



Home of the Tualatin River National Wildlife Refuge

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City of Sherwood Support of HB 2663 (2023 Regular Legislative Session): Reauthorize and Fund the Business Oregon Regionally Significant Industrial Sites (RSIS) Program

Members of the House Committee on Economic Development and Small Business

My name is Tim Rosener, Mayor of the City of Sherwood, and I am writing on behalf of the City in support of HB 2663.

The City of Sherwood is located in southwest Washington County and is primarily a bedroom community. As a result, the Sherwood City Council has designated economic development as one of our top priorities, with a focus on creating a stronger jobs/housing balance. To accomplish this goal, our City is focused on the development of new long-planned industrial parks which will support the growth of traded-sector businesses including semiconductors, cleantech, biosciences, aerospace/space, defense, metals and machinery and other advanced technology industries.

Over the past two years, the City has made substantial progress in growing new and existing companies in Sherwood. These include Lam Research (semiconductor manufacturing), NSI Manufacturing (semiconductors and cleantech), DWFritz Automation (advanced manufacturing/battery storage) and Treske Precision (space and defense). We seek to encourage and facilitate the growth of additional advanced manufacturing companies to our community to serve our region and the State of Oregon which is the greatest beneficiary of industrial development and occupations in manufacturing and wholesale distribution that create higher-wage jobs that produce income tax revenues.

Our challenge has been that the City of Sherwood and other local governments in Oregon have few tools to fund the key infrastructure that is required to produce additional “shovel-ready” industrial development sites and new family-wage jobs.

While some believe that industrial park developers are responsible for the construction of infrastructure to serve development sites, time and experience has demonstrated to our City that such expenses when layered on top of the cost of raw land in urbanized areas render many industrial projects infeasible. Increasingly, we find that the City of Sherwood is being called on to be the source of patient capital to “put money in the ground” that funds infrastructure which has a longer pay-back time.

Cities like Sherwood need a way to fund this necessary infrastructure which includes public facilities such as roads, sidewalks, streetlights, potable water, wastewater treatment, stormwater detention, and broadband services to potential industrial sites so

that we can open long-stalled, vacant industrial properties to new productive uses that create jobs and new revenues for the State and cities.

It is our understanding that the Regionally Significant Industrial Sites (RSIS) Program was created in 2013 and amended in 2017 and that it is intended as a profit-sharing economic development tool that offers state income tax reimbursements for approved industrial-site readiness activities. The Legislature originally authorized the Business Oregon program in 2013 (HB 2284, HB 2285, and SB 253, SB 246). Due to various technical issues that were identified subsequently by Business Oregon, the program could not be implemented at that time. Four years later in 2017, the RSIS concept was successfully advanced by SB 333. While the program was authorized, RSIS has never been funded. HB 2663 will reauthorize the RSIS Program which sunsets in 2023, for a 10-year period until 2033 and authorizes a \$50 million general-fund appropriations for its use statewide.

We understand that this bill will be heard by your Committee on Thursday, February 23 at 1:00 PM. The City of Sherwood is requesting your support for HB 2663 to help create tools necessary to facilitate the growth of new industrial developments needed for Oregon's continued prosperity.

Thank you.

Best Regards,

A handwritten signature in black ink, appearing to read 'Tim Rosener', with a long horizontal flourish extending to the right.

Tim Rosener
Mayor, City of Sherwood