



Testimony by City of Wilsonville Mayor Shawn O’Neil Supporting HB 2411:

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. 10, 2025, before the House Committee on Economic Development, Small Business, and Trade

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

I am testifying on behalf of the City of Wilsonville in support of HB 2411, which authorizes and funds the Industrial Site Loan Fund as a component of Business Oregon’s Regionally Significant Industrial Sites (RSIS) Program, which has never been funded.

Local governments in Oregon have few tools to fund the key infrastructure that is required to produce “shovel-ready” industrial development sites. Additionally, cities, which are funded by property tax, have little incentive to zone land as industrial, which has 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 collections as the principal source of state revenue, encouraging high-wage industrial jobs directly benefits the State, as well as communities.

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 industrial infrastructure, which has a longer pay-back time as development occurs.

Wilsonville is one of a dozen local governments across Oregon that has pre-qualified with Business Oregon for the RSIS program for development of the 258-acre regionally significant Coffee Creek Industrial Area, anticipated to host over 1,500 jobs with a \$130 million-plus annual payroll, that requires over \$45 million in infrastructure investments.

The City appreciates your consideration and urges a Do-Pass vote on HB 2411. Thank you.

Shawn O’Neil, Mayor
City of Wilsonville