



February 20, 2024

Chair Nathanson
House Committee on Revenue
900 Court Se. NE
Salem, OR 97301

RE: Eugene Support for Industrial Land Development Investments

The City of Eugene supports HB 4042 the investment in the Oregon Industrial Site Readiness Program.

HB 4042 extends the sunset on the Oregon Industrial Site Readiness Program for another ten years, maintaining a crucial tool for local governments to make industrial sites development ready. The bill also allocates \$40M to fund forgivable loans for entities who are unable to afford the upfront costs of development. Together, these two components provide a critical tool to ensure that industrial land statewide is ready for economic opportunities and growth.

The City of Eugene expanded the Urban Growth Boundary in 2017 to include the 'Clear Lake' area which is comprised of 648 acres of industrially designated land between the western edge of the city and the Eugene Airport. It includes large, flat, vacant sites with close access to Highway 99 and could support 6,000 new jobs over time.

However, most of the Clear Lake area is not served by wastewater infrastructure and is not shovel ready. To meet demand for large, developable, industrially zoned sites, the City of Eugene needs to extend critical infrastructure. The first phase of the project will require an investment of \$8.5 million to construct a wastewater collection system, including a pump station to serve the entire Clear Lake region, for the area's northern section. Adding these key pieces of infrastructure to the already existing transportation network will serve as critical investments in industrial land readiness and may serve as the catalyst to jump start industrial development.

This is the type of project that could be supported by increased investments within the Oregon Industrial Site Readiness Program. Please extend the sunset and increase the investment within the Oregon Industrial Site Readiness Program.

Thank you,

//submitted electronically//

Ethan Nelson
IGR Manager