



**Testimony by City of Wilsonville Mayor Julie Fitzgerald Supporting HB 4042:**

***Legislation Provides State Funding Support of Industrial Infrastructure that Assists Local Governments to Produce High-Wage Jobs Benefiting the State***

Scheduled for public hearing on Feb. 6, 2024, before the  
House Committee on Economic Development and Small Business

Chair Bynum, Vice-Chairs Diehl and Nguyen, and Members of the Committee:

I am testifying in support of HB 4042, which reauthorizes and funds the Business Oregon Regionally Significant Industrial Sites (RSIS) Program.

**Local governments in Oregon have few tools to fund the key infrastructure that is required to produce “shovel-ready” industrial development sites.** Additionally, cities have little incentive to zone land as industrial as it produces the lowest assessed value per acre compared to residential and commercially zoned land.

**The State of Oregon, however, is the greatest beneficiary of industrial occupations in manufacturing and wholesale distribution that produce family-wage income.** As a state that relies on income tax as the principal source of state revenue, encouraging high-wage industrial jobs directly benefits the State.

**Just expanding Urban Growth Boundaries (UGB) does nothing to produce “shovel-ready” industrial lands** — the challenge of serving those lands with infrastructure to make them truly shovel-ready development sites remains. Additionally, the state has hundreds of acres of contaminated “brownfield” industrial sites already served by urban infrastructure but are unable to be utilized until cleaned-up for productive use.

The private sector has demonstrated a lack of ability or desire to “sink” money in the ground to fund site-preparation infrastructure. Increasingly, the public sector is called on to be the source of patient capital that funds key infrastructure, which has a longer pay-back time as development occurs.

The City of Wilsonville is one of a dozen local governments that has pre-qualified for the RSIS program for development of the regionally significant Coffee Creek Industrial Area. Due to a lack of competitive funding options from the State, the City has had to borrow funds from a commercial lender to start installing infrastructure to develop this area.

The City appreciates your consideration and urges a Do-Pass vote on HB 4042. Thank you.

Sincerely,

Julie Fitzgerald, Mayor  
City of Wilsonville