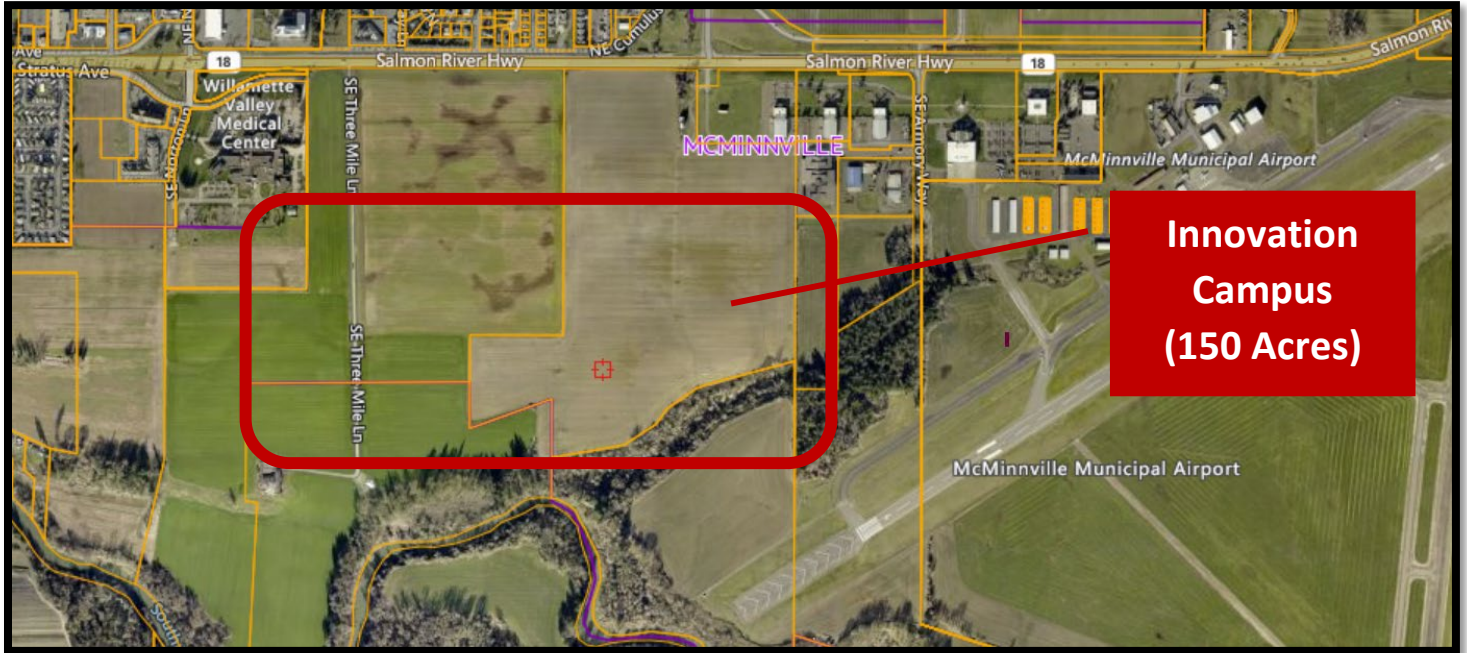
McMinnville Industrial Sites Larger than 25 Acres

- 1) **Rivergate Development (28 Acres)** – this site is comprised of two parcels in single ownership and is located in McMinnville’s Industrial Park. It is a flat site, zoned industrial with services stubbed to the site and is shovel-ready. Road improvements are needed on 2 ½ sides of the site. There is a small wetland on the site. It is located in McMinnville’s Opportunity Zone.



**Rivergate
(28 Acres)**

2) **Innovation Campus (150 Acres).** This site is comprised of two larger parcels adjacent to each other. It is located on the south side of Highway 18 with proximity to the McMinnville Airport. The site is flat and zoned industrial. Transportation, wastewater and water are available but significant infrastructure improvements will be necessary to make the site shovel-ready for a large user. The local power utility is currently in the process of identifying a location for a substation in proximity to this site. The site recently was part of a larger area planning process at which time the city elected to support approximately 33 net buildable acres of commercial development along the frontage of Highway 18 on the north side of these parcels to support local commercial needs and offset infrastructure development costs to the site, and to support an Innovation Campus on the southern side of the site (the 150 acres of zoned industrial land) with interest in high density, family-wage jobs. This site is also located in the McMinnville Opportunity Zone.



**Innovation
Campus
(150 Acres)**