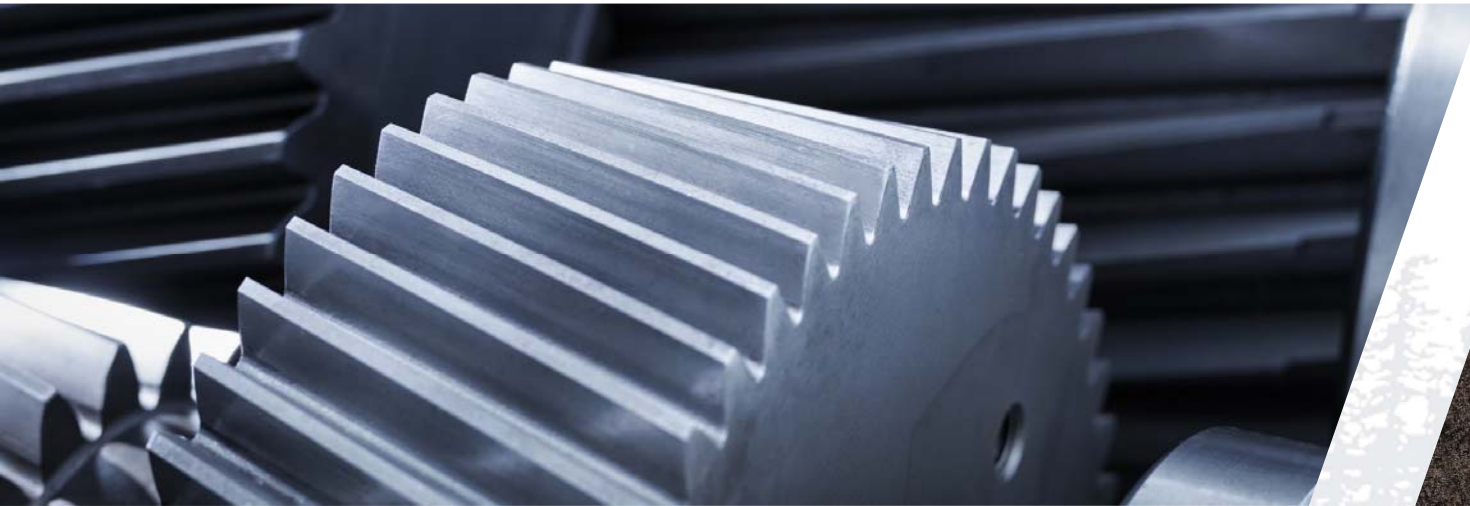




BUSINESS OREGON: Industrial Lands Program Overview

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Global Trade and Investment Manager



Industrial Lands Program Overview

Certified Shovel Ready Program: *requires owner investment and studies to be completed (currently only recertifications, not new sites)*

Regionally Significant Industrial Sites: *income tax reimbursement on approved site improvements, job and wage thresholds required for reimbursement each year*

SB4 Semiconductor Industrial Land Loan Fund: *\$10M in forgivable loans, 5 projects awarded to date totalling \$8.9M, round 2 open with \$1.1M available*

PROPOSED Industrial Site Loan Fund: *“patient capital” revolving loan program to facilitate development of industrial lands, funding TBD*

Summary Listing of RSIS Designated Sites and Project Details

Applicant	Site Name	Acres	Projected Cost	Estimated Jobs
Port of Portland	TRIP Phase 2	184.0	\$16,623,175	3,500
Port of Morrow	East Beach Ind. Park	982.0	\$7,979,490	800
City of Hillsboro	Hillsboro Tech Park	822.0	\$34,516,759	9,000
City of Madras	Madras Airport	1,146.0	\$27,747,500	1,000
City of Pendleton	Pendleton UAS Range Phases 3,4,5	302.0	\$18,231,400	300
Klamath County	WESGO	70.8	\$2,020,000	150
City of Waldport	Waldport Ind. Park	100.00	\$15,331,151	1,342
City of Scappoose	Scappoose Ind. Park	553.8	\$28,365,986	3,765
City of Redmond	South Redmond Track LLI	789.0	\$42,009,454	6,512
Klamath County	Zbindn	86.0	\$3,787,500	150
City of Millersburg	Millersburg Ind. Area	403.0	\$68,748,927	2,100
City of Wilsonville	Wilsonville Ind. Area	809.13	\$299,240,000	5,609

Semiconductor Industrial Land Loan (SILL)

- \$10M total for upfront industrial readiness activities toward semiconductor uses or semiconductor supply chain: property acquisition, transportation/utility improvements, environmental mitigation, planning, and construction
- \$8.9M awarded to five projects awarded in Round 1: City of Hillsboro, City of St. Helens, Columbia County, Valliscor (Albany), and Ravin Ventures (Coburg)
- \$1.1M remaining for Round 2 (open now) which may fund up to 11 additional projects (awards between \$100,000 to \$1.1M)
- Provides much-needed upfront funds to increase industrial readiness
- Loan is forgivable if recipient completes scope of work per contract

Proposed Industrial Site Loan Fund (HB 2411 and HB 2349)

- Modeled after SILL: upfront industrial readiness activities toward property acquisition, transportation/utility improvements, environmental mitigation, and construction
- Provides much-needed upfront funds to increase industrial readiness and launch projects that may not have the initial capital available to move forward
- Differing from SILL: loan is repayable but designed as patient capital (loan fund will be revolving so that funds can be repurposed for other projects future years), not limited to semiconductor uses
- Industrially-zoned lands are our State's employment lands, pay higher than average wages to workers, and employers typically pay higher property taxes
- Initial program capitalization would be determined by the legislature; HB 2411 includes \$40 million; Governor's budget includes \$10 million

Thank you! Questions?

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